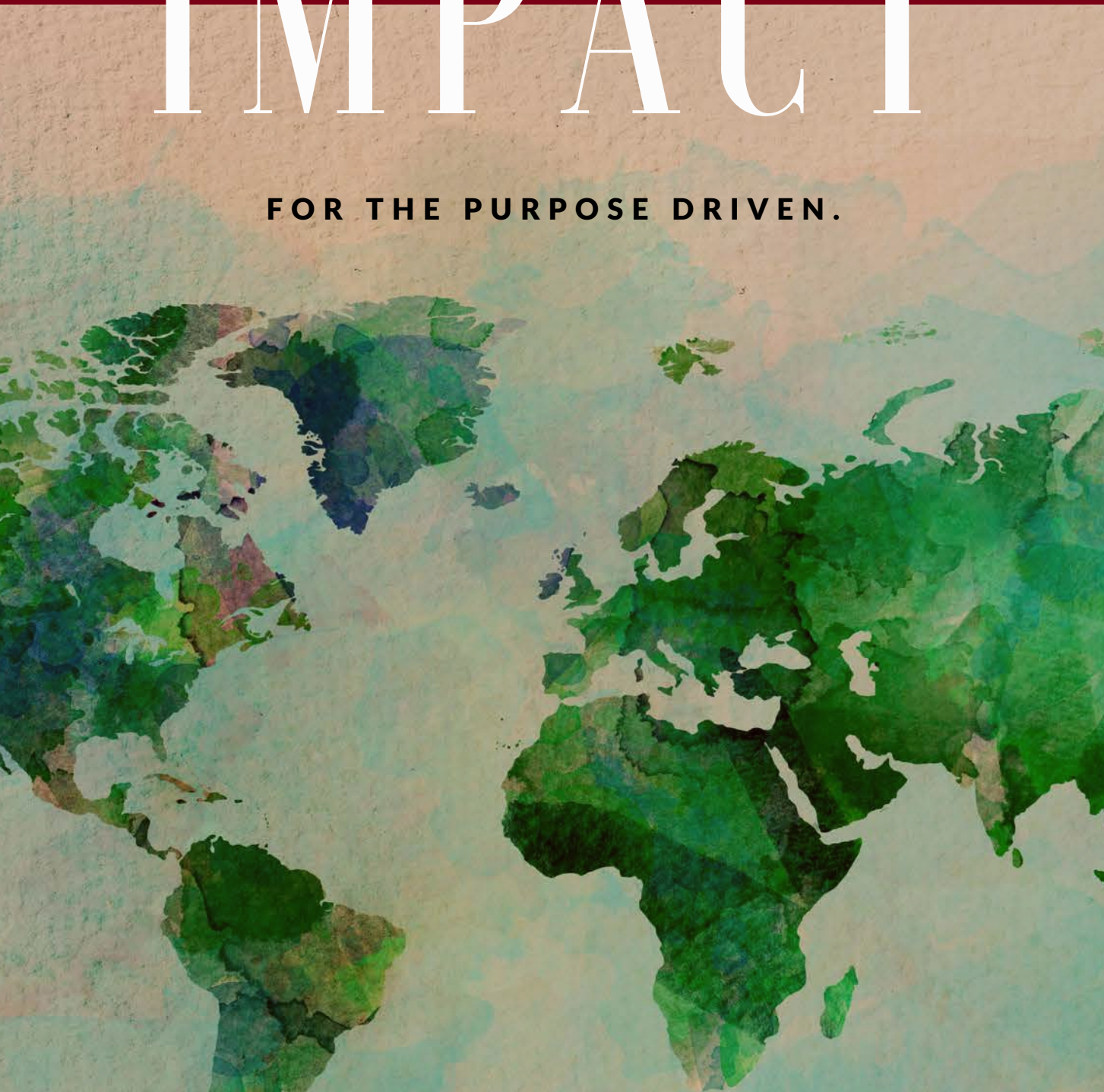


IMPACT

FOR THE PURPOSE DRIVEN.



PROPELLING TOWARDS PURPOSE


Integrating purpose into our
business models & project
strategies | p. 6

LAUNCHING ABOVE REQUIREMENTS

Understanding the difference
between outreach &
community engagement | p. 9

EXPANDING OUR IMPACT

Creating meaningful impact
as a community partner &
global citizen | p. 16



Dedeaux Properties believes that corporate purpose is based on a fundamental commitment to all stakeholders - **communities, partners, employees, the planet, and society.**

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Outreach vs. Community Engagement

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Leadership Letter

At Dedeaux Properties, we strive to deliver meaningful impact. From the founding of our company, our driving purpose has been to create property value that provides aligned benefits to communities, investors, partners, shareholders, tenants, and team members. Central to achieving this alignment has been the relationships and trust we have built with communities through active community engagement.

Our team has spent the past two years making strides in our conscious efforts to serve as partners to the communities we work in. Serving as a community partner has allowed our team to deliver impact, support social good, and contribute towards meaningful change. Through community engagement, we have:

- **Supported** Cities, Counties, and unincorporated municipalities to confidently plan events that unite the community.
- **Partnered** with school districts to support their environmental justice projects, such as building school gardens to empower students to grow their own food.
- **Collaborated** with local nonprofits and community organizations to contribute towards social causes ranging from reducing hunger and poverty to ensuring at-risk youth receive a quality education.

By serving as a good community partner, we go beyond building property valued facilities. We help build something bigger than any of us could achieve individually. As a global citizen, we take responsibility in contributing towards the betterment of the global community by linking our project strategies to core Sustainable Development Goal (SDG) focus areas.

Dedeaux Properties is committed to using our business as a force for good by serving as a partner to the local and global community. We are dedicated to remaining transparent about our on-going community engagement efforts. Our initial efforts include launching the first edition of our annual community impact magazine. In early 2023, we will also be launching the community engagement section of our website and publishing quarterly community engagement newsletters. We are especially proud of these layers of transparency because they capture the beginning stages of how *Dedeaux is igniting meaningful change as a community partner and global citizen.*

As you explore this magazine, you can learn more about the framework we used to structure project strategies to go beyond the focus of profit building. You will also learn more about how our team has expanded our business model to link profit with purpose by linking community engagement to core SDG focus areas.

We hope our community engagement inspires you, our industry-colleagues, and communities to continue this journey with us. We look forward to continuing to make positive change for the betterment of our local and global communities.

With pride and gratitude,

Brett Dedeaux

**Brett Dedeaux,
Principal & Manager**



About Our Community Impact Magazine

The Dedeaux Properties Community Impact Magazine exists to provide a transparent view into our efforts to make a difference in the lives of the communities we work in as a good **community partner** and an impact on the world as a **global citizen**.

This is a magazine that shares who we are today, what our community engagement has achieved thus far, and what we're focused on for the future.

Understanding Our Level of Impact

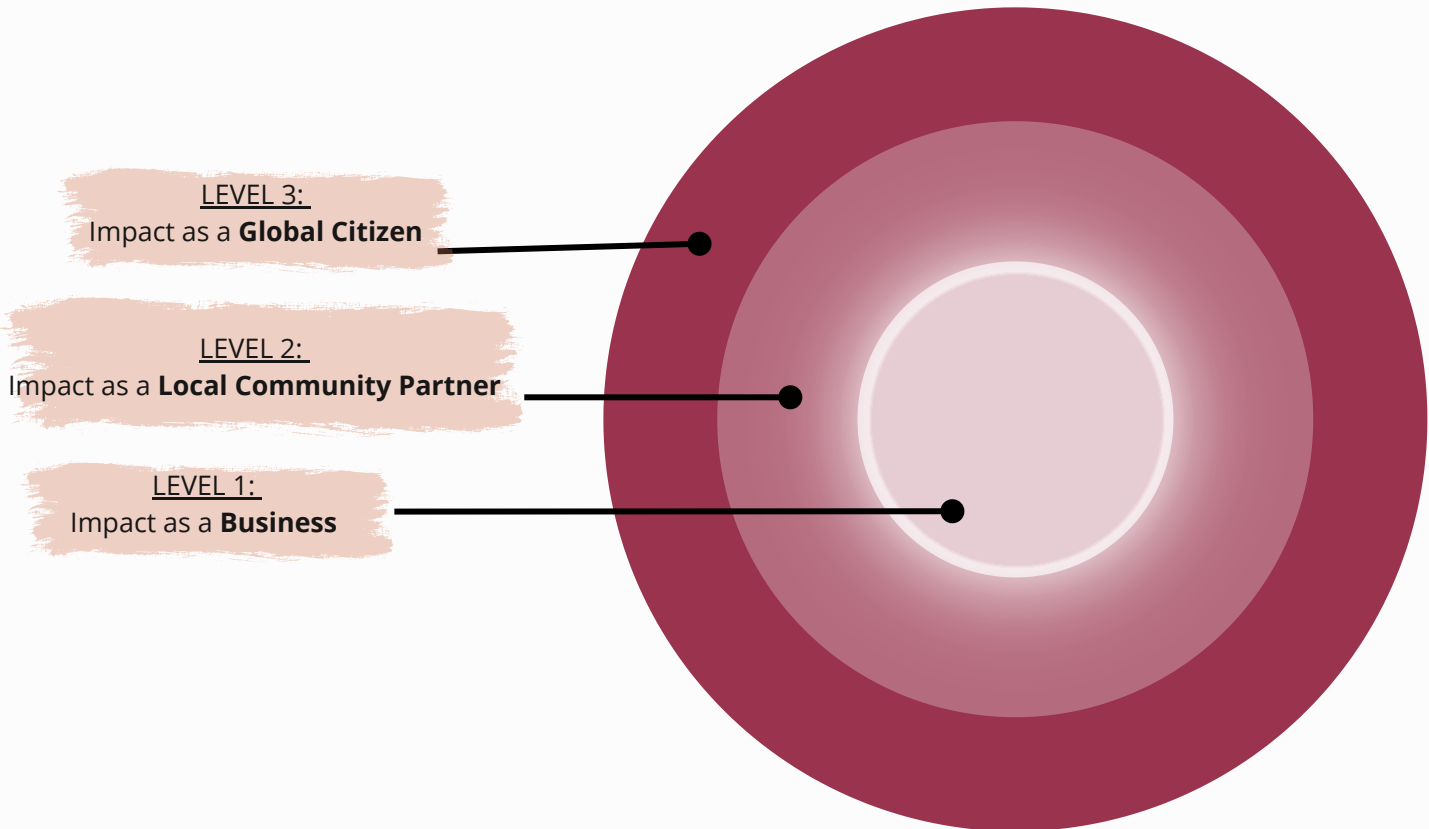
Dedeaux Properties and its affiliates have a long and successful history in California real estate, dating back over 50 years. What sets us apart from other developers is our efforts to serve as a **community partner** and **global citizen**. Dedeaux Properties strives to use our business as a force for good. We are dedicated to demonstrating moral courage and ethical citizenship through our business models and project strategies.

We've structured our business models and project strategies to better align with our vision as a community partner and global citizen by going above and beyond outreach requirements in the regions we work in. As a community partner, Dedeaux has incorporated continuous community engagement in Riverside and San Bernardino. Our community engagement is facilitated through volunteering, participating, and financially sponsoring community programs and events. As a global citizen, we have intentionally linked our community engagement efforts to contribute towards our core Sustainable Development Goals (SDGs) focus areas:



By expanding our circle of impact in society as a community partner and global citizen, ultimately we are able to build trust with the community, establish meaningful partnerships, and serve as a key player in collaborating on SDGs for the betterment of the global community. The following pages demonstrate what we contribute towards in our societal roles.

Our Circles of Impact



This figure illustrates the three core societal roles Dedeaux Properties has and the impact we're able to make in each role.

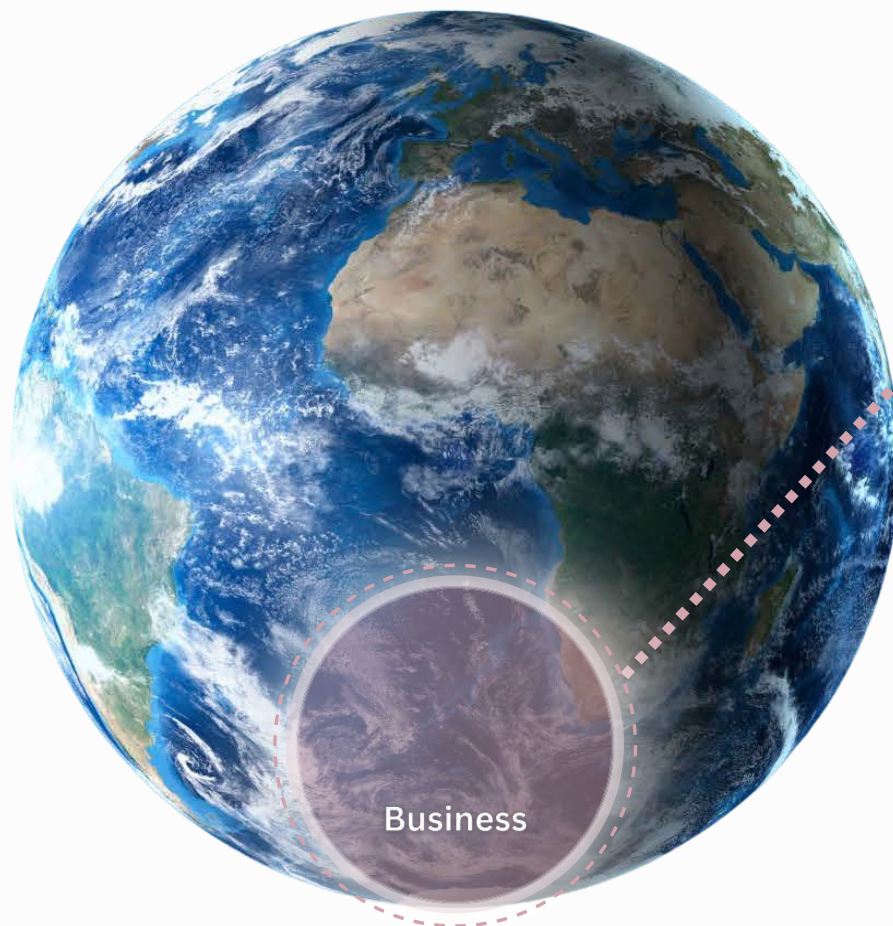
As we expand our role in society, we are able to use our business as a force for good and propel our impact towards a larger purpose.

As a community partner and global citizen, our team has incorporated the **Sustainable Development Goals** into our business models, project strategies, and engagement programs.

Circle of Impact - Level 1

How it Translates

BUILD RESILIENT INFRASTRUCTURE, PROMOTE INCLUSIVE AND SUSTAINABLE INDUSTRIALIZATION AND FOSTER INNOVATION



9 INDUSTRY, INNOVATION AND INFRASTRUCTURE



As a **business**, Dedeaux Properties is a logistics facility developer and investor. Through this societal role, Dedeaux has a **circle of impact that contributes largely to SDG 9 - Industry, Innovation, and Infrastructure**.

Circle of Impact - Levels 2 & 3

How it Translates



Volunteering



Community
Participation

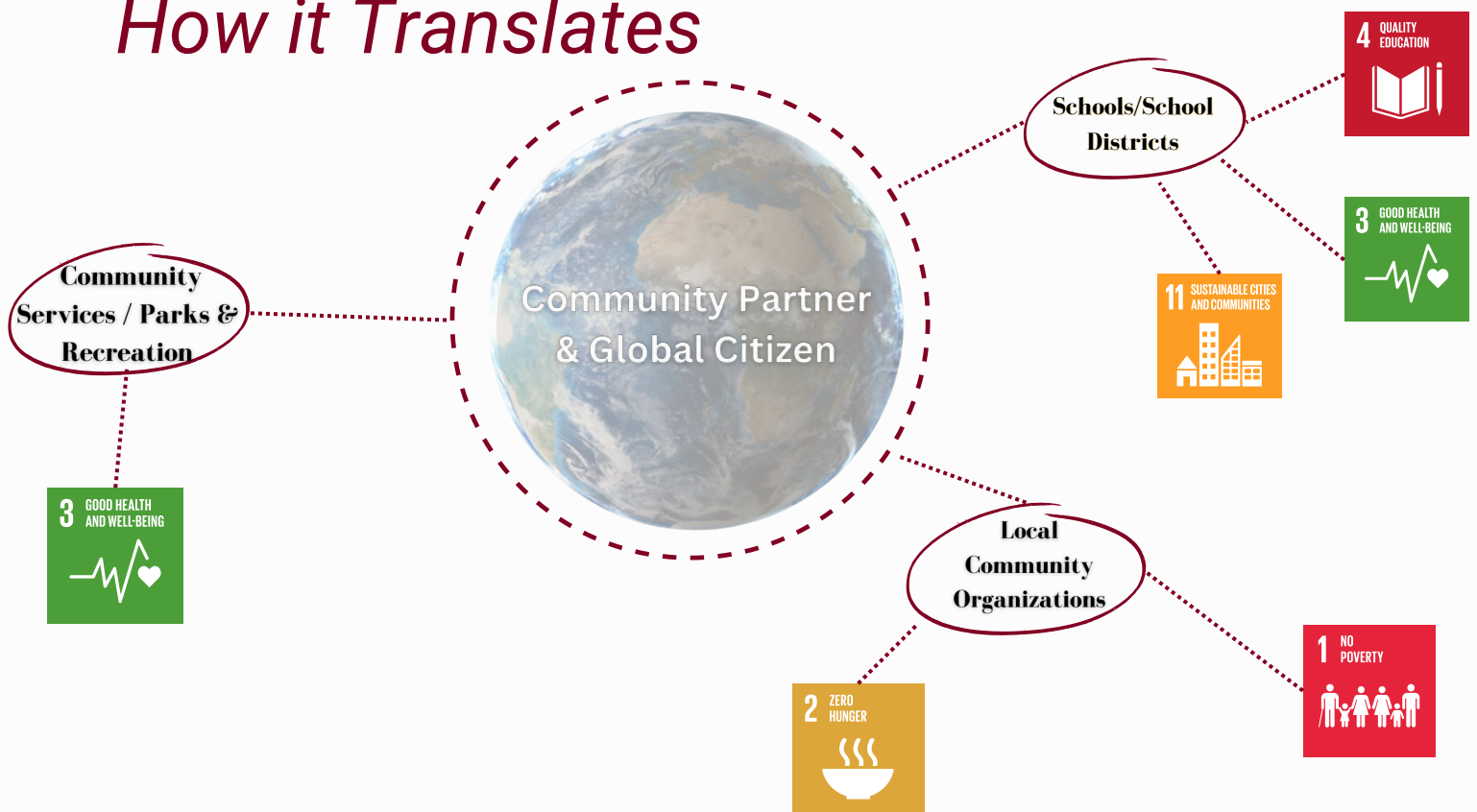


Financial
Sponsorships

As a **community partner** and **global citizen**, Dedeaux Properties engages in 3 types of continuous community engagement strategies, which are linked to core SDG focus areas (shown on the following page).

Circle of Impact - Level 2 & 3

How it Translates



As a **community partner** and **global citizen**, Dedeaux Properties maximizes its circle of impact.

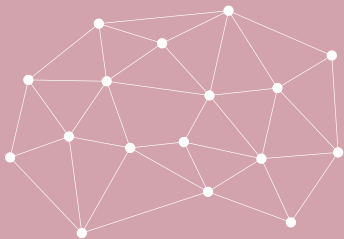
The team's business models and project strategies incorporate community engagement efforts that link to 5 core SDG focus areas:

- **SDG 1 - No Poverty**
- **SDG 2 - Zero Hunger**
- **SDG 3 - Good Health and Well-Being**
- **SDG 4 - Quality Education**
- **SDG 11 - Sustainable Cities and Communities**

The core stakeholders that Dedeaux engages with include City and County Community Services / Parks and Recreation, local community organizations, schools, and school districts.

Core Values

Our values remain consistent across each of our societal roles as a **developer**, **community partner**, and **global citizen**.



Creating property value through **aligned benefits**.



Building trust with the communities we work with through on-going, active community engagement.



Serving as a good **community partner** and responsible **global citizen** by effectively linking project and community impact strategies to a larger purpose.

Understanding The Difference That Matters: *Outreach vs. Community Engagement*



OUTREACH

Required project component that focuses on informing the community about a proposed development.



COMMUNITY ENGAGEMENT

Dedeaux's community engagement focuses on building trust with the community and establishing long-term relationships with key stakeholders.

Understanding The Difference That Matters: *Outreach vs. Community Engagement -*



Outreach:

Most local agencies require an outreach component as a part of the land development permitting process. Required outreach focuses on informing the community about the proposed project and often includes efforts such as mailing notices, holding community meetings, and participating at local meetings.

Outreach plays a crucial role since it is the phase of the project that influences how a community perceives the project. Ultimately, the objective of outreach is to meet the local agencies outreach requirements by increasing transparency on the project. Dedeaux's outreach efforts focus on:

- **Informing** the community on the proposed project.
- **Listening** to the community's comments/inquiries.
- **Engaging** with local residents to address comments/inquiries.

Community Engagement:

Building trust with the communities we work with is one of our forefront, driving values. It's important to our team to go above and beyond required outreach, and to lean into continuous community engagement. Our community engagement model focuses on building trust with the community and establishing long-term relationships with key stakeholders.

Our team's community engagement efforts focus on:

- **Building long-term relationships** with key stakeholders.
- **Contributing** meaningfully towards interconnected local and global community needs.

When we lean into both outreach and community engagement, we're able to maximize our circle of impact and make a difference that matters as a **business, community partner, and global citizen**. Through our outreach and community engagement, we establish meaningful relationships, build trust with communities, and contribute towards Sustainable Development Goals for the betterment of the global community.



Community engagement efforts have been focused within our active project regional Counties - Riverside and San Bernardino. Dedeaux's community engagement included volunteering, participating in community events, and serving as a financial sponsor to local community organizations/nonprofits.



In 2021 through 2022, Dedeaux had:

50% of projects located within **San Bernardino County**.

30% of projects located within **Riverside County**.

5% of projects located within **Los Angeles County**.

5% of projects located within **Orange County**.

5% of projects located within **Alameda County**.

5% of projects located within **Kern County**.

Community Engagement - Volunteering

Community Engagement - Volunteering



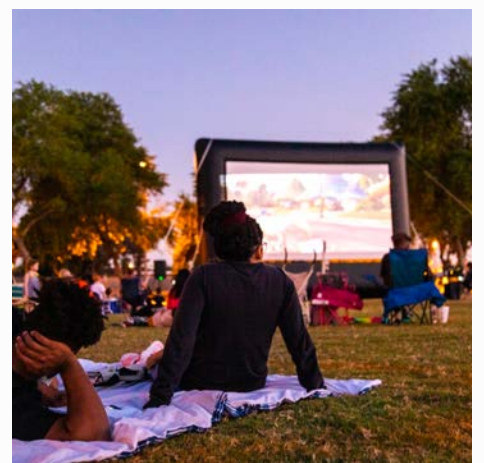
'21 Mead Valley Feeding America Drive Through

At the Feeding America Drive Through volunteering event, Dedeaux helped distribute approximately 200 food packages. Dedeaux nourished partnerships with the Mead Valley Community Center and The Grove. Our team was the first developer in the area to engage on a hyper-local level with the community at the Feeding America Food Drive.



'21 Mead Valley Concert Movie In the Park

The Mead Valley Concert and Movie in the Park volunteering event was a success. Approximately 130 community members came to event. Dedeaux's role was greeting, mingling with attendees, and handing out popcorn throughout the night.





'22 Inland Empire Feeding America

As a global citizen, we have intentionally linked our community engagement efforts to contribute towards our Sustainable Development Goals (SDGs) focus areas.

Our SDG focus areas include SDG 1: No Poverty and SDG 2: No Hunger. This Thanksgiving, we donated to the Inland Empire Feeding America, which provided approximately 14,000 meals for neighbors in need throughout Riverside and San Bernardino counties. We also volunteered at their Senior Food Distribution event! Our team had a great time volunteering alongside IE community members and distributing approximately 100 food packages.



Community Engagement - Participation

Community Engagement - Participation

'21 Mead Valley Fall Town Hall

The Fall Town Hall was a well attended community event with over 100 community members. The event was organized by District 1 and hosted by The Grove. Participating in this community event helped nourish a continuous partnership with these two key stakeholders. Before the meeting started, community members checked in and completed a passport activity. This activity required community members to visit 14 agency vendor tables to learn how each agency works to make Mead Valley a stronger community. Vendor tables ranged from the EMWD to the Riverside County Board of Supervisors. Dedeaux sponsored the community raffle, which included a variety of Apple products. The raffled prizes were memorable and well received by the community because they served as educational technology and mental health/wellness resources.





'21 Mead Valley Fall Festival

Mead Valley held its annual Fall Festival where 20 local agencies/organizations participated in the trunk or treat and over 1,000 community members attend the event. Dedeaux sponsored the community raffle and the prizes included one Airpod Pro, one iPad, and three Macbook Pros. As the only developer in the area that participated in the event and sole community raffle sponsor, Dedeaux Properties presence stood out to both the community and County.



'21 San Bernardino Turkey Trot

Dedeaux Properties was one of the sponsors for the annual San Bernardino Turkey Trot, one of the County's largest races. With Dedeaux's sponsorship, the San Bernardino Turkey Trot generated funds that allowed the community to donate proceeds towards the Exonerated Nation, St. John Primitive Baptist Church, and American Legion Auxiliary. Over 500 community members participated in the Turkey Trot, and ran either the 5k or 10k race. Dedeaux Properties had a great time engaging with the community by running the race and engaging with the community at their vendor table.



'22 Columbia Elementary Garden Ribbon Cutting

Dedeaux fully funded the Columbia Elementary School's garden. As part of the sponsorship, the elementary school invited Dedeaux to attend their garden dedication event. Dedeaux's sponsorship funds will enable students to grow food that will be served in their cafeteria as part of the Val Verde Unified School District Farm 2 School Program. The sponsorship will be used to rebuild the old raised grow beds, plant new citrus trees, create a butterfly garden, new timers with a drip system, and hydroponic towers for growing food in the classrooms. The garden will be a place for students to utilize their problem solving skills as a collaborative group to generate food that will be sold to the school's food services department.



'22 San Bernardino Eggstravaganza

Dedeaux Properties served as a sponsor and participant at the City of San Bernardino's first annual Eggstravaganza. Dedeaux's sponsorship was meaningful to the community because it supported the Parks, Recreation and Community Services Department to purchase 2,000 additional pre-stuffed eggs, gift baskets, and stuffers for over 800 children. The Eggstravaganza was a special event for the City because it was the first step in bringing the community back together after a long hiatus in community events from the pandemic. At the event, Dedeaux had a booth where they got to engage with the youth and their families by handing out additional Easter goods.



'22 Oak Grove Center Trunk or Treat

One of Dedeaux's community partnerships is with the Oak Grove Center - a nonprofit residential, education, and treatment center for at-risk and special needs youth. As one of the Oak Grove Center's Annual Chairman's Circle Sponsors, Dedeaux Properties has served a valuable role in contributing towards transformational programs for youth who need support. These programs that Dedeaux has contributed towards have helped rebuild the lives of at-risk children and their families through educating, healing, building character, and instilling hope. This year, Dedeaux was one of the participants at the Oak Grove Center's Trunk or Treat! The team had a great time engaging with the students and getting into the Halloween spirit.



Community Engagement - Monetary Sponsorships

Dedeaux Properties understands that financial support can be a catalyst in helping both organizations and individuals reach their goals. The majority of our financial giving in 2021 through 2022 went directly to our community engagement Sustainable Development Goals (SDGs) focus areas:



We also donated to different community events, tying our community partner sponsorships back to our SDG focus areas as frequently as possible. These sponsorships gave us an opportunity to **serve beyond our role as a community partner** - it empowered our team to use our business as a force for good and serve in our role as **good global citizens**.

As a **global citizen**, Dedeaux Properties understands the importance of the Sustainable Development Goals (SDGs). The figure below shows the evolution of our community engagement monetary sponsorships contributions towards our SDG focus areas.

In 2022, we expanded our SDG focus areas and maintained SDG 3 (good health and well-being) as our largest contribution pillar.

2021



\$18,750



\$3,750

2022



\$14,500



\$17,750



\$32,930



\$14,340



\$17,670



Community Partnerships

Partnerships List



In our role as a **community partner**, we've established partnerships with local non-profits, City departments, and community organizations. The list below shows who we've engaged with throughout 2021 - 2022. We are looking forward to nourishing these relationships and growing our community partnerships.

- Boardriders Foundation
- Boy Scouts of America
- Cedar House
- Citizens Business Bank
- City of Hope
- Columbia Elementary School
- Inland Empire Feeding America
- John Tracy Center
- Otra Mas
- Charles Meigs Community Center
- Rod Dedeaux Foundation
- San Bernardino Parks & Recreation
- San Bernardino Turkey Trot
- The Oak Grove Center
- The Jewish Federation
- Tower Cancer Research Foundation
- Val Verde Unified School District

Commitment to the Community

This community impact magazine is a milestone that our team is proud of - it captures the beginning stages of how we're igniting **meaningful change** as a community partner and global citizen.

Through this magazine, we provided transparency on our framework for how we have structured project strategies to go beyond the focus of profit building. We've shown how our team has expanded our business model to link profit with **purpose** by linking community engagement to our core SDG focus areas: no poverty, zero hunger, good health and well-being, quality education, and sustainable cities and communities.

Dedeaux Properties is committed to deepening our partnerships in the local and global community. We are excited to share the first edition of our annual community impact magazine, and hope it inspires you to continue on this journey with us!



DEDEAUX
P R O P E R T I E S