



2024–2025

Environmental, Social & Governance Report

Table of Contents

- 04 Letter From Leadership**
- 06 Who We Are**
- 07 Mission, Vision and Values**
- 08 ESG Approach**
- 10 Environment**
- 20 Social**
- 26 Governance**
- 33 What's Next**



To Our Team, Our Partners, and Our Community

At McWhinney, we recognize that the places we create today shape the future of our communities, environment, and economy. That is why sound Environmental, Social, and Governance (ESG) principles are at the core of our overall business strategy. We are committed to building spaces that not only inspire but also contribute to a more connected, sustainable and just world.

As a real estate development and investment company, we recognize our responsibility to drive meaningful change. Sustainability is a fundamental value informing our decisions. From integrating energy-efficient technologies and reducing our carbon footprint to designing resilient communities that support both people and nature, we are focused on optimizing our operations to enhance long-term value and resilience across our properties and communities

Beyond the built environment, our ESG commitment extends to the people we serve. People thrive when there is a focus on opportunity, inclusion, and well-being. Whether through partnerships with local nonprofits, workforce development initiatives, or the creation of vibrant cultural spaces, we take pride in our role as a positive force for economic and social progress.

Governance is ultimately the backbone of our success, ensuring that we hold ourselves to the highest standards of integrity, transparency, and accountability. Our leadership team is dedicated to fostering a culture where ethical decision-making and responsible growth guide us forward.

We know that ESG is evolving. As we grow, we remain committed to pushing the boundaries of what's possible when it comes to forward-thinking, sustainable, and responsible development. We invite you to explore this report, which highlights the progress we have made and the path ahead. Thank you for your continued partnership and trust in McWhinney.

With gratitude,

Chad McWhinney
Co-Founder & CEO

Who We Are

At McWhinney, we believe in possibility, potential, and the power of places.

We're a real estate investment firm with the unique advantage of development, management, and operational expertise. Committed to creating places that resonate, inspire, and endure – we are defined by our mission to create places people love.

- **34 Year** Track Record
- **\$3.8 Billion** Assets Under Management
- **13 Million Square Feet** of Diversified Real Estate
- **5,300 Keys** of Hospitality*
- **7,200+ Units** of For-Rent Residential Units
- **6,000 Acres** of Land & Master Planned Communities
 - ♦ **Centerra** is a dynamic mixed-use development in Loveland, CO. As Colorado's first Certified Community Wildlife Habitat, Centerra is committed to promoting biodiversity as well as fostering community initiatives and volunteer efforts – which are driven by the Centerra Engagement Assembly (CEA).
 - ♦ Located in Broomfield, CO, **Baseline** represents a new approach to master-planned communities that emphasizes sustainability and urban density. Baseline is recognized as the world's first Pollinator District. Baseline's focus on environmental stewardship and strong sense of community are both championed by the Baseline Enrichment and Community Collaboration Assembly (BECCA).

*Completed, Under Construction or In-Development

Mission, Vision and Values

Mission

McWhinney creates places people love.

Vision

We aspire to be the most innovative and sought-after private real estate investment company, distinguished by our creative passion and unwavering financial discipline.

Values

Respect | Recognize one success, motivate another.

Integrity | Start with the why, end with the WOW.

Perseverance | Work toward the win-win.

Legacy | Daily decisions through a long-term lens.

ESG Approach

At McWhinney, we believe that real estate development carries a profound responsibility to create spaces that meet today's needs while laying the groundwork for communities that endure, adapt, and thrive for generations. Our approach to ESG principles is rooted in this philosophy, ensuring that sustainability, inclusivity, and integrity guide every aspect of our business.

Our Strategy

McWhinney takes a holistic approach to ESG, integrating these principles into our operations, investments, and community partnerships:

- **Building for the Future** – Our developments prioritize sustainability through energy-efficient design, renewable energy integration, and responsible land use. We actively seek certifications from U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), the Green Building Initiative's Green Globes, and National Green Building Standard Green to ensure our projects meet and exceed industry standards. As a company, we also focus on partnerships and programs that promote biodiversity, habitat restoration, and environmental education.
- **Investing in People** – Through community engagement, education, and workforce development, we create opportunities for growth, diversity, and economic mobility. Our partnerships with local organizations amplify our impact.
- **Ensuring Accountability** – Our governance framework ensures ethical leadership, transparency, and strong oversight through dedicated governance committees, risk management protocols, and compliance programs that uphold the integrity of our business.

Our Goals



Environmental Stewardship

Reducing our carbon footprint, enhancing energy efficiency, and integrating sustainable design and materials across all asset classes.



Social Responsibility

Fostering thriving, inclusive communities through philanthropy, workforce development, and equitable access to housing, culture, and public spaces.



Strong Governance

Upholding the highest standards of ethical leadership, risk management, and corporate transparency to ensure long-term resilience and trust.



Environmental

At McWhinney, sustainability is central to our mission of creating places people love. McWhinney's holistic approach to environmental stewardship blends thoughtful development with meaningful contributions to the ecosystems we call home. We are committed to protecting the environment through ecological balance, conservation, community engagement as well as through the design of our built spaces.

Hospitality

Sustainability is a key focus across our hospitality assets, with many properties achieving notable certifications and implementing impactful environmental initiatives. The hospitality team continually seeks opportunities to enhance energy efficiency, integrate eco-friendly materials, and optimize water usage.

Current Sustainability Initiatives

Across our hospitality properties, we implement various initiatives to reduce environmental impact and promote long-term efficiency. Energy use reduction is a priority, with strategies including energy-efficient lighting, optimized HVAC systems, and smart building controls. We also emphasize future-proofing by integrating infrastructure for renewable energy sources and designing adaptable spaces that can evolve with technological advancements.

Material selection plays a critical role in sustainability efforts. Our hospitality projects prioritize sustainably sourced, recycled, and low-impact materials to minimize environmental footprint. Additionally, water conservation strategies include the use of low-flow fixtures, water-efficient landscaping, and smart irrigation systems to reduce overall consumption.

Waste management is another key point for sustainable assets, with comprehensive recycling and composting programs integrated across properties. By engaging staff and guests in sustainability efforts, we foster a culture of environmental responsibility within our hospitality portfolio.

Certifications and Awards

Our properties have achieved sustainability certifications, including:

- **Austin Proper Hotel** – LEED Gold 
- **Hyatt Centric** – Austin Energy Green Building Certified 
- **Hyatt Place Boston** – LEED Silver 
- **Santa Monica Proper** – LEED Silver 
- **Hyatt Place Pena Station** – LEED Silver 

These certifications reflect our commitment to high-performance, environmentally responsible hospitality developments.

Future Sustainability Efforts

Moving forward, sustainability will remain a central focus in new hospitality developments and acquisitions. We will continue identifying opportunities to enhance energy efficiency, integrate renewable energy sources, utilize sustainable materials, and improve water conservation. Additionally, we plan to further refine our waste reduction strategies by increasing on-site composting and expanding guest engagement initiatives related to sustainability.

Multifamily

Our multifamily properties are designed with sustainability in mind, integrating cutting-edge environmental strategies to reduce energy consumption, enhance tenant well-being and prepare our buildings for the future.

Current Sustainability Initiatives

Energy Use

- We utilize Energy Star-certified appliances and install high-efficiency HVAC systems to minimize energy demand.
- Building design prioritizes natural lighting and superior insulation, reducing the need for artificial lighting and excessive heating/cooling.
- Energy consumption is tracked through tenant usage reports, with data compared against industry benchmarks to measure efficiency gains.

Future-Proofing

- To accommodate emerging technologies, properties are built with excess conduit capacity for low-voltage systems and smart building upgrades.
- EV charging infrastructure is incorporated into new developments, ensuring properties remain relevant as electric vehicle adoption grows.
- Adaptable design principles are applied to create flexible living spaces that can evolve with tenant needs.

Materials and Waste Management

- We prioritize the use of sustainably sourced and recycled materials, carefully tracking material sourcing to promote responsible construction.
- Tenant recycling programs and construction waste diversion initiatives help reduce landfill impact and promote responsible disposal practices.

Water Efficiency

- Low-flow fixtures and faucets are installed to minimize water waste.
- Landscaping incorporates hydrazones and drought-resistant plants, reducing irrigation needs and ensuring long-term water conservation.
- Sub-metering enables precise tracking of water usage, allowing for better management and efficiency improvements.

Notable Properties with Sustainability Certifications

- **Foundryline** – Green Globe Certified (2x)
- **Railway Flats** – NGBS Silver
- **PARK40** – Designed to NGBS Standards
- **Lariat** – Designed to NGBS Standards
- **Finley** – Features EV charging, reclaimed water irrigation, and compliance with pollinator district guidelines.
- **VellaTerra** – Incorporates EV charging and drought-friendly landscaping.

Future Sustainability Efforts

We plan to enhance sustainability measures by increasing the use of smart energy solutions, expanding renewable energy integration, and improving tenant engagement in waste management programs. By continuously tracking and refining our environmental strategies, we aim to reduce our carbon footprint and create long-lasting, eco-friendly communities.

Commercial

Sustainability efforts within our commercial properties focus on energy efficiency, water conservation, future-proofing, and waste management.

Current Sustainability Initiatives

Energy Use

- Skylights enable the use of daylighting strategies, reducing electricity dependence.
- Occupancy sensors ensure lighting efficiency by automatically adjusting based on usage.
- Wind power generation is being explored at select locations.
- Smart building controls optimize energy consumption across heating, cooling, and lighting systems.

Future-Proofing

- Properties are designed with solar-ready roofs, allowing for seamless solar panel installation.
- Conduits for future UV technology ensure readiness for upcoming energy-efficient systems.

Materials and Waste Management

- Reduced irrigation landscaping is implemented to minimize water use.
- Comprehensive recycling and composting programs support responsible waste disposal across both residential and retail spaces.
- Construction sites follow waste reduction guidelines, diverting materials for reuse where possible.

Notable Properties with Certifications

- **Foothills Mall** – Implemented a waste and landfill diversion program with an inventory of steel materials for reuse.
- **Rangeview Four** – LEED Gold Certified
- **Dairy Block Office** – LEED Gold Certified



Future Sustainability Efforts

We will continue to enhance commercial property sustainability through increased renewable energy integration, expanded waste management programs, and additional water conservation measures. Smart building technology and infrastructure improvements will further optimize resource use and environmental impact reduction.

Master-Planned Communities

Sustainability is at the heart of our master-planned communities, where we integrate environmentally responsible strategies to balance ecological preservation with modern development. Our sustainability strategy focuses on reducing waste, increasing energy efficiency, and integrating green building initiatives into commercial and residential developments at Baseline in Broomfield and Centerra in Loveland.

Key Achievements

- Centerra features 700 acres of parks and open space, with over 10 miles of sustainable, scenic trails.
- Centerra's landscaping uses regionally appropriate, native plants adapted to Colorado's climate and altitude. This approach reduces water usage and supports local biodiversity.
- Centerra was designated the state's first sustainable landscape community by the Associated Landscape Contractors of Colorado.
- Baseline is the world's first designated Pollinator District – communities designed to conserve and improve habitat for pollinators in all aspects of development and operations.
- Baseline features 62 acres of park, trails and walkways.
- At Baseline, McWhinney is part of the Butterfly Pavilion's BEE Sustainable Partners Program, engaging our team in hands-on pollinator habitat restoration and invasive species removal across Colorado.

Partnership with High Plains Environmental Center (HPEC)

McWhinney's long-standing collaboration with HPEC at Centerra enhances biodiversity and promotes environmental education through initiatives such as:

- Native plant nursery development, plant sales and education to support wildlife-friendly landscaping and pollinator habitats.
- Guided nature walks focused on local ecology and conservation.
- Bird banding events to study and protect native species.
- Year-round classes and community workshops on sustainable landscaping and habitat preservation.
- Seasonal community events such as Earth Day cleanups and family-friendly celebrations.
- Water-wise landscaping to reduce irrigation needs.
- Smart infrastructure investment, including sustainable roadway test plots and eco-friendly landscape construction across Colorado.
- Contributions to Conservation International for environmental preservation.

Future Sustainability Efforts

We remain committed to advancing energy-efficient building design, promoting non-motorized transportation connectivity, and reducing reliance on natural gas. With continued investment in sustainable infrastructure, we aim to create communities that thrive for generations while preserving environmental integrity.



Social

At McWhinney, we believe in possibility, potential, and the power of places. Community impact is one important way we put our beliefs into action, operating in ways that enhance our communities and the environment. We hold ourselves accountable to our stakeholders and our neighbors, ensuring that our business practices and actions contribute to the greater good.

We strive to cultivate a unique sense of place with every investment, generating value in real estate, contributing positively to the community, and delivering unique experiences. We create places with a true sense of place that are sustainable, foster community, and allow businesses to thrive.

We set goals that are ambitious yet achievable, reflecting our commitment to creating places people love.

Community Engagement

McWhinney believes in the transformative power of directly engaging in our communities. Our initiatives in this area are designed to enrich lives, foster connections, and celebrate cultural diversity. Through various programs and partnerships, we support our local communities and the people in them, ensuring that our developments are vibrant, inclusive, and culturally rich. These activities strengthen our communities and bring people together.

Family Foundations

Through long-standing partnerships with local nonprofits, McWhinney supports initiatives addressing homelessness, food insecurity, youth development, and health. Highlights include:

- **The Delores Project:** Volunteers prepared meals for individuals experiencing homelessness while supporting the organization’s mission of fostering stability and belonging.
- **Food Bank of the Rockies & Food for Thought:** Teams packed over 90,000 meals and assembled weekend food packs for children facing hunger.
- **Broomfield FISH:** Gold sponsor of the annual Embracing Hope Luncheon, supporting families with food and emergency assistance.
- **Boys & Girls Clubs of Larimer and Weld Counties:** Ongoing support through event sponsorships and collaborative holiday programs to empower youth.
- **Wish for Wheels:** Assembled bikes and helmets for second graders, promoting healthy lifestyles in under-served communities.
- **UCHealth Teddy Bear Drive:** Collected and donated toys to comfort young patients.

Events and Activations

We create opportunities for neighbors to gather, celebrate, and give back through events hosted at our properties and within our communities, such as:

- **Dairy Block** hosts over 100 events throughout the year, all free to the community.
- **Wild Wonderful Weekend, Halloween Hullabaloo, and Santa’s Workshop:** Free, family-friendly celebrations at Centerra, encouraging community connection and charitable giving.
- **Loveland Downtown Scarecrow Scavenger Hunt:** Seasonal event showcasing local art installations.
- **Loveland Chamber Events:** Sponsors of the Corn Roast Festival and Valentine Re-mailing Program, celebrating local traditions and fostering community pride.

Through these efforts, McWhinney is proud to help cultivate vibrant, inclusive communities where people come together, support one another, and thrive.

By The Numbers

4,000
hours volunteered

+\$200,000
donated

99
organizations supported

56
community events sponsored



Governance

At McWhinney, we believe that strong governance is the foundation of sustainable growth and responsible business practices. Our governance structure is designed to promote transparency, accountability, and ethical decision-making across all areas of our operations. Through robust leadership, clearly defined oversight, and ongoing risk management, we are committed to protecting our stakeholders, supporting our communities, and guiding the future of our company with integrity.

Governing Committees

McWhinney is led by a dynamic seven-member Executive Committee headquartered in Denver, Colorado. This leadership team brings together decades of experience in real estate investment, development, finance, legal strategy, and operations. Together, they provide strategic and operational direction, ensuring that McWhinney stays true to its mission of creating places people love while driving innovative, sustainable growth.

Executive Committee Members



Chad McWhinney
Co-Founder & CEO



Troy McWhinney
Co-Founder, Principal
Co-Chief Investment Officer



Derek Evans
Chief Financial Officer
Chief Operating Officer



Bill Grubbs
Chief Investment Officer



Beth Johnson
Chief Legal Officer



Will Little
Chief Development Officer



Casey Gebhard
Chief Financial Officer, Family Officer

Beyond the Executive Committee, McWhinney's governance is supported by specialized committees that provide oversight and guidance across key areas of the business:

- **Investment Committee:** Comprised of seven members, this committee is responsible for reviewing and approving all investment opportunities, ensuring they align with McWhinney's strategic vision and financial objectives.
- **Ethics Committee:** Tasked with upholding McWhinney's Code of Conduct, this committee implements and monitors policies that promote ethical behavior and compliance across the organization.
- **Advisory Board:** Made up of three independent members, the Advisory Board meets three times a year to advise the Executive Committee on high-level strategic initiatives, providing external insights to help guide long-term decision-making.

Risk Management

McWhinney takes a proactive and comprehensive approach to risk management through our Enterprise Risk Management (ERM) program, led by our Chief Legal Officer, Beth Johnson and Chief Financial Officer/Chief Operating Officer, Derek Evans.

The ERM Committee, which includes leaders from multiple disciplines across the company, is charged with identifying, evaluating, and mitigating enterprise-level risks. This team conducts regular risk assessments to monitor financial, operational, legal, environmental, and reputational risks, ensuring the company is prepared to navigate challenges while safeguarding its assets, stakeholders, and community commitments.

Training and Development

Governance at McWhinney extends beyond oversight; it includes empowering our people with the knowledge and tools they need to uphold our standards. We invest in continuous training and development for all Associates to ensure our policies, procedures, and compliance practices are consistently implemented. From ethics training to operational best practices, our goal is to foster a culture of integrity, accountability, and professional growth.

What's Next?

Our ESG journey is one of continuous improvement. We are committed to innovating, measuring our progress, and adapting our strategies to remain at the forefront of responsible real estate development. By aligning business success with environmental and social impact, we ensure that McWhinney's legacy is one of resilience, sustainability, and shared prosperity.

To learn more about our community involvement and corporate social responsibility initiatives, please scan the QR code below or visit

<https://mcwhinney.com/about/community-involvement>





www.mcwhinney.com

The information contained in this report is for general information purposes only and is subject to change by McWhinney Real Estate Services, LLC or its affiliates without notice. While we endeavor to keep this information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability with respect to the information or related graphics contained in this report.