ELECOR

PROPERTIES

2025 GRI CONTENT INDEX

Global Reporting Initiative (GRI) Content Index

Statement of Use:	Elecor Properties has reported with reference to the GRI Standards for the period January 1, 2025 – December 31, 2025.
GRI 1 Used:	GRI 1: Foundation 2021

GRI 2: General Disclosures				
Disclosure	**Title**	**Response**	**Reference/Location**	**UNSDGs**
2-1	Organization Details	Elecor Properties 1633 Broadway New York, NY 10019 United States of America Paramount Group, Inc. was, up until December 19, 2025, a Maryland Corporation and operated as a publicly traded REIT. On December 19, 2025, Rithm Capital Corp. ("Rithm") successfully completed its acquisition of Paramount Group, Inc. and later renamed the operating platform to Elecor Properties ("Elecor"). Through this transaction, Elecor became a wholly-owned subsidiary of Rithm, integrating our portfolio of high-quality Class A office assets in New York and San Francisco into Rithm's global asset management platform. Elecor operates in the United States, with Class A office properties located in New York, New York and San Francisco, California.	Elecor Company Website: About Us Press Release: Acquisition of Elecor Properties	N/A
2-2	Entities included in the organization's sustainability reporting	Elecor's reporting boundary covers its Core Office Portfolio, which consists of owned and managed assets in which the company has 25% or greater ownership and maintains direct operational control. This reporting boundary is consistent with the boundary used in **Elecor's 2025 Corporate Responsibility Report**, listed below: **New York, NY** 1633 Broadway 1301 Avenue of the Americas 1325 Avenue of the Americas 31 West 52nd Street 900 Third Avenue 712 Fifth Avenue **San Francisco, CA**(1) One Market Plaza 300 Mission Street One Front Street (1) As of September 30, 2025, 55 Second Street is no longer included in Elecor's financial reporting portfolio, which represents a change in reporting boundary when compared to past years.	Elecor 2025 Corporate Responsibility Report	N/A
2-3	Reporting period, frequency, and contact point	The financial and sustainability reporting periods are in the calendar year 2025, from January 1, 2025, through December 31, 2025, with publication date of June 10, 2026. Reports are published annually.	Elecor 2025 Corporate Responsibility Report	N/A

		Evin Epstein, Senior Vice President of Energy & Sustainability Sustainability@elecorproperties.com		
2-4	Restatements of information	Historical performance metrics have been restated for the prior reporting period to reflect the following updates: 1. **Portfolio boundary adjustment:** Environmental performance metrics (including energy and waste data) were recalculated to reflect changes in asset ownership and ensure accurate reporting boundaries. 2. **Emissions factor update:** Historical greenhouse gas emissions were recalculated using updated eGRID emission factors to maintain consistency with current reporting methodology. 3. **Methodology correction (Lost Day Rate: GRI 403-10):** Historical Lost Day Rate figures were restated to align the calculation methodology across GRI and GRESB reporting frameworks following identification of a formula inconsistency between tracking systems.	N/A	N/A
2-5	External assurance	Elecor annually engages Sustainable Investment Group (SIG) for third-party assurance of its environmental performance data. Senior management oversees the process, with findings reviewed as part of sustainability governance. SIG verified energy, emissions (location-based and market-based emissions), water, and waste data for calendar year 2025 and for Elecor's Core Office Portfolio under ISO 14064-3:2019, applying a limited level of assurance and confirming no material misstatements. SIG conducts its assurance services independently of its consulting and engineering work with Elecor, ensuring an unbiased and objective review of sustainability disclosures.	2025 Letter of Assurance	N/A
2-6	Activities, value chain, and other business relationships	Headquartered in New York City, Elecor is a vertically-integrated enterprise that employs a highly experienced in-house team of commercial real estate professionals across all facets of our business, which includes asset management, leasing, acquisitions, redevelopment and finance. Our portfolio of high-quality, Class A office properties are located in select central business district submarkets of New York City and San Francisco. Elecor is focused on maximizing the value of its portfolio by leveraging the sought-after locations of its assets and its proven property management capabilities to attract and retain high-quality tenants. Elecor relies on an extensive network of suppliers and contractors for the procurement of materials and services that support building operations, maintenance, and redevelopment activities. These suppliers include vendors that provide building services, maintenance, construction, consulting, and other operational support. Tenants are a key downstream business relationship, as Elecor provides office space for companies operating within its properties. As a hub for nearly 250 tenant companies and thousands of employees, Elecor's portfolio provides spaces for businesses to thrive. Other relevant business relationships include joint ventures and development partners associated with the company's real estate portfolio.	Elecor 2025 Corporate Responsibility Report	SDG 12

<table>
<tr>
<td></td>
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<td>The acquisition of Elecor by Rithm Capital Corp., completed on December 19, 2025, represents a significant change in Elecor's organizational structure compared to the previous reporting period. There were no significant changes to Elecor’s activities, supply chain structure, or business relationships during the 2025 reporting period.</td>
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<td>2-7; 2-8</td>
<td>Employees; Workers who are not employees</td>
<td>
<table>
<tr><th>Female</th><th>Male</th><th>Total</th></tr>
<tr><td colspan="3">Number of Employees</td></tr>
<tr><td>94</td><td>222</td><td>316</td></tr>
<tr><td colspan="3">Number of Permanent Employees</td></tr>
<tr><td>94</td><td>222</td><td>316</td></tr>
<tr><td colspan="3">Number of Temporary Employees</td></tr>
<tr><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="3">Number of Non-Guaranteed Hours Employees</td></tr>
<tr><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="3">Number of Full-Time Employees</td></tr>
<tr><td>92</td><td>220</td><td>312</td></tr>
<tr><td colspan="3">Number of Part-Time Employees</td></tr>
<tr><td>2</td><td>2</td><td>4</td></tr>
<tr><td colspan="3" align="right">As of 12/31/2025</td></tr>
</table>
<table>
<tr><th colspan="3">New York City</th></tr>
<tr><td>Female</td><td>Male</td><td>Total</td></tr>
<tr><td>85</td><td>210</td><td>295</td></tr>
<tr><th colspan="3">San Francisco</th></tr>
<tr><td>Female</td><td>Male</td><td>Total</td></tr>
<tr><td>7</td><td>12</td><td>19</td></tr>
<tr><th colspan="3">Washington, D.C.</th></tr>
<tr><td>Female</td><td>Male</td><td>Total</td></tr>
<tr><td>2</td><td>0</td><td>2</td></tr>
<tr><td colspan="3" align="right">As of 12/31/2025</td></tr>
</table>
Elecor has 94 female and 222 male employees, for a total workforce of 316 permanent employees as of December 31, 2025. Of the total workforce, 312 employees were full-time and four employees were part-time. All part-time employees were located in the New York City region. In 2025, Elecor's HR Department conducted a workforce survey and performed a diversity analysis, assessing employee demographics, representation across job categories, and workforce composition by headcount.

Elecor’s operations are supported by contractors, vendors, and service providers such as janitorial, security, construction, and engineering personnel. These individuals are not employees of Elecor, and Elecor does not disclose metrics on third-party workers who are not on the company’s payroll. No workers hired by Elecor are legally recognized as self-employed.
</td>
<td>Elecor 2025 Corporate Responsibility Report</td>
<td>SDG 5, 8, 10</td>
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<td>2-9</td>
<td>Governance structure and composition</td>
<td>Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the 2024 GRI Content Index. Governance oversight is now exercised through Rithm's framework, as described below.

Elecor's day-to-day governance is overseen by its Executive Management Team</td>
<td>Elecor 2024 GRI Content Index, Adobe p. 6

Rithm 2026 Proxy Statement, Adobe p. 11-22</td>
<td>SDG 5, 16</td>
</tr>
</table>

		(referred to as "Executive Management" throughout this report), which consists of seven senior department heads. As of December 31, 2025, two of the seven members—consisting of one female and one male—have titles of Executive Vice President. At the parent company level, Rithm's Board of Directors provides ultimate governance oversight of Elecor, which operates as a wholly owned subsidiary of Rithm. As of December 31, 2025, the Board consisted of seven members, including six independent directors and two women. Michael Nierenberg served as Chairman and CEO and was the sole executive member, while all other directors were non-executive. Director tenure ranged from one to twelve years, with each non-executive director also holding significant external roles, including executive, board, and advisory positions at other organizations. The Board maintains four standing committees, each composed entirely of independent directors: Audit, Compensation, Nominating and Corporate Governance, and Regulatory. For more information regarding Rithm's governance structure, please refer to **Rithm Capital's 2026 Proxy Statement**.		
2-10	Nomination and selection of the highest governance body	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. Rithm's Board shall be responsible for nominating members for election to the Board and for filling vacancies on the Board that may occur between annual meetings of stockholders. The Nominating and Corporate Governance Committee is responsible for identifying, screening and recommending candidates to the Board for Board membership. When formulating its Board membership recommendations, the Nominating and Corporate Governance Committee shall also consider advice and recommendations from others as it deems appropriate. **Stakeholder Views:** The Nominating and Corporate Governance Committee will consider candidates recommended by stockholders. In considering candidates submitted by stockholders, the Nominating and Corporate Governance Committee will take into consideration the needs of the Board and the qualifications of the candidate. The Nominating and Corporate Governance Committee may establish procedures, from time to time, regarding stockholder submission of candidates. **Diversity**: The Nominating and Corporate Governance Committee is committed to actively seeking out highly qualified women and other diverse candidates. Accordingly, the Nominating and Corporate Governance Committee includes, and has any search firm that it engages include, diverse candidates with respect to characteristics such as gender, race, ethnicity and sexual orientation in the pool of potential candidates from which Board nominees are chosen. **Independence**: The Board shall be comprised of a majority of directors who qualify as independent directors ("Independent Directors") under the listing standards of the New York Stock Exchange (the "NYSE"). The Board shall review annually the relationships	Elecor 2024 GRI Content Index, Adobe p. 6-7 Rithm Nominating and Corporate Governance Committee Charter, Adobe p. 1-3 Rithm Corporate Governance Guidelines, Adobe p. 2-3 Rithm 2026 Proxy Statement, Adobe p. 16-21	SDG 5, 16

		that each director has with the Company (either directly or as a partner, stockholder or officer of an organization that has a relationship with the Company). Following such annual review, only those directors who the Board affirmatively determines have no material relationship with the Company (either directly or as a partner, stockholder or officer of an organization that has a relationship with the Company) will be considered Independent Directors, subject to additional qualifications prescribed under the listing standards of the NYSE or under applicable law. The Board may adopt and disclose categorical standards to assist it in determining director independence. In the event that a director becomes aware of any change in circumstances that may result in such director no longer being considered independent under the listing standards of the NYSE or under applicable law, the director shall promptly inform the Chairman of the Nominating and Corporate Governance Committee. **Competencies**: Nominees for director shall be selected on the basis of, among other things, experience, knowledge, skills, expertise, integrity, diversity, ability to make independent analytical inquiries, understanding of the Company's business environment and willingness to devote adequate time and effort to Board responsibilities. The Nominating and Corporate Governance Committee shall be responsible for assessing the appropriate balance of criteria required of Board members. The Nominating and Corporate Governance Committee believes that the qualifications for serving as a director of the Company are, taking into account such person's familiarity with the Company, possession of such knowledge, experience, skills, expertise and integrity as would enhance the Board of Directors' ability to manage and direct the affairs and business of the Company. For additional information, please refer to the **Rithm Nominating and Corporate Governance Committee Charter**, the **Rithm Corporate Governance Guidelines**, and the **Rithm 2026 Proxy Statement**.		
2-11	Chair of the highest governance body	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. Governance oversight is exercised through the Rithm framework. Michael Nierenberg serves as both Chairman of the Board and Chief Executive Officer of Rithm. In his role as CEO, Mr. Nierenberg is responsible for the overall management and strategic direction of the Company across all operating businesses, including Elecor. The Board has determined that combining these roles provides clear accountability, facilitates effective decision-making, and supports a cohesive corporate strategy. To mitigate potential conflicts of interest arising from this arrangement, executive sessions of non-management directors are held regularly throughout the year with an independent director presiding. Additionally, all directors and officers are subject to **Rithm's Code of Ethics**, **Code of Ethics for Officers**, and **Corporate Governance Guidelines**, which together establish standards for ethical conduct and the reporting and management of conflicts of interest.	Elecor 2024 GRI Content Index, Adobe p. 7 Rithm 2026 Proxy Statement, Adobe p. 14-15, 17 Rithm Code of Business Conduct and Ethics Rithm Code of Ethics for Principal Executive Officers and Senior Financial Officers Rithm Corporate Governance Guidelines	SDG 16

2-12	Role of the highest governance body in overseeing the management of impacts	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. Elecor's Executive Management holds ultimate responsibility for the oversight of corporate responsibility initiatives. Climate-related issues and objectives are a core responsibility of Elecor's Senior Vice President of Energy and Sustainability, who oversees the management-level Sustainability Committee. Both the SVP and the Committee advise Executive Management on sustainability strategy, emerging regulatory and compliance frameworks, stakeholder engagement, and climate-related risks and opportunities on a regular basis, which can be as frequent as quarterly. Following Rithm's acquisition of Elecor, Rithm has actively supported Elecor's established climate governance framework, ensuring continued alignment and strategic backing for these portfolio-wide initiatives. Established in 2019, the Sustainability Committee ensures continuous monitoring, adaptation, and integration of sustainability goals across Elecor's operations. The Committee is composed of management-level representatives from key departments, including Finance, Legal, Leasing, Human Resources, Asset Management, Operations, and Property Management. Meeting monthly, the Committee plays a key role in evaluating industry trends and legislation, tracking current portfolio performance, and executing next steps to align Elecor's business practices with an evolving sustainability landscape.	Elecor 2024 GRI Content Index, Adobe p. 8 Elecor 2025 IFRS S2 Report	SDG 16
2-13	Delegation of responsibility for managing impacts	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. In addition to the Rithm-level oversight and governance structure described in Disclosure 2-12, Elecor leverages its pre-existing internal Sustainability Committee to ensure the continuous monitoring, adaptation, and integration of sustainability goals across Elecor's operations. This committee meets monthly and comprises leadership from most departments. At the Elecor level, the Senior Vice President of Energy and Sustainability holds designated responsibility for managing sustainability-related impacts.	Elecor 2024 GRI Content Index, Adobe p. 8 Rithm 2026 Proxy Statement, Adobe p. 18-19 Elecor 2025 IFRS S2 Report	N/A
2-14	Role of the highest governance body in sustainability reporting	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. Elecor's Executive Management is responsible for reviewing and approving the reported information, including the organization's material topics. Elecor's internal Sustainability Committee, which meets monthly and comprises leadership from most departments, supports the preparation of this report.	Elecor 2024 GRI Content Index, Adobe p. 9 Elecor 2025 Corporate Responsibility Report	N/A
2-15	Conflicts of interest	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its	Elecor 2024 GRI Content Index, Adobe p. 9-10	N/A

		former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. Elecor recognizes and respects the right of its officers and employees to engage in outside activities which they may deem proper and desirable, provided that these activities do not impair or interfere with the performance of their duties to the Company or their ability to act in the Company's best interests. In most (if not all) cases, this will mean that our officers and employees must avoid situations that present a potential or actual conflict between their personal interests and the Company's interests. The existence of a potential or actual conflict of interest may not always be clear-cut, and any questions relating to the existence of a potential or actual conflict of interest should be addressed to the Compliance Officer or the head of the Company's internal audit function. Any material transaction or relationship that is a conflict of interest or that could reasonably be expected to give rise to a conflict of interest should be reported promptly to the Compliance Officer. The Compliance Officer may Executive Management, as appropriate. Actual or potential conflicts of interest involving an executive officer or member of the Legal Department should be disclosed directly to Executive Management. All members of Rithm's Board are additionally subject to **Rithm's Code of Ethics**, **Code of Ethics for Officers**, and **Corporate Governance Guidelines**, which establish standards for ethical conduct and the reporting and management of conflicts of interest.	Elecor Code of Business Conduct and Ethics Rithm Code of Business Conduct and Ethics Rithm Code of Ethics for Principal Executive Officers and Senior Financial Officers Rithm Corporate Governance Guidelines	
2-16	Communication of critical concerns	The best starting point for an officer or employee seeking advice on ethics-related issues or reporting potential violations will usually be his or her supervisor. However, if the conduct in question involves his or her supervisor, if the officer or employee has reported the conduct in question to his or her supervisor and does not believe that he or she has dealt with it properly, or if the officer or employee does not feel that he or she can discuss the matter with his or her supervisor, the officer or employee may raise the matter with the Compliance Officer, the head of the internal audit function, or Executive Management. Employees may also raise concerns through the Ethics Helpline established with **EthicsPoint**.	Elecor Code of Business Conduct and Ethics Elecor Human Rights Policy Elecor NAVEX EthicsPoint	SDG 16
2-17	Collective knowledge of the highest governance body	Elecor's Executive Management receives monthly briefings to support informed decision-making and oversight of environmental and social matters.	Elecor 2025 Corporate Responsibility Report	SDG 4
2-18	Evaluation of the performance of the highest governance body	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. Rithm's Nominating and Corporate Governance Committee will sponsor an annual self-assessment of the Board's performance as well as the performance of each committee of the Board, the results of which will be discussed with the full Board and each committee. The assessment should include a review of any areas in which the Board or management believes the Board can make a better contribution to the Company. The Nominating and Corporate Governance Committee will utilize the results of this self-	Elecor 2024 GRI Content Index, Adobe p. 12 Rithm Corporate Governance Guidelines, Adobe p. 4	SDG 8, 16

		evaluation process in assessing and determining the characteristics and critical skills required of prospective candidates for election to the Board and making recommendations to the Board with respect to assignments of Board members to various committees.		
2-19	Remuneration policies	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. At the Rithm level, remuneration for members of Rithm's Board of Directors consists of a fixed annual cash retainer and an annual award of shares of Rithm common stock. Executive members of the Board do not receive additional compensation for their service as directors. Rithm has adopted a clawback policy providing that in the event of a required accounting restatement, the Company will seek reimbursement of incentive-based compensation that would not have been paid had financial statements been correctly stated. The Compensation Committee retains discretion to recoup time-based equity awards from executive officers in cases of gross misconduct. For Elecor employees, remuneration is tied to annual performance reviews. To ensure that base pay and year-over-year increases remain competitive, Elecor participates in the annual NAREIT compensation survey. Managers may also advocate for distinguished recognition, which can result in a one-time bonus in addition to standard annual raises and incentives. As an additional layer of our sustainability strategy, accomplishments including building performance, sustainability, and social achievements are considered during annual performance reviews of Elecor's Sustainability, Engineering, and Property Management teams.	Elecor 2024 GRI Content Index, Adobe p. 12 Rithm 2026 Proxy Statement, Adobe p. 15-16, 28-54 Rithm Corporate Governance Guidelines, Adobe p. 3-4	SDG 8, 16
2-20	Process to determine remuneration	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. Rithm's executive compensation programs are overseen by Rithm's Compensation Committee, which is composed entirely of independent directors. The Compensation Committee has engaged FW Cook as an independent compensation consultant to provide guidance on the design and implementation of compensation programs. FW Cook's independence is assessed annually and has been determined not to raise any conflicts of interest. Stockholder views on remuneration are sought through active engagement and considered by the Compensation Committee. At Rithm's 2025 Annual Meeting of Stockholders, its stockholders approved the compensation of Rithm's named executive officers, with approximately 80% of the votes cast in favor of Rithm's 2025 Say-on-Pay resolution. For Elecor employees, remuneration is tied to annual performance reviews. To ensure that base pay and year-over-year increases remain competitive, Elecor participates in the annual NAREIT compensation survey. For additional details on Elecor's employee	Elecor 2024 GRI Content Index, Adobe p. 13 Rithm 2026 Proxy Statement, Adobe p. 19-21, 28-54	SDG 16

		remuneration structure, please refer to Disclosure 2-19.		
2-22	Statement on sustainable development strategy	Our development strategy will prioritize projects situated in dense urban environments to leverage existing infrastructure and transit accessibility. We are committed to pursuing LEED Gold certification for all ground-up construction and major renovation projects to ensure high-performance building standards from delivery.	Elecor Environmental Policy	SDG 11
2-23; 2-24	Policy commitments; Embedding policy commitments	Elecor's commitment to corporate responsibility is formalized through the **Environmental Policy**, **Human Rights Policy**, **Code of Business Conduct and Ethics**, and **Vendor Code of Conduct**, which outline our approach to areas including sustainability, sound business practices, human rights, anti-corruption, and labor standards. These policies include a commitment to respect internationally recognized human rights and apply to Elecor employees as well as our business relationships with vendors and suppliers. **Elecor's Environmental Policy** reflects a precautionary approach to environmental risk management, and the **Vendor Code of Conduct** asks suppliers to implement due diligence procedures within their own supply chains. The policies are approved at the Executive Management level and are publicly available on Elecor's website. To embed these commitments into day-to-day operations, Elecor integrates policy acknowledgements into employee onboarding for new employees and annual training for existing employees, and educational programs covering workplace inclusion, workplace safety, and cybersecurity. Employees, vendors, and stakeholders also have access to a third-party, anonymous reporting hotline to raise concerns and ensure accountability across our business relationships.	Elecor Environmental Policy Elecor Human Rights Policy Elecor Code of Business Conduct and Ethics Elecor Vendor Code of Conduct Elecor NAVEX EthicsPoint	SDG 11, 16
2-25; 2-26	Processes to remediate negative impacts; Mechanisms for seeking advice and raising concerns	Every officer and employee is expected to act proactively by asking questions, seeking guidance and reporting suspected violations of the **Code of Business Conduct and Ethics**, the **Human Rights Policy**, and other policies and procedures of the Company, as well as any violation or suspected violation of any applicable law, rule, or regulation arising in the conduct of the Company's business or occurring on the Company's property. If any officer or employee believes that actions have taken place, may be taking place, or may be about to take place that violate or would violate the **Code of Business Conduct and Ethics** or any law, rule, or regulation applicable to the Company, he or she must bring the matter to the attention of the Company. The best starting point for an officer or employee seeking advice on ethics-related issues or reporting potential violations will usually be his or her supervisor. However, if the conduct in question involves his or her supervisor, if the officer or employee has reported the conduct in question to his or her supervisor and does not believe that he or she has dealt with it properly, or if the officer or employee does not feel that he or she can discuss the matter with his or her supervisor, the officer or employee may raise the matter with the Compliance Officer, the head of the internal audit function, or Executive Management. Employees may also raise concerns through the Ethics Helpline established with **EthicsPoint**. When reporting suspected violations, the Company prefers that officers and employees identify themselves in order to facilitate the Company's ability to take appropriate steps to address the report, including conducting any appropriate investigation. If an officer or employee wishes to remain anonymous, he or she may do so, and the Company will	Elecor Code of Business Conduct and Ethics Elecor Human Rights Policy Elecor NAVEX EthicsPoint	SDG 16

		use reasonable efforts to protect the confidentiality of the reporting person subject to any applicable law, rule, regulation, or legal proceedings. The Company expressly forbids any retaliation against any officer or employee who, acting in good faith on the basis of a reasonable belief, reports suspected misconduct. Disciplinary measures for violations will be determined in the Company's sole discretion and may include, but are not limited to, counseling, oral or written reprimands, warnings, probation or suspension with or without pay, demotions, reductions in salary, termination of employment or service, and restitution.		
2-28	Membership associations	Elecor is a member of The Real Estate Roundtable, National Association of Real Estate Investment Trusts (NAREIT), Real Estate Board of New York (REBNY), Urban Land Institute (ULI), and Building Owners and Managers Association (BOMA).	NAREIT Member Directory REBNY Member Directory ULI Membership Page BOMA Members	N/A
2-29	Approach to stakeholder engagement	Elecor believes that engaging in stakeholder outreach is an essential element of strong corporate governance. We strive for a collaborative approach to issues of importance to our stakeholders and continually seek to better understand their views on key topics affecting our business. Key stakeholder groups are identified based on their relationship to Elecor's operations and properties. We are committed to involving stakeholders such as tenants, vendors, and members of the communities in which we own and operate our properties as we implement the **Environmental Policy** and evaluate its effectiveness. We expect our vendors, suppliers, contractors, and related counterparties to adopt similar policies within their own businesses to the extent fairly applicable to them. We also expect each of our Vendors to promptly notify us in writing with respect to any known or suspected violation of, or other non-compliance with the **Vendor Code of Conduct** which might adversely affect Elecor. From time to time, Elecor may ask for self-certifications and reserves the right to audit its Vendors' compliance with the **Vendor Code of Conduct**. Based on feedback from our Vendors and other stakeholders we may revise either Code and/or adjust the breadth of coverage of the monitoring program as it develops.	Elecor 2025 Corporate Responsibility Report Elecor Environmental Policy Elecor Vendor Code of Conduct	N/A
2-30	Collective bargaining agreements	We strive to create workplaces in which open and honest communication among employees is valued. We respect our employees' right to form, join or not join, labor unions, without fear of reprisal, intimidation, or harassment. In the case of employees represented by a legally recognized union, we are committed to bargaining in good faith with that union. In 2025, 174 (55%) employees were union employees, 100% of whom were covered under collective bargaining agreements (CBA). For employees not covered by collective bargaining agreements, working conditions and terms of employment are determined by their offer letters or employment contract.	Elecor Human Rights Policy 32BJ SEIU Union CBA (NY 2024 RAB Commercial Building Agreement) 32BJ SEIU Union CBA (NY RAB Security Officers Owners Agreement) Local 94 CBA	SDG 8
GRI 3: Material Topics				

3-1; 3-2; 3-3	Process to determine material topics; List of material topics; Management of material topics	Elecor identifies and manages key environmental, social, and governance topics through an enterprise risk framework and strategic planning process that evaluates actual and potential impacts on the economy, environment, and people. This process incorporates stakeholder input and includes climate-related risks and opportunities. Material topics include energy, emissions, water, and waste, as well as social and governance areas such as occupational health and safety, diversity and inclusion, and business ethics, among others. For details on our management of these topics, please refer to the "Strategy" and "Risk Management" sections of **Elecor's IFRS S2 Report**. For more information on our environmental, social, and governance commitments, targets, and management actions, please refer to **Elecor's 2025 Corporate Responsibility Report** and **Environmental Policy**.	Elecor 2025 IFRS S2 Report Elecor 2025 Corporate Responsibility Report Elecor Environmental Policy	N/A
GRI 101: Biodiversity				
101-1	Policies to halt and reverse biodiversity loss	Elecor manages its impact on urban biodiversity through its overarching **Environmental Policy** and a portfolio-wide commitment to LEED and Fitwel certifications. These frameworks incorporate standards that support urban biodiversity, such as requirements for Integrated Pest Management (IPM) and sustainable site management, which reduce chemical runoff and promote local ecosystem health. These standards apply to all owned and managed properties and are extended to vendors and contractors through **Elecor's Vendor Code of Conduct**.	Elecor 2025 Corporate Responsibility Report Elecor Environmental Policy Elecor Vendor Code of Conduct LEED + Biodiversity	SDG 6, 14, 15
101-2	Management of biodiversity impacts	Elecor's focus on high-density urban markets in New York City and San Francisco inherently limits its impact on biodiversity. By maintaining a portfolio of urban infill properties, our operations avoid the need for greenfield development and the associated conversion of natural ecosystems. Within these developed environments, potential biodiversity-related risks are addressed through the application of LEED and Fitwel operational protocols, which prioritize standards that minimize environmental stressors. At One Market Plaza, Elecor also supports local ecological health through an urban beekeeping partnership that promotes pollination and contributes to regional pollinator research. Our commitment to green space also includes 1301 Avenue of the Americas, where we cultivate an herb garden that supports biodiversity while providing fresh, local produce for the building's amenity center.	Elecor 2025 Corporate Responsibility Report Elecor Environmental Policy Elecor Vendor Code of Conduct LEED + Biodiversity	SDG 6, 14, 15
101-4; 101-5	Identification of biodiversity impacts; Locations with biodiversity impacts	Elecor's Class A office properties are located in established central business district locations in New York City and San Francisco. All assets occupy previously developed land in high-density urban environments, avoiding primary drivers of biodiversity loss such as greenfield development and the conversion of natural habitats. While properties in both markets are located in proximity to urban protected areas and conservation zones, such as Central Park and the Golden Gate National Recreation Area, they do not present significant risks of habitat disturbance or land conversion.	Elecor 2025 Corporate Responsibility Report New York Protected Areas Database (NYPAD) Golden Gate National Recreational Area (GGNRA)	SDG 6, 14, 15
101-6	Direct drivers of biodiversity loss	Based on the geographic context described in Disclosure 101-5, no significant impacts from the direct drivers of biodiversity loss were identified for Elecor's portfolio.	N/A	SDG 6, 14, 15

101-7	Changes to the state of biodiversity	Based on the geographic context described in Disclosure 101-5, no significant changes to the state of biodiversity were identified for Elecor's portfolio.	N/A	SDG 6, 14, 15
101-8	Ecosystem services	Based on the geographic context described in Disclosure 101-5, no significant impacts or dependencies related to ecosystem services were identified for Elecor's portfolio.	N/A	SDG 6, 14, 15
GRI 102: Climate Change				
102-1	Transition plan for climate change mitigation	**Decarbonization Strategy and Strategic Integration** Elecor's decarbonization strategy is organized around seven core strategies: interim GHG reduction targets; onsite efficiency improvements; electrification; onsite renewable power; offsite renewable power; Scope 3 emissions inventory; and net zero commitment. These strategies are supported by asset-level initiatives, including energy audits, capital planning, and building system upgrades. To advance these decarbonization efforts, Elecor has allocated resources such as dedicated employees, consulting support, capital investments, training, and investments in new technology and software. We also use proactive capital planning and available incentives to aid in our decarbonization efforts. **Targets and Progress** In 2018, Elecor committed to a 35% absolute reduction in Scope 1 and Scope 2 GHG emissions and energy consumption by 2025 (2015 baseline). As of 2025, Elecor achieved a 14% location-based GHG reduction (58,790 tCO2e vs. 67,971 tCO2e) and a 24% energy reduction (206,913 MWh vs. 271,153 MWh) against these targets. Elecor is further committed to aligning with ULI Greenprint's net zero target for Scope 1 and Scope 2 emissions by 2050. Elecor continues to evaluate alignment of its strategies with 1.5°C-compatible pathways, including consideration of science-based target validation. **Governance and Social Impact** Executive Management maintains oversight of the decarbonization strategy, supported by a Sustainability Committee and operational leadership from the SVP of Energy and Sustainability. Elecor's decarbonization efforts also extend to the surrounding communities. Elecor is committed to installing EV charging infrastructure to support lower-emission transportation. The company also participates in demand response programs, collaborating with local utility providers to reduce electrical loads during peak demand periods. These efforts help mitigate the risks of grid failures and enhance energy reliability for the communities Elecor serves.	Elecor 2025 Corporate Responsibility Report Elecor 2025 IFRS S2 Report Elecor Environmental Policy	SDG 13
102-2	Climate change adaptation plan	**Asset-level Analysis: Internal** To maintain a comprehensive internal view of our exposure, we used ClimateCheck's Risk Assessment tool to conduct our annual, internal climate change scenario analysis. This platform analyzed the potential impact of various climate hazards—precipitation, heat, drought, flood, and fire—on each of our assets. The tool uses a blended, scenario-based approach that draws on the median spread across multiple frameworks, including four Representative Concentration Pathways (RCPs): RCP 2.6, 4.5, 6.0, and 8.5. The results were shared with Elecor's Executive Management to highlight the portfolio's key climate-related risks. **Asset-level Analysis: Third-party** Elecor engages FM Global, a third-party property insurance company, to conduct on-site risk assessments twice a year and provide quantified assessments of risks and	Elecor 2025 Corporate Responsibility Report Elecor 2025 IFRS S2 Report Elecor Environmental Policy	SDG 13

recommendations to enhance the resiliency of our assets. FM Global evaluates the exposure of our assets to property loss and business interruption due to extreme precipitation, wind, temperature rise, drought, and sea level rise.

Complementing these site visits, FM Global also produces risk reports that are available on their website in real time. This methodology evaluates asset-level exposure to climate-related events including wildfire, freeze, wind, collapse, flood, hail, and lightning, and considers two scenarios—RCP 2.6 and RCP 8.5. These reports also distinguish between inherent risk and actionable risk, and provide recommendations for initiatives that minimize actionable risk.

Water: Flooding & Drought
Elecor leverages Climate Central's Coastal Risk Screening Tool, an interactive map modeling areas threatened by sea level rise and coastal flooding, to assess properties exposed to these risks. Through the tool, we considered two scenarios—RCP2.6 and RCP8.5. Our findings show that our properties are likely to remain above sea level through 2100; however, in the absence of mitigating actions, our San Francisco properties exhibit greater exposure to risks related to sea level rise under the RCP 8.5 warming scenario.

To address water scarcity, Elecor also uses the World Resources Institute's (WRI) Aqueduct Water Risk Atlas to assess baseline water stress in regions where our assets are located. This analysis covers several scenarios, including RCP 2.6 and RCP 8.5, and confirmed that none of the assets in our portfolio are currently in regions of "High" or "Extremely High" baseline water stress.

See Disclosure 102-1, Governance and Social Impact, for information on governance oversight, stakeholder engagement, and just transition principles.

102-4 | GHG emissions reduction targets and progress

102-4, Table 1	Information On Target		
	Target Year (102-4-a)	Target Emissions (%) (102-4-a)	Target Emissions (tCO2e) (102-4-a)
Scope 1 + 2 Target (102-4-a-i)	2025	35% reduction from base year (2015)	44,181

102-4, Table 2	Information On Progress	
	Progress (%) (102-4-1)	Progress (tCO2e) (102-4-i)
Scope 1 + 2 Target (102-4-a-i)	-14%	-9,180

102-4, Table 3	Information On How Target Was Set			
	Base Year (102-4-h)	Base Year Emissions (tCO2e) (102-4-h-ii)	Biogenic CO2 emissions included in the target (y/n)	Gases Covered (102-4-e)

Elecor 2025 Corporate Responsibility Report

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SDG 3, 12, 13, 14, 15

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<tr><td></td><td></td><td></td><td>(102-4-b)</td><td></td></tr>
<tr><td>Scope 1 + 2 Target (102-4-a-i)</td><td>2015</td><td>67,971</td><td>N</td><td>CO2, CH4, N2O</td></tr>
</table>
In 2018, Elecor committed to reducing Scope 1 and Scope 2 greenhouse gas emissions 35% by 2025 from a 2015 baseline of 67,971 tCO2e. The target covers 100% of whole building emissions, including tenant emissions; includes buildings within Elecor's operational control; is reported on a location-based basis; and excludes biogenic CO2 emissions. The target is a gross emissions figure and does not incorporate Renewable Energy Credit (REC) purchases.
Between the 2015 base year and 2025, Elecor reduced absolute Scope 1 and Scope 2 GHG emissions from 67,971 tCO2e to 58,790 tCO2e, a 14% reduction. These results were achieved through portfolio optimization and efficiency initiatives.
Elecor is further committed to aligning with ULI Greenprint’s net zero Scope 1 and Scope 2 emissions target by 2050. Elecor continues to evaluate alignment with 1.5°C-compatible pathways, including consideration of SBTi validation. Standalone Scope 3 reduction targets have not been established, and our Scope 3 inventory development is ongoing.
</td>
<td></td>
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<tr>
<td>102-5; 102-6; 102-7</td>
<td>Scope 1 GHG emissions; Scope 2 GHG emissions; Scope 3 GHG emissions</td>
<td>
<table>
<tr><td rowspan="2">Scope 1 (102-5), Scope 2 (102-6, Table 1</td><td>Base Year: 2015</td><td>Reporting Period 2: 2023</td><td>Reporting Period 1: 2024</td><td>Reporting Period: 2025</td></tr>
<tr><td>Emissions</td><td>Emissions</td><td>Emissions</td><td>Emissions</td></tr>
<tr><td>Scope 1</td><td>7,551.46</td><td>4,309.10</td><td>3,768.58</td><td>4,342.41</td></tr>
<tr><td>Scope 2 – location-based</td><td>60,419.11</td><td>54,083.59</td><td>53,083.24</td><td>54,448.07</td></tr>
<tr><td>Scope 2 – market-based</td><td>60,419.11</td><td>14,299.76</td><td>16,778.66</td><td>18,759.81</td></tr>
</table>
Scope 3 emissions are indirect emissions that occur in the value chain of the reporting company, including both upstream and downstream emissions. In our last assessment, nine Scope 3 categories were identified as potentially relevant to our business. We are prioritizing the establishment of internal data controls to ensure future disclosures are accurate, aligning with the compliance timelines of emerging jurisdictional requirements such as California SB 253. The relevant categories are as follows:

Category 1 – Purchased Goods and Services
Category 2 – Capital Goods
Category 3 – Fuel- and Energy-Related Activities
Category 4 – Upstream Transportation and Distribution
Category 5 – Waste Generated in Business Operations
Category 6 – Business Travel
Category 7 – Employee Commuting
Category 11 – Use of Sold Products
Category 15 – Investments

</td>
<td>Elecor 2025 Corporate Responsibility Report</td>
<td>SDG 3, 12, 13, 14, 15</td>
</tr>
</table>

Methodology and Boundary Notes

The emissions reported reflect multi-tenant office properties under Elecor's operational control. The reporting boundary covered in this report includes six New York City properties–1633 Broadway, 1301 Avenue of the Americas, 1325 Avenue of the Americas, 31 West 52nd Street, 900 Third Avenue, and 712 Fifth Avenue–and three San Francisco properties–One Market Plaza, 300 Mission Street, and One Front Street. In 2025, Elecor reclassified 55 Second as a "non-core" asset in its financial filings. As a result, this property has been removed from the reporting boundary for all 2025 GRI disclosures and retroactively excluded from historical data to maintain consistency and comparability across reporting years.

Calculations follow the GHG Protocol, utilize EPA eGRID subregion factors (NYCW and CAMX), and incorporate emissions from CO_2, CH_4, and N_2O using 100-year Global Warming Potential (GWP) values. Scope 1 emissions include fuel oil, natural gas, and refrigerants, and Scope 2 emissions include electricity and steam. Emissions factors for years prior to 2025 can be found in the 'About This Report' section of the 2025 Corporate Responsibility Report, and those used in 2025 are listed here and are expressed in kilograms of CO_2 equivalent per million British thermal units ($kgCO_2e$/MBtu): electric (NYCW subregion for NYC)–115.08 $kgCO_2e$/MBtu, electric (CAMX subregion for CA)–57.16 $kgCO_2e$/MBtu, steam–66.40 $kgCO_2e$/MBtu, natural gas–53.11 $kgCO_2e$/MBtu, and fuel oil–74.20 $kgCO_2e$/MBtu.

In June 2025, the EPA updated its eGRID emissions factors shortly after Elecor published its 2024 GRI Content Index. Because these new factors were unavailable when our previous report was finalized, the 2024 calculations in this report have been updated to reflect the most current eGRID factors. To ensure accuracy and alignment with GHG Protocol guidance, which suggests using the most recent available data, these updated factors have been applied to both the 2024 restatement and the 2025 reporting period.

Beginning in 2022, Elecor's greenhouse gas inventory expanded from previous years to include emissions from fuel oil and refrigerants consumed at each property, therefore increasing the reported portfolio-wide emissions. For fuel oil, each building provided invoices to track purchases and consumption if applicable for the reporting year. For refrigerant data, each building provided an inventory of their systems that use refrigerant and the amount of refrigerant that was replaced during the reporting year. Beginning in 2023, an estimate of 1% leakage was applied to all systems in accordance with the GHG Protocol, which is an increase from the 0.5% leakage rate used in 2022. Elecor procures Green-e certified RECs to match whole building electric consumption for all buildings in the reporting boundary. Market-based Scope 2 emissions were calculated by integrating these contractual instruments, which neutralize our electricity consumption footprint by pairing our grid power utilization with the equivalent REC purchase. Elecor does not emit biogenic CO_2 emissions, therefore they are not included in table 1 above.

102-8	GHG Emission Intensity	(see table below)	Elecor 2025 Corporate Responsibility Report	

Gross GHG Emissions (tCO_2e)	Scope of GHG Emissions	Organization-Specific Metric	GHG Emissions Intensity Ratio

<table>
<tr><td></td><td></td><td><table>
<tr><td>4,342.41</td><td>Scope 1</td><td>Scope 1 tCO2e / Core Office Portfolio square footage</td><td>0.00044</td></tr>
<tr><td>54,448.07</td><td>Scope 2: location-based</td><td>Scope 2 (LB) tCO2e / Core Office Portfolio square footage</td><td>0.00549</td></tr>
<tr><td>18,759.81</td><td>Scope 2: market-based</td><td>Scope 2 (MB) tCO2e / Core Office Portfolio square footage</td><td>0.00189</td></tr>
</table>
GHG emissions intensity disclosed in the table above is calculated using the gross Scope 1, Scope 2 location-based, and Scope 2 market-based emissions as the numerators, and the total Core Office Portfolio square footage of our multi-tenant office properties as the denominator (approximately 9.9 million square feet).</td><td></td><td></td></tr>
<tr><td>102-9</td><td>GHG removals in the value chain</td><td>Elecor does not currently perform Scope 1 GHG removals within its portfolio. Elecor’s climate strategy focuses on absolute emission reductions and energy efficiency rather than carbon removal or sequestration activities.</td><td>Elecor 2025 Corporate Responsibility Report</td><td>N/A</td></tr>
<tr><td>102-10</td><td>Carbon credits</td><td>Elecor does not purchase carbon credits or offsets. Carbon credits are therefore not applicable to Elecor’s operations during the 2025 reporting period.</td><td>N/A</td><td>N/A</td></tr>
<tr><td colspan="5">GRI 103: Energy</td></tr>
<tr><td>103-1</td><td>Energy policies and commitments</td><td>Elecor’s commitment to operational efficiency extends across the portfolio, guided by our target to achieve a 35% absolute reduction in both energy consumption and emissions by 2025 against a 2015 baseline. These targets help position the company well for the broader goal to achieve net zero operations by 2050, consistent with the ULI Greenprint Net Zero Operations Goal. To drive this transition, Elecor’s policies prioritize absolute energy reduction through building system upgrades and the procurement of renewable energy through market-based instruments, such as RECs, where feasible.

These initiatives help us mitigate our climate-related risks, bolster our resiliency, manage operating costs, and attract and retain premium tenants. Our commitment is evidenced by achieving 100% LEED Platinum or Gold and Fitwel certification across the Core Office Portfolio and by achieving ENERGY STAR’s NextGen certification across 8 million square feet.</td><td>Elecor 2025 Corporate Responsibility Report

Elecor Environmental Policy</td><td>SDG 7, 8, 12, 13</td></tr>
<tr><td>103-2</td><td>Energy consumption and self-generation within the organization</td><td><table>
<tr><td colspan="2" rowspan="2">Table 1. Presenting information for 103-2-a and 103-2-b for reporting year 2025</td><td>Renewable Energy Sources (MWh)</td><td>Nonrenewable Energy Sources (MWh)</td><td rowspan="2">Total MWh</td></tr>
<tr><td>Utility</td><td>Utility</td></tr>
<tr><td rowspan="3">Fuel Consumption (103-2-a)</td><td>Fuel Oil</td><td>-</td><td>218.84</td><td>218.84</td></tr>
<tr><td>Natural Gas</td><td>-</td><td>21,556.03</td><td>21,556.03</td></tr>
<tr><td>Total</td><td>-</td><td>21,774.87</td><td></td></tr>
<tr><td rowspan="3">Purchased Electricity Consumption (103-2-b)</td><td>Electricity</td><td>102,331.01</td><td>102,331.01</td><td>102,331.01</td></tr>
<tr><td>Steam</td><td>-</td><td>82,807.27</td><td>82,807.27</td></tr>
<tr><td>Total</td><td>102,331.01</td><td>185,138.27</td><td></td></tr>
</table>
Total energy consumption, from fuel and purchased electricity, in 2025 for the reporting boundary was 206,913 MWh, of which 102,331.01 MWh was grid electricity. Elecor</td><td>Elecor 2025 Corporate Responsibility Report</td><td>SDG 7, 8, 12, 13</td></tr>
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<tr><th></th><th></th><th></th><th></th><th></th></tr>
<tr><td></td><td></td><td>procured 102,331.01 MWh of RECs to match this amount of whole-building electricity consumption.

For the New York City properties, energy data were collected by gathering aggregate utility data from Consolidated Edison. For the San Francisco portfolio, utility energy data were uploaded and tracked in ENERGY STAR Portfolio Manager. Reports downloaded from ENERGY STAR Portfolio Manager provide usage values for electricity, steam, and natural gas in kBtu, which are then converted into MWh using the factor 0.00029307. To support the data assurance process, utility bills from Property Management Teams across both cities are also collected. All data included in this report are current as of March 1st, 2026.

Elecor does not currently utilize self-generated energy or sell energy to third parties (103-2-c).

(1) In 2025, Elecor reclassified 55 Second as a “non-core” asset in its financial filings. As a result, this property has been removed from the reporting boundary for all 2025 GRI disclosures and retroactively excluded from historical data to maintain consistency and comparability across reporting years.</td><td></td><td></td></tr>
<tr><td>103-3</td><td>Upstream and downstream energy consumption</td><td>Scope 3 emissions include indirect energy consumption and the associated emissions that occur in our value chain, including both upstream and downstream emissions. Our team has created an inventory to measure our Scope 3 emissions that we are continuing to refine and improve. While the inventory follows the GHG Protocol, there are still a number of uncertainties inherent in the calculations.

Our Scope 3 inventory follows the GHG Protocol Scope 3 Standard, and of the fifteen categories assessed within this framework, and it was determined that the nine categories could be relevant to our business. Our team also determined that Elecor’s reporting boundary would follow the GHG Protocol’s operational control consolidation approach. Applying this approach, we accounted for all Scope 3 emissions from assets where we have the authority to implement policies and operational upgrades to reduce GHG emissions. These categories and the reporting boundary may be subject to change depending on regulatory and protocol updates. Understanding Scope 3 indirect energy use and emissions throughout our value chain is important for both a decarbonized future and reporting readiness.</td><td>Elecor 2025 Corporate Responsibility Report</td><td>SDG 7, 8, 12, 13</td></tr>
<tr><td>103-4</td><td>Energy intensity</td><td>
<table>
<tr><th>Energy Consumption (MWh)</th><th>Scopes of Energy Consumption</th><th>Types of Energy Consumption</th><th>Organization Specific Metric</th><th>Energy Intensity Ratio</th></tr>
<tr><td>218.84</td><td>Within the Organization</td><td>Fuel Oil</td><td>Core Office Portfolio square footage</td><td>0.00002</td></tr>
<tr><td>102,331.01</td><td>Within the Organization</td><td>Electricity</td><td>Core Office Portfolio square footage</td><td>0.01031</td></tr>
<tr><td>82,807.27</td><td>Within the Organization</td><td>Steam</td><td>Core Office Portfolio square footage</td><td>0.00834</td></tr>
</table>
</td><td>Elecor 2025 Corporate Responsibility Report</td><td>SDG 7, 8, 12, 13</td></tr>
</table>

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<tr><td></td><td></td><td><table><tr><td>21,556.03</td><td>Within the Organization</td><td>Natural Gas</td><td>Core Office Portfolio square footage</td><td>0.00217</td></tr></table>
Energy intensity is calculated as the ratio of total energy consumed (MWh) to the square footage of the properties within the reporting boundary. This ratio includes energy consumption within the organization, covering electricity, steam, natural gas, and fuel oil.

(1) In 2025, Elecor reclassified 55 Second as a “non-core” asset in its financial filings. As a result, this property has been removed from the reporting boundary for all 2025 GRI disclosures and retroactively excluded from historical data to maintain consistency and comparability across reporting years.</td><td></td><td></td></tr>
<tr><td>103-5</td><td>Reduction in energy consumption</td><td>In 2025 Elecor achieved a 24% reduction from a 2015 baseline in MWh of energy. 2025 consumption was 206,913 MWh, compared to a consumption of 271,153 MWh in 2015.

This reduction has resulted from portfolio optimization and efficiency initiatives, including lighting and HVAC upgrades. Reductions reflect energy consumption within the organization (electricity, steam, natural gas, and fuel oil) and are calculated using utility data in ENERGY STAR Portfolio Manager. The 2015 baseline was established to provide a consistent comparison for our long-term efficiency strategy. Historical data has been retroactively adjusted to account for changes in portfolio composition, such as asset reclassification and acquisition/disposition, to ensure an accurate reflection of operational efficiency gains.</td><td>Elecor 2025 Corporate Responsibility Report</td><td>SDG 7, 8, 12, 13</td></tr>
<tr><td colspan="4">GRI 201: Economic Performance</td><td></td></tr>
<tr><td>201-3</td><td>Defined benefit plan obligations and other retirement plans</td><td>All full-time salaried employees are eligible to contribute to and receive a company match to Elecor’s 401(k) plan. Elecor matches 100% on the first 6% of an employee's pre-tax contribution and 50% on the next 6%, for a total company match of up to 9%. Hourly employees, both full-time and part-time, are eligible to participate in their respective union pension plans (32BJ and Local 94). Elecor contributes to the plans based on what is stipulated within each CBA.</td><td>Elecor 2025 Corporate Responsibility Report

32BJ SEIU Union CBA (NY 2024 RAB Commercial Building Agreement)

32BJ SEIU Union CBA (NY RAB Security Officers Owners Agreement)

Local 94 CBA</td><td>N/A</td></tr>
<tr><td>201-4</td><td>Financial assistance received from government</td><td>In 2025, Elecor received over $1.5M in incentives related to energy improvements across our portfolio.</td><td>N/A</td><td>N/A</td></tr>
<tr><td colspan="5">GRI 202: Market Presence</td></tr>
<tr><td>202-1</td><td>Ratios of standard entry level wage by gender compared to local minimum wage</td><td>Building personnel wages are specified within the CBA. For employees that are not covered by the CBA, compensation is above minimum wage.</td><td>32BJ SEIU Union CBA (NY 2024 RAB Commercial Building Agreement)

32BJ SEIU Union CBA (NY RAB Security Officers Owners Agreement)</td><td>SDG 1, 5, 8</td></tr>
</table>

			Local 94 CBA	
202-2	Proportion of senior management hired from the local community	100% of senior management are hired from the communities surrounding our portfolio, including the Greater New York City and San Francisco areas. For purposes of this disclosure, senior management refers to Elecor's Executive Management. "Local" is defined as the Greater New York City and San Francisco metropolitan areas.	Elecor 2025 Corporate Responsibility Report	SDG 8
GRI 203: Indirect Economic Impacts				
203-1	Infrastructure investments and services supported	Elecor partners with the Metropolitan Transportation Authority (MTA) to invest in New York and construct public transit improvements for the subway infrastructure that connects to our properties. To mitigate risk associated with grid failures, Elecor is enrolled in Demand Response plans, which are events called by local utility providers where owners are asked to reduce building electrical loads during times when the grid is at peak demand. This participation, aided by data transparency through our energy management platforms, enables Elecor to help mitigate risks associated with grid failures. Additionally, we have valet garages with EV charging stations across the San Francisco portfolio. These investments and services are commercial in nature, undertaken as part of Elecor's core business operations rather than as in-kind or pro-bono engagements.	Elecor 2025 Corporate Responsibility Report	SDG 5, 9, 11
203-2	Significant indirect economic impacts	Elecor's assets are more than just office buildings – they are business hubs for nearly 250 tenant companies, access points for public transportation, openly accessible areas for visitors, platforms for artwork, supporters of local jobs and businesses, and the heartbeat of our surrounding communities. Hundreds of onsite property management, engineering, janitorial, security, and construction employees are hired to operate our properties. We partner with local unions to hire for various roles and to help strengthen the current and future workforce. Not only does our business create jobs directly, but we also support local businesses within our surrounding communities by generating activity and foot traffic. These impacts are consistent with Elecor's commitment to sustainable community development and align with SDG 11 (Sustainable Cities and Communities) and SDG 8 (Decent Work and Economic Growth).	Elecor 2025 Corporate Responsibility Report	SDG 1, 3, 8
GRI 204: Procurement Practices				
204-1	Proportion of spending on local suppliers	Whenever possible, Elecor seeks to source goods and services that are local to each property. Procurement practices emphasize sourcing local materials and services where feasible. Sourcing local products serves to further reduce Elecor's environmental impacts and carbon footprint while supporting local businesses.	Elecor Vendor Code of Conduct	SDG 8
GRI 205: Anti-Corruption				
205-1	Operations assessed for risks related to corruption	Corruption and inappropriate ethical conduct are not tolerated at Elecor. Each operational department is trained and periodically assessed for such risks. Elecor has codified our anti-corruption principles in our **Code of Business Conduct and Ethics** and further applied anti-corruption rules to our supply chain with our **Vendor Code of Conduct**.	Elecor Code of Business Conduct and Ethics Elecor Vendor Code of Conduct	SDG 16
205-2	Communication and training about anti-corruptions policies and procedures	All officers and employees are expected to read and be familiar with **Elecor's Code of Business Conduct and Ethics**. This guides the company's employees in making ethical and legal decisions when conducting business and performing day-to-day duties. All officers and employees will be supplied with a copy of this Code upon beginning service at the Company and may be asked to review and sign an acknowledgment regarding this Code on a periodic basis. Updates to this Code will be provided from time to time. A	Elecor Code of Business Conduct and Ethics Elecor Vendor Code of Conduct	SDG 16

		copy of this Code is also available to all officers and employees by requesting one from the Human Resources Department or the Legal Department, or by accessing the Company's website at pgre.com/sustainability under "Policies." Anti-corruption policies have also been communicated to business partners through Elecor's **Vendor Code of Conduct**.		
GRI 206: Anti-Competitive Behavior				
206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Elecor has not been the subject of legal actions for anti-competitive behavior, antitrust, or monopoly practices.	Elecor Code of Business Conduct and Ethics	SDG 16
GRI 207: Tax				
207-1	Approach to tax	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. Elecor operates within Rithm's consolidated financial reporting and compliance framework, which is overseen by the Rithm Audit Committee. The Audit Committee meets at least quarterly and is responsible for oversight of accounting, auditing, financial reporting, internal control, and legal compliance functions. As part of this framework, Rithm maintains compliance with the asset, income, organizational, distribution, and stockholder ownership requirements under the Internal Revenue Code necessary to qualify as a REIT. Please refer to **Rithm's 2025 10-K** for additional information on REIT qualification and taxation.	2024 Elecor GRI Content Index, Adobe p. 21 Rithm 2025 10-K, Adobe p. 29-30 Rithm Audit Committee Charter, Adobe p. 1-2	SDG 1, 10, 17
207-2	Tax governance, control, and risk management	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. Elecor operates within Rithm's consolidated financial reporting and compliance framework, which is overseen by the Rithm Audit Committee. The Audit Committee meets at least quarterly and is responsible for oversight of accounting, auditing, financial reporting, internal control, and legal compliance functions. Management is responsible for establishing and maintaining adequate internal control over financial reporting to provide reasonable assurance that tax transactions are recorded accurately and financial statements are prepared in accordance with U.S. GAAP. Compliance with Rithm's REIT requirements is carefully monitored on a continuing basis. The framework's effectiveness is evaluated via the annual Internal Control over Financial Reporting (ICFR) assessment. Ernst & Young LLP serves as Rithm's independent auditor and provides assurance on the consolidated financial statements, which include tax-related balances and disclosures. Stakeholders, including employees and external parties, may also report concerns regarding tax integrity or compliance through **EthicsPoint**.	2024 Elecor GRI Content Index, Adobe p. 21-22 Rithm 2025 10-K, Adobe p. 71, 130-134, 254 Rithm Audit Committee Charter, Adobe p. 1-2 Elecor NAVEX EthicsPoint	SDG 1, 10, 17

207-3	Stakeholder engagement and management of concerns related to tax	Prior to its acquisition by Rithm in December 2025, Elecor operated as an independent, publicly traded REIT under the name Paramount Group, Inc. Information regarding its former standalone governance structure, in place throughout most of 2025, can be found in the **2024 GRI Content Index**. Elecor operates within Rithm's consolidated financial reporting and compliance framework, which is overseen by the Rithm Audit Committee. Rithm files income tax returns with the U.S. federal government and various state and local jurisdictions and is subject to examination by the applicable tax authorities. Rithm is also a member of industry organizations such as NAREIT, which represents REITs and publicly traded real estate companies in matters of legislation and public policy, including tax. Stakeholders, including employees and external parties, may also report concerns regarding tax integrity or compliance through **EthicsPoint**.	2024 Elecor GRI Content Index, Adobe p. 22-23 Rithm 2025 10-K, Adobe p. 246 NAREIT Member Page: Rithm Rithm Audit Committee Charter, Adobe p. 1 Elecor NAVEX EthicsPoint	SDG 1, 10, 17
207-4	Country-by-country reporting	100% of Elecor's operations are located in the United States of America. Following the December 2025 acquisition, Elecor's financial results are consolidated into Rithm's financial statements. For consolidated tax and financial data, please refer to **Rithm's 2025 10-K**.	Elecor 2025 Corporate Responsibility Report Rithm 2025 10-K, Adobe p. 14	SDG 1, 10, 17
GRI 303: Water and Effluents				
303-1	Interaction with water as a shared resource	The New York City Water Supply System serves all properties in Manhattan. It is a municipally operated surface water system, the majority of which is drawn from the Catskill and Delaware Aqueducts. Water is stored and treated at the Kensico/Hillview Reservoirs before distribution. The San Francisco Bay Delta watershed includes the Sacramento and San Joaquin Rivers along with the Suisun Bay, San Pablo Bay, San Francisco Bay, and Golden Gate Strait. Elecor's Bay Area buildings are primarily served by the Hetch Hetchy Regional Water System, which delivers water from the Tuolumne River watershed in Yosemite National Park. Supplemental supply is drawn from local surface reservoirs in Alameda and San Mateo counties, as well as groundwater sources such as the Westside Basin Aquifer. Following use, water is primarily discharged to municipal sewer systems, while a portion is consumed through evaporation in cooling towers. We identify water-related impacts and water stress through annual utility tracking in ENERGY STAR Portfolio Manager and the WRI Aqueduct Water Risk Atlas. Understanding the importance of water conservation as a valuable shared resource, Elecor set a 10% water reduction by 2025 from a 2016 baseline, and has achieved an 18% reduction in 2025 from the baseline. Our water efficiency strategies include installing Belimo Energy Valves, leak detection equipment, low-flow fixtures, and water submeters, managing cooling towers, and responding to consumption data.	NYC Department of Water: Water Supply San Francisco Public Utilities Commission Elecor 2025 SASB Index Elecor 2025 Corporate Responsibility Report	SDG 6, 12
303-2	Management of water discharge-related impacts	All Elecor properties discharge water in their respective New York or San Francisco municipal sewage system, which is then transported through municipal sewer systems to wastewater treatment plants.	N/A	SDG 6
303-3	Water withdrawal	The total amount of water withdrawn to meet the consumption needs of Elecor Core Office Portfolio between January 1, 2025, and December 31, 2025, was 476.97	Elecor 2025 Corporate Responsibility Report	SDG 6

<table>
<tr><td></td><td></td><td>megaliters. All water withdrawn is sourced from third-party municipal suppliers and classified as freshwater.

0% of Elecor properties in New York City are in areas with “High” or “Extremely High” baseline water stress. 0% of properties within San Francisco are in areas with “High” or “Extremely High” baseline water stress. The percentage of portfolio floor area in “High” or “Extremely High” baseline water stress regions was calculated using WRI’s Aqueduct Water Risk Atlas by mapping property locations against the baseline water stress layer and dividing the total floor area in these regions by the total portfolio floor area.

Elecor does not currently track withdrawal from groundwater sources that are recharged versus non-recharged.</td><td>Elecor 2025 SASB Index

World Resources Institute’s “Aqueduct Water Risk Atlas” Tool</td><td></td></tr>
<tr><td>303-4</td><td>Water discharge</td><td>Not material. All water used for Elecor's operations is discharged into the sewer system. Sewer water is treated in areas where Elecor operates.</td><td>N/A</td><td>SDG 6</td></tr>
<tr><td>303-5</td><td>Water Consumption</td><td><table>
<tr><th>Unit: Megaliters (ML)</th><th>2023</th><th>2024</th><th>2025[1]</th></tr>
<tr><td>New York</td><td>363.95</td><td>379.93</td><td>406.12</td></tr>
<tr><td>San Francisco</td><td>84.58</td><td>80.49</td><td>70.85</td></tr>
<tr><td>Total</td><td>448.54</td><td>460.42</td><td>476.97</td></tr>
</table>
Water consumption data is sourced from utility bills and tracked in ENERGY STAR Portfolio Manager. No properties are in areas with “High” or “Extremely High” baseline water stress according to WRI’s Aqueduct Water Risk Atlas. Elecor does not currently track reuse and recycling of water.

(1) In 2025, Elecor reclassified 55 Second as a “non-core” asset in its financial filings. As a result, this property has been removed from the reporting boundary for all 2025 GRI disclosures and retroactively excluded from historical data to maintain consistency and comparability across reporting years.</td><td>Elecor 2025 Corporate Responsibility Report

Elecor 2025 SASB Index</td><td>SDG 6</td></tr>
<tr><td colspan="5">GRI 305: Emissions</td></tr>
<tr><td>305-6</td><td>Emissions of ozone-depleting substances (ODS)</td><td>Emissions of ozone depleting substances are not material since Elecor does not produce, import, or export refrigerants.</td><td>N/A</td><td>SDG 3, 12</td></tr>
<tr><td>305-7</td><td>Nitrogen oxides (NOx), sulfur dioxides (SOx), and other significant air emissions</td><td><table>
<tr><th></th><th>Unit</th><th>2023</th><th>2024</th><th>2025[1]</th></tr>
<tr><td>NOx</td><td>kg</td><td>13,900.04</td><td>12,425.79</td><td>11,799.40</td></tr>
<tr><td>SOx</td><td>kg</td><td>1,437.39</td><td>1,107.04</td><td>1,072.77</td></tr>
</table>
NOx and SOx emissions associated with natural gas consumption are calculated using the EPA's 2020 published emissions factors, and NOx and SOx emissions associated with electric consumption are calculated using the EPA's eGRID 2023 NYCW and CAMX annual emission factors for purchased electricity. Emissions of POP, VOC, HAP, and PM are not considered significant for Elecor’s office-based operations and are therefore not tracked.</td><td>N/A</td><td>SDG 3, 12, 14, 15</td></tr>
</table>

<table>
<tr><td></td><td></td><td>(1) In 2025, Elecor reclassified 55 Second as a “non-core” asset in its financial filings. As a result, this property has been removed from the reporting boundary for all 2025 GRI disclosures and retroactively excluded from historical data to maintain consistency and comparability across reporting years.</td><td></td><td></td></tr>
<tr><td colspan="5">GRI 306: Waste</td></tr>
<tr><td>306-1</td><td>Waste generation and significant waste-related impacts</td><td>Waste generated by Elecor's portfolio primarily consists of non-hazardous waste from tenant operations and construction and renovation activities, including food waste and office supplies. Elecor has had no known significant waste-related impacts and does not know of any flow of inputs, activities, and outputs that could lead to significant waste-related impacts. During construction, our team opts for recycled materials and reuses durable items whenever possible. When we renovate tenant spaces, we make a concerted effort to recycle ceiling and carpet tiles and to donate furniture.</td><td>Elecor 2025 Corporate Responsibility Report</td><td>SDG 3, 6, 12, 14</td></tr>
<tr><td>306-2</td><td>Management of significant waste-related impacts</td><td>Single-stream recycling has been implemented across the entire portfolio to simplify operations and improve recycling rates. Metal, glass, plastic, paper, and cardboard are diverted from landfills and instead sent to recycling facilities for reuse and proper disposal.

All properties in our San Francisco portfolio have implemented composting programs, diverting organic waste from landfills. This compost can then be used as soil amendment, reducing greenhouse gas emissions and minimizing landfill space requirements.

Electronic waste (e-waste) collection drives are offered to all tenants at no cost throughout the year. This initiative encourages responsible disposal of e-waste, mitigating the risk of environmental contamination from toxins and heavy metals typically associated with improper landfill disposal.

Elecor’s waste is managed by third-party haulers operating in compliance with contractual and applicable local regulations. Our team opts for recycled materials and reuses durable items whenever possible during construction. When we renovate tenant spaces, we make a concerted effort to recycle ceiling and carpet tiles and donate furniture.</td><td>Elecor 2025 Corporate Responsibility Report</td><td>SDG 3, 6, 12</td></tr>
<tr><td>306-3; 306-4; 306-5</td><td>Waste generated; Waste diverted from disposal; Waste directed to disposal</td><td>
<table>
<tr><th>Unit: Metric Tons (t)</th><th>2023</th><th>2024</th><th>2025 (1)</th></tr>
<tr><td>Total waste generated</td><td>3,846.91</td><td>3,396.65</td><td>3,311.99</td></tr>
<tr><td>Non-hazardous waste generated</td><td>3,792.48</td><td>3,356.14</td><td>3,257.55</td></tr>
<tr><td>Non-hazardous waste recycled or reused</td><td>1,164.90</td><td>1,003.48</td><td>968.35</td></tr>
<tr><td>Non-hazardous waste sent to landfill</td><td>1,974.34</td><td>1,703.32</td><td>1,730.03</td></tr>
<tr><td>Non-hazardous waste composted</td><td>653.23</td><td>649.34</td><td>559.17</td></tr>
<tr><td>Hazardous waste recycled during electronic waste event</td><td>54.44</td><td>40.52</td><td>54.44</td></tr>
</table>

Elecor set ambitious environmental reduction targets, including a 50% recycling rate by 2025. Each building in the Elecor portfolio has a Solid Waste Management policy</td><td>Elecor 2025 Corporate Responsibility Report</td><td>SDG 3, 6, 12, 14, 15</td></tr>
</table>

implemented, which prioritizes recycling and diversion of waste from the landfill to protect the environment and public health. We hire landfill and recycling haulers, and 100% of San Francisco properties compost. Diversion rates are provided to Elecor quarterly for New York City and monthly for San Francisco by the waste haulers. Using this data, we take proactive measures for improvement.

Electronic waste (e-waste) collection drives are offered to all tenants at no cost throughout the year. We encourage our tenants to responsibly dispose of this waste that could release toxins and heavy metals into the environment if it is improperly sent to a landfill.

	2023	2024	2025[1]
Waste diversion rate	48.7%	49.9%	47.8%

The waste diversion percentage was calculated by dividing the total amount of diverted material, recyclable, organic, and electronic, by the total waste generated, consisting of landfilled waste plus recyclable, organic, and electronic materials.

[1] In 2025, Elecor reclassified 55 Second as a “non-core” asset in its financial filings. As a result, this property has been removed from the reporting boundary for all 2025 GRI disclosures and retroactively excluded from historical data to maintain consistency and comparability across reporting years.

GRI 308: Supplier Environmental Assessment				
308-1	New suppliers that were screened using environmental criteria	Elecor maintains a **Vendor Code of Conduct** that establishes environmental standards for all suppliers. While the formal monitoring survey was not conducted during the 2025 reporting period, all suppliers are expected to adhere to the environmental requirements set forth in the Code as a condition of engagement.	Elecor Vendor Code of Conduct	N/A
308-2	Negative environmental impacts in the supply chain and actions taken	No significant actual or potential negative environmental impacts were identified in Elecor’s supply chain during the 2025 reporting period. Elecor’s **Vendor Code of Conduct** requires all vendors to notify the company in writing of any known or suspected non-compliance with environmental standards, including environmental law compliance, resource conservation, and responsible procurement. Consequently, no corrective action plans were issued, and no vendor relationships were terminated due to environmental impacts.	Elecor Vendor Code of Conduct	N/A
GRI 401: Employment				
401-1	New employee hires and employee turnover	(see table below)	N/A	SDG 5, 8, 10
401-2	Benefits provided to full-time employees that are not provided to	All full-time salaried employees are eligible for the employee benefits, including health, dental, and vision insurance, life and AD&D insurance, disability coverage, parental leave, 401(k) retirements plans, paid time off, and wellness resources.	Elecor 2025 Corporate Responsibility Report	SDG 3, 5, 8

401-1:

	Total	Rate	Gender		Age			Region		
			Male	Female	<30	30-50	>50	NY	SF	DC
New Hires	41	12.97%	32	9	22	18	1	38	2	1
Turnover	42	13.29%	31	11	9	22	11	37	4	1

	temporary or part-time employees	Hourly employees, both full- time and part-time, are eligible to participate in their respective union plans. Elecor provides the appropriate benefits based on what is stipulated within each CBA.	32BJ SEIU Union CBA (NY 2024 RAB Commercial Building Agreement) 32BJ SEIU Union CBA (NY RAB Security Officers Owners Agreement) Local 94 CBA	
401-3	Parental leave	100% of Elecor's employees are provided with paid parental leave.	N/A	SDG 5, 8

Parental Leave Metrics	Male	Female	Total
Employees entitled to parental leave	222	94	316
Employees who took parental leave	3	3	6
Employees who returned to work after leave	3	3	6
Employees still employed 12 months after return from parental leave	3	3	6
Return to work rate (%)	100	100	100
Retention rate (%)	100	100	100

GRI 402: Labor/Management Relations				
402-1	Minimum notice periods regarding operational changes	Elecor adheres to all minimum notice periods regarding significant operational changes, which vary depending on the pertinent CBA. According to **32BJ SEIU union CBA**, "If the Employer desires to reduce its workforce, it is required … to give employees … one (1) weeks' notice of layoff or discharge, or in lieu thereof, an additional week's pay. The Employer shall give four (4) weeks written notification to the Union and the RAB." According to the 32BJ Security Officer Owners Agreement, "the employer shall promptly notify the Union... of any reductions in the number of employees." According to **Local 94 union CBA**, "In reducing force, Employers are required … to give employees … at least three (3) weeks' notice of lay-off or discharge, or in lieu thereof, an additional three (3) weeks' pay. In addition, except for normal or routine reductions, the Union and the RAB shall be given at least one (1) week's advance written notice. The Employer shall, if possible, give the Union at least twenty (20) days advance notice of any change of Employer in the building."	32BJ SEIU Union CBA (NY 2024 RAB Commercial Building Agreement, Adobe p. 27) 32BJ SEIU Union CBA (NY RAB Security Officers Owners Agreement, Adobe p. 11) Local 94 CBA, Adobe p. 55, 57	SDG 8
GRI 403: Occupational Health and Safety				
403-1	Occupational health and safety management system	Managing the health and safety of our employees and all building occupants is at the forefront of Elecor's approach to risk management. As such, Elecor maintains an occupational health and safety management system covering 100% of employees and on-site contractors, in accordance with Occupational Safety and Health Administration (OSHA) standards. We developed a comprehensive strategy for a healthy workplace that includes enhancements such as indoor air quality testing, air filtration, and cleaning and sanitation. To address safety, our team is prepared to respond to emergency situations through emergency preparedness planning, fire safety and prevention, active shooter response, and CPR training.	Elecor 2025 Corporate Responsibility Report	SDG 8

		To address hazard identification and reduction for our Engineering Team, we conduct third-party risk engineering assessments. These assessments evaluate facility safety, including hazardous materials, machine guarding, slings and hook safety, ladder use and condition, noise levels, and personal protective equipment.		
403-2	Hazard identification, risk assessment, and incident investigation	Elecor's Enterprise Risk Management (ERM) framework is administered by Executive Management and follows two approaches — a bottom-up approach in evaluating risk during the building acquisition phase, and a top-down approach for enterprise-level risk. Enterprise-level risk is typically evaluated every two years and involves an Enterprise Risk Assessment where senior leaders evaluate the current risk landscape across the operational, financial, and strategic areas of the company. A weighted average score for each risk is calculated to determine the top risks. Elecor's team then evaluates the internal controls that are in place to mitigate each risk and determines the department responsible for oversight. The results are presented to Executive Management. All contractors hired by Elecor are required to work within OSHA guidelines and are responsible for enforcing these requirements to protect their employed field personnel, as well as the subcontractors they hire. OSHA notices are posted in each office informing employees of their right to a safe workplace, to raise safety or health concerns, and to receive information and training on job hazards, including hazardous substances, and other workplace health and safety matters. Construction projects employ either on-site safety managers or third-party reviewers to perform safety checks at the job site to ensure best practices are maintained consistently with the OSHA hierarchy of controls to prioritize hazard elimination and minimize risks.	Elecor 2025 Corporate Responsibility Report Elecor Human Rights Policy OSHA – Recommended Practices for Safety & Health Programs in Construction	SDG 8
403-3	Occupational health services	Elecor developed a comprehensive strategy for a healthy workplace that includes enhancements such as indoor air quality testing, air filtration, and cleaning and sanitation. To address safety, our team is prepared to respond to emergencies through fire safety and prevention, active shooter response, and CPR training. If an employee is injured, a worker's compensation claim is filed, and the Human Resources Team is notified. Elecor offers an Employee Assistance Program ("EAP"), which provides 24/7 access to confidential counseling for drug and alcohol abuse, general stress and depression, relationship struggles, and financial hardship to employees and immediate family members. Employees also have free access to a team of advocates that help with general benefits questions and coverage.	Elecor 2025 Corporate Responsibility Report	SDG 8
403-4	Worker participation, consultation, and communication on occupational health and safety	The safety and health of our employees, vendors, and tenants is of paramount importance. We must not only comply with applicable safety and health laws and regulations, but also address and remediate identified risks of accidents, injury, and health impacts. Our policies regarding health and safety are provided to our employees, and to vendors and tenants as necessary, and encompass all our facilities and operations. Each of our employees is entitled to a copy of our Employee Handbook, a portion of which is specifically devoted to safety and security. We have prominently posted in each of our corporate offices those notices required by OSHA to let our employees know that they have the right to a safe workplace, to raise safety or health concerns with us or	Elecor 2025 Corporate Responsibility Report Elecor Human Rights Policy	SDG 8, 16

		with OSHA, and to receive information and training on job hazards, including hazardous substances, and other workplace health and safety matters. We provide healthy office spaces that support the success of our employees, with a focus on indoor air quality, healthy building materials, green cleaning, and sanitation solutions. Our benefits protect the health, wellness, financial security, and work- life balance for both our employees and their families. Our Human Resources Team at Elecor continuously solicits feedback from employees to monitor workplace satisfaction and retain our valued talent. Please see our **2025 Corporate Responsibility Report** and **Human Rights Policy** for more details on benefits provided to employees.		
403-5	Worker training on occupational health and safety	Our policies regarding health and safety are provided to our employees, vendors, and tenants as necessary, and encompass all our facilities and operations. We must not only comply with applicable safety and health laws and regulations, but also address and remediate identified risks of accidents, injury, and health impacts. Each of our employees is entitled to a copy of our Employee Handbook, a portion of which is specifically devoted to safety and security, and we have prominently posted in each of our corporate offices those notices required by the OSHA to let our employees know that they have the right to a safe workplace, to raise safety or health concerns with us or with OSHA, to receive information and training on job hazards, including hazardous substances, and addressing other workplace health and safety matters.	Elecor Human Rights Policy	SDG 8
403-6	Promotion of worker health	Demonstrating social responsibility starts with supporting our own workforce. Elecor is dedicated to enhancing employee well-being through impactful benefits and a positive work environment. Our comprehensive benefits package supports the health, wellness, and financial security of our employees and their families. Elecor's Human Resources department seeks and responds to employee feedback to elevate workplace satisfaction and retain our talented team. Elecor offers an Employee Assistance Program ("EAP"), which provides 24/7 access to confidential counseling for drug and alcohol abuse, general stress and depression, relationship struggles, and financial hardship to employees and immediate family members. Employees also have free access to a team of advocates that help with general benefits questions and coverage. Please see disclosure 401-2 for more details on voluntary health and wellness benefits provided to employees.	Elecor 2025 Corporate Responsibility Report	SDG 3
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships.	All contractors hired by Elecor are required to work within OSHA guidelines and are responsible for enforcing these requirements to protect their employed field personnel, as well as the subcontractors they hire. Construction projects employ either on-site safety managers or third-party reviewers to perform safety checks at the job site to ensure best practices are maintained. All Elecor contractors, partners, and third-party service providers are also expected to comply with **Elecor's Code of Business Conduct and Ethics** and **Vendor Code of Conduct**.	Elecor Human Rights Policy Elecor Code of Business Conduct and Ethics Elecor Vendor Code of Conduct	SDG 8
403-8	Workers covered by an occupational health and	100% of Elecor employees and third-party service providers are covered by an occupational health and safety management system.	Elecor Human Rights Policy	SDG 8

<table>
<tr><td></td><td>safety management system</td><td></td><td></td><td></td></tr>
<tr><td>403-9</td><td>Work-related injuries</td><td><table><tr><th></th><th>2023</th><th>2024</th><th>2025</th></tr><tr><td>Fatalities</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Injury Rate (%)</td><td>0.91</td><td>0.32</td><td>0.32</td></tr></table>
Elecor follows the GRESB definition of Injury Rate: “A measure of the total number of instances of being injured, (including occupational diseases and occupational disabilities, and fatalities) arising from operations expressed per 100 full-time equivalent employees.” Calculations are based on approximately 2,000 hours worked per full-time employee per year. In 2025, Elecor employees worked a total of 648,960 hours, with slip and fall as the primary type of work-related injury recorded.</td><td>N/A</td><td>SDG 3, 8, 16</td></tr>
<tr><td>403-10</td><td>Work-related ill health</td><td><table><tr><th></th><th>2023</th><th>2024</th><th>2025</th></tr><tr><td>Lost Day Rate (%)</td><td>0.45</td><td>0.28</td><td>0.05</td></tr></table>
Elecor aligns the definition of Lost Day Rate based on GRESB: “A measure of the impact of occupational accidents and diseases as reflected in time off work by the affected workers. It is expressed by comparing the total workdays lost due to occupational injury to the total days scheduled to be worked by the workforce during the reporting year”. Calculations are normalized per 100 full-time equivalent (FTE) employees based on approximately 2,000 hours worked per employee per year. In 2025, Elecor recorded zero fatalities and zero cases of recordable work-related ill health.</td><td>N/A</td><td>SDG 3, 8, 16</td></tr>
<tr><td colspan="5">GRI 404: Training and Education</td></tr>
<tr><td>404-1</td><td>Average hours of training per year per employee</td><td>All employees were required to take 2.5 hours of mandatory training in 2025 across three modules that covered anti-harassment and anti-discrimination, Code of Conduct and Business Ethics compliance, and cybersecurity.</td><td>Elecor 2025 Corporate Responsibility Report</td><td>SDG 4, 5, 8, 10</td></tr>
<tr><td>404-2</td><td>Programs for upgrading employee skills and transition assistance programs</td><td>We encourage cross-training opportunities so employees can develop the skills needed for other roles and functions of our business, resulting in a more agile and adaptable workforce. At Elecor, we develop strategies for identifying and developing internal talent to retain knowledge and maintain business continuity. Elecor’s Property Management Team is given the opportunity to shadow staff at other properties to facilitate information exchange, mentorship, and growth throughout our portfolio network.

In order to advance employees’ careers within the company, Elecor invests in opportunities for professional development. Employees are encouraged to further their growth through ongoing training and education. Employees are also given an annual stipend to join external affinity groups as a way to advance self-development and career building.

Elecor also offers a range of financial wellness benefits to support long-term employee success, including a 401(k) retirement plan with an employer matching, individualized financial planning sessions, commuter benefits program, and tuition and training reimbursement. These resources not only enhance current financial well-being but also support employees in preparing for retirement and long-term career transitions.</td><td>Elecor 2025 Corporate Responsibility Report</td><td>SDG 8</td></tr>
</table>

<table>
<tr><td>404-3</td><td>Percentage of employees receiving regular performance and career development reviews</td><td>All Elecor employees, across all genders and employee categories, receive annual performance reviews to identify strengths and weaknesses. In providing constructive feedback for areas of improvement, managers also provide opportunities for training to address these areas. Our Human Resources team also surveys employees annually to monitor satisfaction across communication, manager performance, growth and development, collaboration, and health and wellness.</td><td>Elecor 2025 Corporate Responsibility Report</td><td>SDG 5, 8, 10</td></tr>
<tr><td colspan="5">GRI 405: Diversity and Equal Opportunity</td></tr>
<tr><td>405-1</td><td>Diversity of governance bodies and employees</td><td>We are committed to equal opportunity and workplaces that are free from discrimination and harassment on the basis of race, religion, sex, color, national origin, creed, ethnicity, age, disability, political affiliation, sexual orientation, gender identity or expression, or any other status protected by applicable law. We do not accept disrespectful or inappropriate behavior, harassment or retaliation in the workplace or in any work-related circumstance outside the workplace. We promote a culture of inclusion and value diverse viewpoints to strengthen our management practices and empower us to adapt to new challenges.

We provide each of our employees with detailed policies and materials to provide information on equal opportunity, discrimination, and harassment and require participation in training on these matters.

Following its acquisition by Rithm, Elecor's day-to-day governance is overseen by Executive Management. As of December 31, 2025, Executive Management consisted of two members, including one female and one male member. This group is reflected in the Executive Management sections below.

<table>
<tr><th rowspan="2">Workforce Breakdown</th><th colspan="2">Gender (%)</th><th colspan="3">Age (%)</th></tr>
<tr><th>Female</th><th>Male</th><th><30</th><th>30-50</th><th>>50</th></tr>
<tr><td>Executive Vice Presidents</td><td>50</td><td>50</td><td>0</td><td>100</td><td>0</td></tr>
<tr><td>Management Team</td><td>41</td><td>59</td><td>0</td><td>66</td><td>34</td></tr>
<tr><td>Corporate</td><td>67</td><td>33</td><td>16</td><td>67</td><td>17</td></tr>
<tr><td>Property Management</td><td>16</td><td>84</td><td>19</td><td>40</td><td>41</td></tr>
<tr><td>Total Workforce</td><td>30</td><td>70</td><td>16</td><td>49</td><td>35</td></tr>
</table>

<table>
<tr><th>Workforce Racial Breakdown</th><th>Total Workforce (%)</th><th>Executive Management (%)</th></tr>
<tr><td>Asian</td><td>13</td><td>0</td></tr>
<tr><td>Black or African American</td><td>20</td><td>0</td></tr>
<tr><td>Hispanic or Latino</td><td>19</td><td>0</td></tr>
<tr><td>White</td><td>45</td><td>100</td></tr>
<tr><td>Other</td><td>3</td><td>0</td></tr>
</table>
</td><td>Elecor 2025 Corporate Responsibility Report

Elecor Human Rights Policy</td><td>SDG 5, 8</td></tr>
<tr><td colspan="5">GRI 406: Non-discrimination</td></tr>
<tr><td>406-1</td><td>Incidents of discrimination and corrective actions taken</td><td>During the calendar year 2025, there were 0 significant events or incidents of discrimination in accordance with local laws and regulations.</td><td>N/A</td><td>SDG 5, 8</td></tr>
<tr><td colspan="5">GRI 407: Freedom of Association and Collective Bargaining</td></tr>
</table>

407-1	Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	We strive to create workplaces in which open and honest communications among all employees are valued. We respect our employees' right to form, join or not join, labor unions, without fear of reprisal, intimidation, or harassment. In the case of employees represented by a legally recognized union, we are committed to bargaining in good faith with that union.	Elecor Human Rights Policy 32BJ SEIU Union CBA (NY 2024 RAB Commercial Building Agreement) 32BJ SEIU Union CBA (NY RAB Security Officers Owners Agreement) Local 94 CBA	SDG 8
GRI 408: Child Labor				
408-1	Operations and suppliers at significant risk for incidents of child labor	We comply with all local minimum working age laws and requirements and prohibit the use of child labor. No operations or suppliers were identified as being at significant risk for incidents of child labor, including due to type of operation, supplier, or geographic location.	Elecor Human Rights Policy	SDG 8, 16
GRI 409: Forced or Compulsory Labor				
409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	We prohibit the use of all forms of forced labor, whether prison labor, indentured labor, bonded labor, military labor, modern forms of slavery, and any form of human trafficking. We also evaluate the potential for human trafficking in our supply chain and minimize risks by committing to work with well-established suppliers and lenders who, to our knowledge, do not engage in forced labor and human trafficking. We have a no-tolerance policy for employees, suppliers, and vendors in violation of our company standards regarding slavery and human trafficking, and anyone in violation of those standards is subject to termination.	Elecor Human Rights Policy	SDG 8
GRI 410: Security Practices				
410-1	Security personnel trained in human rights policies or procedures	We do not accept disrespectful or inappropriate behavior, harassment or retaliation in the workplace or in any work-related circumstance outside the workplace. We provide all of our employees with detailed policies and materials to provide information on equal opportunity, discrimination and harassment, and require participation in training on these matters. Security personnel are trained to prevent sexual and other forms of harassment, discrimination, and retaliation in the workplace, and the elimination of adverse treatment that is the product of bias. Sexual harassment training is refreshed annually in accordance with New York State law. All third-party providers, including security, must abide by our **Vendor Code of Conduct**, which establishes our expectations for human rights and professional conduct.	Elecor Human Rights Policy Elecor Vendor Code of Conduct	SDG 16
GRI 411: Rights of Indigenous Peoples				
411-1	Incidents of violations involving rights of indigenous peoples	Elecor's operations are located in the New York City and San Francisco urban areas, where the likelihood of direct impacts on Indigenous rights is considered low due to the nature and location of our business activities. We are not currently aware of any incidents involving violations of the rights of indigenous peoples during the reporting period.	N/A	SDG 2
GRI 413: Local Communities				

413-1	Operations with local community engagement, impact assessments, and development programs.	At Elecor, we believe that our buildings are linked to the communities where we operate. We are home to businesses for nearly 250 tenant companies and thousands of employees, hubs for public transportation, and supporters of local jobs and businesses. We are committed to positively serving our neighbors and local communities. Our on-site property staff regularly participate in events with local community groups and nonprofit organizations, including annual food, clothing, and toy drives. Over the years, Elecor has been proud to support various charities and educational programs to support the local community, both directly and by sponsoring programs together with our tenants. In addition to volunteerism and philanthropy, we partner with local unions to hire employees for these roles to strengthen the current and future workforce. We also host an internship program each summer where we provide educational and enrichment opportunities for college students. Additionally, we partner with the Governor's Committee on Scholastic Achievement, a nonprofit organization that pairs high school students from historically underperforming districts with volunteer mentors. To promote the use of sustainable transportation for commuters traveling to and from our properties, we construct bicycle rooms and install electric vehicle (EV) charging stations. We also partner with the Metropolitan Transportation Authority (MTA) to invest in and construct public transit improvements for the subway infrastructure that connects to our properties. A more detailed overview of Elecor's community initiatives can be found in the **2025 Corporate Responsibility Report**.	Elecor 2025 Corporate Responsibility Report	N/A
413-2	Operations with significant actual and potential negative impacts on local communities	Elecor's operations do not have significant actual or potential negative impacts on local communities. Instead, we focus on sustainable development and initiatives that benefit our neighboring communities. For example, we partner with the Metropolitan Transportation Authority (MTA) to invest in and construct public transit improvements for the subway infrastructure that connects into our properties.	Elecor 2025 Corporate Responsibility Report	SDG 1, 2
GRI 414: Supplier Social Assessment				
414-1	New suppliers that were screened using social criteria	Elecor requires 100% of new and existing suppliers to adhere to our **Vendor Code of Conduct**, which includes social criteria such as human rights, labor standards, and occupational health and safety.	Elecor Vendor Code of Conduct	SDG 5, 8, 16
414-2	Negative social impacts in the supply chain and actions taken	Elecor monitors social impacts by requiring all suppliers to adhere to our **Vendor Code of Conduct**. We require vendors to promptly notify us in writing of any known or suspected violations of the Code. Based on these reporting and oversight mechanisms, no significant actual or potential negative social impacts were identified in our supply chain during the reporting period.	Elecor Vendor Code of Conduct	SDG 5, 8, 16
GRI 415: Public Policy				
415-1	Political Contributions	The total monetary value of financial and in-kind political contributions made directly or indirectly by Elecor during the reporting period was $0. Unless approved as provided below, Elecor's policy is that the Company shall not: • contribute to or make expenditures on behalf of any federal, state or local candidates for election, referendums or initiatives,	Elecor Policy on Political Spending	SDG 16

		• contribute to or make expenditures on behalf of political parties, • contribute to or make expenditures on behalf of political committees or other political entities organized and operating under 26 U.S.C. Sec. 527 of the Internal Revenue Code, • contribute to any charity or non-profit organization at the request of any federal, state or local governmental office holder or any candidate for such an office, • donate Company time, resources, products or services to any of the foregoing; or • pay for campaign advertisements, printing or other campaign expenses. Please see **Elecor's Policy on Political Spending** for more information.		
GRI 416: Customer Health and Safety				
416-1	Assessment of the health and safety impacts of products and service categories	100% of Elecor's properties are assessed for health and safety impacts. Health and safety for all building occupants is a top concern, which has been demonstrated through our many environmental and health certifications including the achievement of LEED and Fitwel across 100% of the Core Office Portfolio. In accordance with LEED standards, our buildings utilize products that have a sustainability certification such as "Green Seal" or "Environmental Choice." These products emit low quantities of volatile organic compounds (VOCs) and provide optimal indoor air quality. To further ensure optimal indoor air quality, our strategy includes aligning operations with CDC and ASHRAE guidelines, replacing and improving air filtration, commissioning third-party testing, and inspecting and regulating air quality on an ongoing basis.	Elecor 2025 Corporate Responsibility Report	N/A
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services.	In 2025, Elecor did not identify any incidents of non-compliance with regulations or voluntary codes concerning the health and safety impacts of its operations.	N/A	SDG 16
GRI 417: Marketing and Labeling				
417-1	Requirements for product and service information and labeling	Not material to Elecor's primary business of commercial office property management.	N/A	SDG 12
417-2	Incidents of non-compliance concerning product and service information and labeling	Not material to Elecor's primary business of commercial office property management.	N/A	SDG 16
417-3	Incidents of non-compliance concerning marketing communications	Not material to Elecor's primary business of commercial office property management.	N/A	SDG 16
GRI 418: Customer Privacy				
418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	No substantiated complaints in 2025. Please refer to our **Privacy Policy** for more information.	Elecor Privacy Policy	SDG 16