



# CORPORATE RESPONSIBILITY REPORT 2024





# Table of Contents

Our Commitment  
Pragmatic Stewardship Approach  
Environmental Objectives  
Environmental Performance Highlights  
Select Certified Projects  
Asset Spotlight  
Development Activities  
People and Communities



*Confence Apartments, Denver, CO*



# Our Commitment

National Real Estate Advisors, LLC (“National”) is an investment manager developing, operating, and managing commercial real estate projects across the United States. Guided by stewardship, National seeks to create solid, long-term, risk-adjusted returns for investors by adhering to a rigorous investment process and sound development principles.

**Our mission is rooted in:**



Serving as responsible stewards of capital, exceeding client expectations to produce long-term attractive returns

Identifying opportunities, mitigating risks, and driving growth through real estate expertise, innovation, and strategic foresight

Fostering a challenging, rewarding, and supportive work environment

Sora at Spring Quarter, Atlanta, GA

Please refer to the important disclosures at the end of this report.



# Pragmatic Stewardship Approach

National seeks to incorporate energy and resource conservation practices intended to reduce operating costs while also creating better working and living conditions that may enhance the investment’s appeal to tenants, thus promoting long-term value realization.

We believe that prudently developing and owning real estate projects that create better working and living conditions offer a more effective means to attract tenants and promote long-term value realization. This pragmatic stewardship approach is integrated into our business practices, project conception, project management, portfolio management, and asset management.

These business and management practices include:

**Fiduciary Obligations:**  
Meeting our overarching fiduciary responsibilities

**Community Engagement:**  
Where appropriate, engaging with the local community to facilitate goodwill and engagement that enhances the long-term performance of our investments

**Prudent Environmental Due Diligence:**  
Identifying and implementing commercially prudent measures to minimize known environmental conditions in the due diligence process

**Stakeholder Engagement:**  
Engaging with tenants, employees, and guests in a manner that fosters stronger relationships within the properties, thereby enhancing the long-term performance of our assets

**Operational Efficiency:**  
Seeking to achieve material savings in operational costs through the implementation of programs that measure and reduce energy and water use

**Employee Education:**  
Providing employee training to ensure that our entire team is focused on how National seeks to be responsible stewards of the capital entrusted to us

**Third-Party Certifications:**  
Pursuing third-party certification and recognition to achieve better quality control, transparency, and operating performance, which can then be used to market our properties to potential tenants and, ultimately, potential buyers of those properties

**Continuous Improvement:**  
Reviewing performance and seeking improvements on a continuing basis

**Industry Collaboration:**  
Participating in like-minded organizations and industry associations to develop cutting-edge strategies and approaches

**Transparent Reporting:**  
Providing clients with accurate, timely, transparent, and appropriate reporting and disclosure on the matters discussed above





# Environmental Objectives

National and its subsidiary, National Real Estate Development, LLC, (“National Development”) are committed to incorporating the benefits of **pragmatic stewardship practices**, including the following objectives:

Where appropriate, pursue LEED® or other Green Building certifications for development projects to achieve better quality control, reduce risk, and provide transparency and operating performance;

Use LEED® EBO+M, ENERGY STAR®, and other certifications for operating assets to primarily manage and monitor energy performance, including pursuing a portfolio average Energy Star rating of 75 or higher

Implement programs which measure and reduce energy, water, and waste, with a goal to reduce energy consumption by 5% overall during the next five years;

Engage partners which embrace National’s Responsible Contractor Policy and Principles

Ensure strong tenant relations to drive asset value, reduce risk, and support investment performance;

Provide continuing education around National’s responsible stewardship practices and industry best practices



# Environmental Performance Highlights

National seeks to enhance investment performance by improving operational efficiency while cutting costs and increasing asset marketability. The team implements programs to measure and reduce energy and water use, targeting significant savings.

To demonstrate excellence, we pursue third-party building certifications, such as:



**LEED®** (“Leadership in Energy and Environmental Design”) – administered by the U.S. Green Building Council for measuring Operations & Maintenance and Building Design & Construction



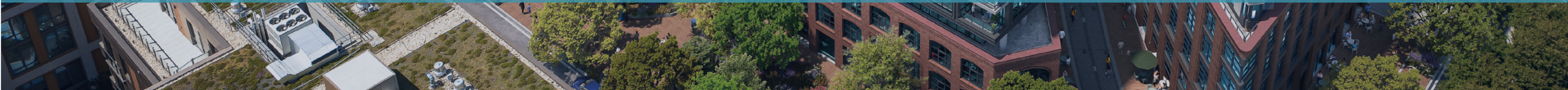
**Fitwel® Certification System** – a points-based standard for health-promoting environments, developed by the U.S. Centers for Disease Control and Prevention and the General Services Administration, and operated by the Center for Active Design



**ENERGY STAR** – a performance-based rating for energy efficiency, administered by the Environmental Protection Agency



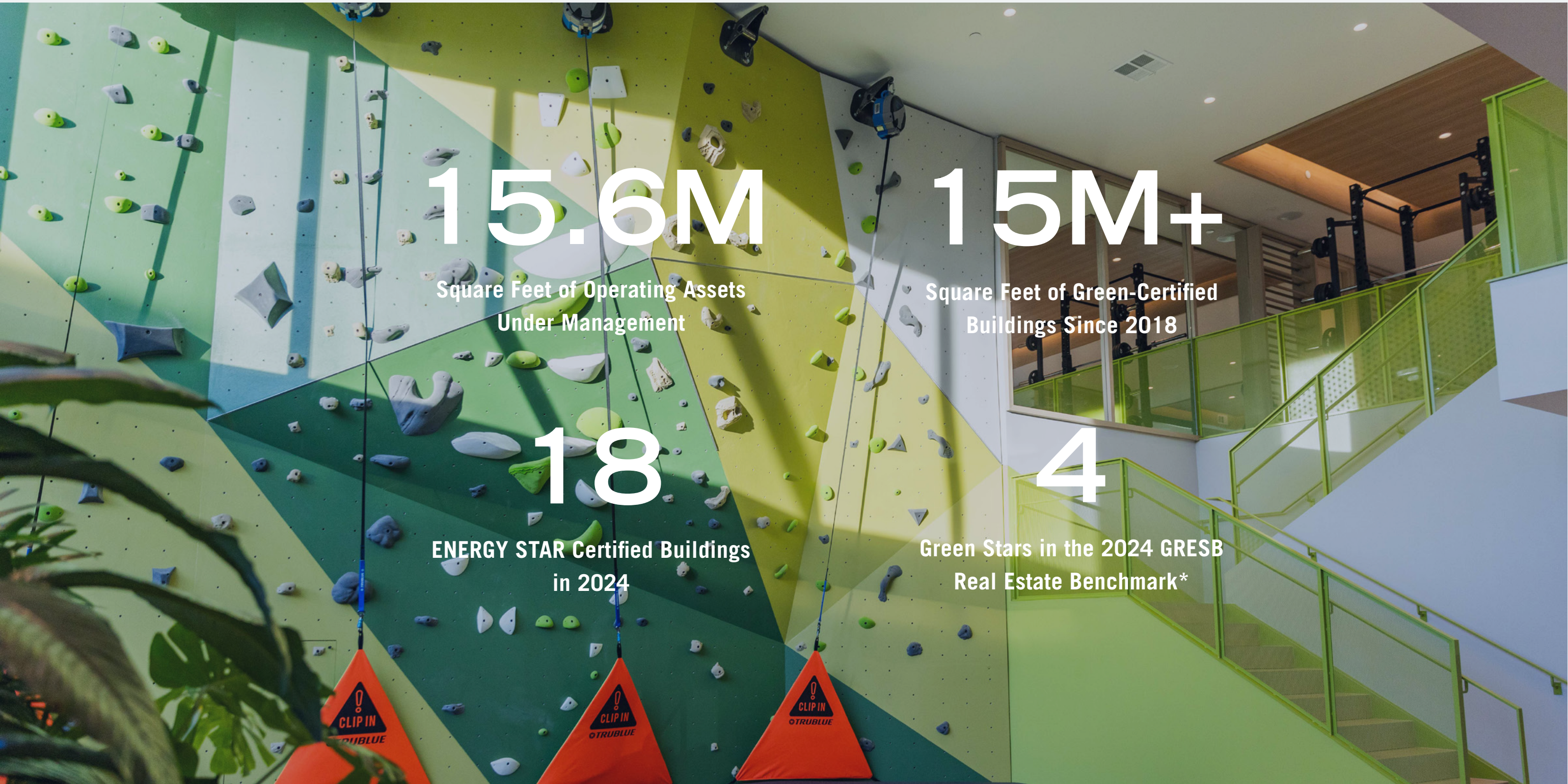
**National Green Building Standard (“NGBS”)** – a points-based certification for residential construction, administered by Home Innovation Research Labs, a subsidiary of the National Association of Home Builders.



The Stacks, Washington, D.C.



2024 Highlights



Sora at Spring Quarter, Atlanta, GA

\*GRESB is a global benchmark for measuring sustainability performance. The GRESB Rating was granted in October 2015 for the period ending 12/31/2015 and consecutively each October from 2016 through 2024. Each year, a Real Estate Membership – Assessment Participation Fee was paid directly by National to GRESB. In 2024, the fee was \$5,500.



# Select Certified Projects in 2024





# Asset Spotlight: Sabey Data Centers

National has been an investor in Sabey Data Centers (“SDC”) since 2010. SDC is a premier owner, operator, and developer of data centers across the U.S., recognized for its commitment to operational efficiency and reliability. The company strategically integrates low-cost renewable energy across its campuses to drive lower total cost of ownership for its tenants, which acts as a significant differentiator. SDC’s exceptional uptime performance and operational excellence have earned it national recognition within the industry.

## Key highlights include:



SDC Quincy, Quincy, WA

Consistent use of renewable energy, including hydroelectric power, throughout operations

Recognition by the U.S. Department of Energy in 2017 as the Highest Energy Saving Data Center Operator

Climate goals validated by the Science Based Targets Initiative (SBTi) in 2021

A target to achieve net-zero emissions across all Scope 1 and 2 categories by 2029, including both onsite generation and offsite-purchased energy

A plan to more than double IT capacity by 2029



# Development Activities

National seeks to transform underutilized real estate into thriving, modern developments. Our portfolio includes millions of square feet and several major urban landmarks.

National Development, our independently operated subsidiary, manages development-related activities at major mixed-use, residential, office, and retail projects in key markets such as Philadelphia, Washington, D.C., and Los Angeles.

As a full-service firm, National Development has the expertise to manage and execute development projects as well as provide technical expertise on construction and development matters in support of the best interests of National's clients.

**Since 2013, approximately 6.3 million square feet of construction have been completed or are currently underway.**



East Market, Philadelphia, PA



The Stacks, Washington, D.C.



1625 Mass Ave, Washington, D.C.



100 & 150 Van Ness, San Francisco, CA



# People and Communities

We believe our people are our greatest asset. National recognizes that fostering a culture of diversity, inclusion and engagement creates an innovative, productive and effective workforce.

National has assembled an experienced leadership team of key investment and management personnel, the core group of whom have collaborated for 20 years.

Where appropriate, we believe engaging with the local community to facilitate goodwill and engagement enhances our brand visibility and contributes to the long-term performance of our investments.

**National's diversity, inclusion and engagement initiatives encourage:**

**Respectful communication and cooperation between all employees;**

**Teamwork and employee participation, permitting the representation of all groups and employee perspectives;**

**Work/life balance through flexible work schedules to accommodate employees' varying needs;**



100 Van Ness, San Francisco, CA





## Important Disclosures

National commenced operations on January 1, 2010. National was the result of a spin-out of an internal division of the NEBF. Substantially all personnel, including senior investment management personnel involved in real estate investments, transitioned from NEBF Real Estate to National where they had worked together from 2000 through 2010.

National is registered as an investment adviser with the Securities and Exchange Commission (“SEC”). Registration as an investment adviser does not imply any level of skill or training. The SEC does not endorse, indemnify or guarantee National’s business practice, selling methods, the class or types of securities offered, or any specific security.

This is not an offering or the solicitation of an offer to purchase an interest in any security. Any such offer or solicitation will be made only by means of a final offering memorandum and only in those jurisdictions where permitted by law.