



**In this Report** 



**ENVIRONMENT** 

DEVELOPMENT

**INVESTMENT** 

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GOVERNANCE



Naulu Apartments - Aiea, HI

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#### On the Cover

Anything's Possible Climber, located at La Nube, STEAM Discovery Center, El Paso TX. Part art installation and part jungle gym, the Climber is a gift to the community made possible by the Woody and Gayle Hunt Family Foundation.



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# Message from Matthew Hunt

Senior Vice President and Corporate Sustainability Officer The past year has been one of significant growth and innovation for Hunt Companies. Our continued focus on sustainability has driven improvements across our portfolio of businesses and affiliates. Through enhanced data quality, strengthened reporting metrics, and increased managerial engagement, we have successfully advanced our annual Sustainability Evaluations and Greenhouse Gas (GHG) Reporting. These tools provide us with actionable insights, allowing our team to benchmark progress, refine practices, and create measurable value year over year.

Recognizing the challenges presented by a dynamic regulatory environment, we have taken proactive steps to enhance our preparedness. By collaborating with our government affairs team and external experts, we are addressing emerging state and federal regulations while supporting individual portfolio companies with tailored resources. These efforts ensure our collective capacity to stay ahead of legislative changes and emerging trends.

A notable milestone this year was the launch of Hunt's first Sustainability Summit, designed

to foster collaboration and innovation among managers across our portfolio. This forum provided an opportunity to spotlight success stories, exchange strategies, and engage with policy experts on the regulatory landscape. The summit underscored our belief in the power of shared knowledge and will serve as a foundation for future partnerships among our portfolio companies.

Our affiliated businesses continue to lead in integrating sustainability into their operations. Highlights include Pennrose publishing its inaugural Corporate Responsibility Report, City Light and Power embedding electric vehicle infrastructure within their projects, and Hunt Military Communities advancing utility reporting platforms to better manage energy usage across properties. These efforts, along with Hunt's and its affiliates and Foundation's philanthropic giving and commitments, which total more than \$183.3 million since 1987, reflect our dedication to empowering communities and advancing long-term sustainability goals.

Together, we are building a legacy of resilience, transparency, and impact. Thank you for joining us on this journey.



Matthew Hunt Senior Vice President and Corporate Sustainability Officer



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# **About Hunt Companies**

Hunt Companies is a familyowned investment firm with a global footprint spanning real estate, infrastructure, and financial services. Founded in 1947, we are proud to employ more than 9.600 individuals through our family of companies across North America. Europe, Australia, and Africa. Our mission is guided by the principles of community empowerment, responsible investment, and sustainability. By fostering lasting relationships and employing strategic partnerships, we strive to create value for our stakeholders and promote growth in the communities where we operate.



#### **Real Estate**

Multifamily
Commercial
Master-Planned
Communities
Affordable Housing
Land Development
Military Housing
Build-to-Rent
Student Housing
Senior Housing



#### Infrastructure

Construction Services
Civic and Government
Parking and Mobility
Sustainable Energy
Higher Education
Public Assembly
Medical Facilities
Digital Infrastructure



#### **Financial Services**

Tax Credit Syndication
Specialty Finance
Lender and Manager
Investment Management
Commercial Real Estate
Debt Management
Broker-Dealer
Fund Management
Asset Management

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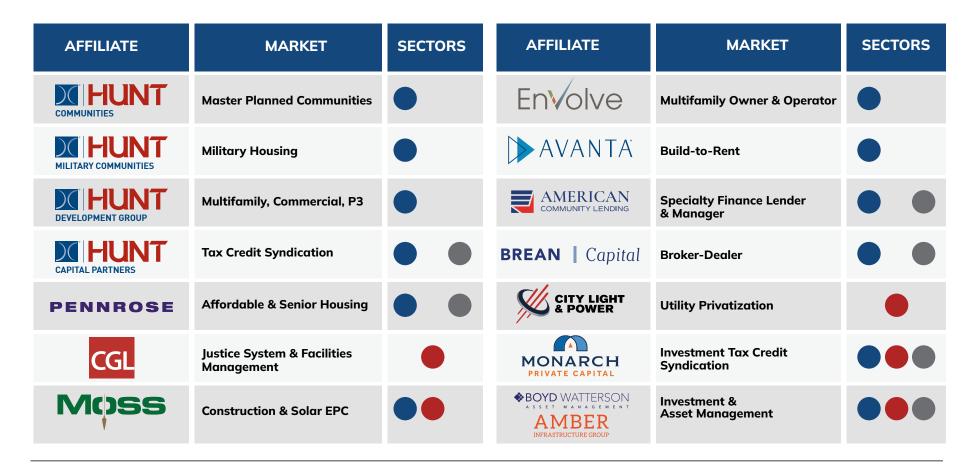
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### Hunt Companies Affiliates by Sector





Estate Infrastructure





# Sustainability Policy

#### **Mission:**

Hunt Companies and its affiliates have embarked on a mission to analyze, integrate and implement a sustainability program focused and adapted to its evolving business footprint, risk, opportunity and value creation for all key stakeholders

#### Vision:

To achieve continuous sustainability improvement and remain a leader in corporate responsibility in the sectors and businesses in which we operate, and address and live up to our key stakeholders' expectations through resilience, transparency, and value creation.

# Sustainable Development Strategy:

With a portfolio of developed and constructed LEED certified and FNFRGY STAR® rated projects, Hunt will continue to focus these green building efforts on implementing a sustainable project development strategy. The primary policy components to this strategy include an embodied carbon procurement strategy, a materials of concern policy, and an operational phase impact reduction policy. In line with our corporate Sustainability goals, this strategy will help Hunt reduce the amount of carbon that goes into a project, incentivize the use of healthier materials, improve operating assets in terms of energy and water efficiencies as well as accommodating renewable energy and electrification infrastructure.



Caroline Eastside Apartments, in Richardson, TX



### Our Sustainability Priorities

# Hunt's sustainability efforts are centered on four strategic pillars that define our corporate responsibility:



### **Environment:**

Reducing our impact on the environment through implementing business practices and processes across our portfolio of companies, including assessing climate risks and accounting for greenhouse gas (GHG) footprints.



### **Development:**

Advancing green building initiatives, deploying renewable energy and addressing housing equity through the projects we develop.



#### **Investment:**

Fostering social advancement and climate technology through purpose driven investment.



#### **Empowerment:**

Empowering the communities where we live and work, including our team members, through our social impact programs.

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### Sustainability Evaluation

Hunt Companies is committed to driving continuous improvement through its annual sustainability evaluations. These assessments measure progress in environmental management, social responsibility, human capital, and governance, aligning with SASB standards and GRI metrics.

In 2024, Hunt expanded the evaluations by incorporating KPIs from a global ratin agency, offering a well-rounded view of

In 2024, Hunt expanded the evaluations by incorporating KPIs from a global rating agency, offering a well-rounded view of risk and resilience. Combined with insights from emerging regulations, this approach supports portfolio company preparedness for evolving stakeholder expectations and compliance needs.

Each entity received tailored guidance to address key areas like sustainable building practices, carbon reduction strategies, workforce management, data security, and climate risk management. These evaluations deliver actionable insights, helping companies strengthen performance and uncover opportunities for innovation and growth.

With participation from 14 portfolio companies in 2024, Hunt reinforced its dedication to embedding sustainability into operations. This proactive process not only mitigates risks but also supports Hunt's commitment to responsible growth and industry leadership.

#### SUSTAINABILITY EVALUATION PROCESS



**Social Capital** 

Strong data security policies and implementation with minimal cybersecurity incidents/leaks of sensitive or personally identifiable information.



**Human Capital** 

TI

Low safety incident rate on average, with only
Three portfolio companies or affiliates exceeding
industry average TRIR; no recorded fatalities.



Business Model & Innovation

Seven participating portfolio companies or affiliates now include some level of physical risk assessment for current and future projects and managed or owned assets.



**Environment** 

Expansion of GHG category calculations for many participating portfolio companies or affiliates, informing additional metrics for normalized assessment).



Leadership & Governance

Policies surrounding anti-corruption, bribery, and fraud have broad coverage across portfolio.



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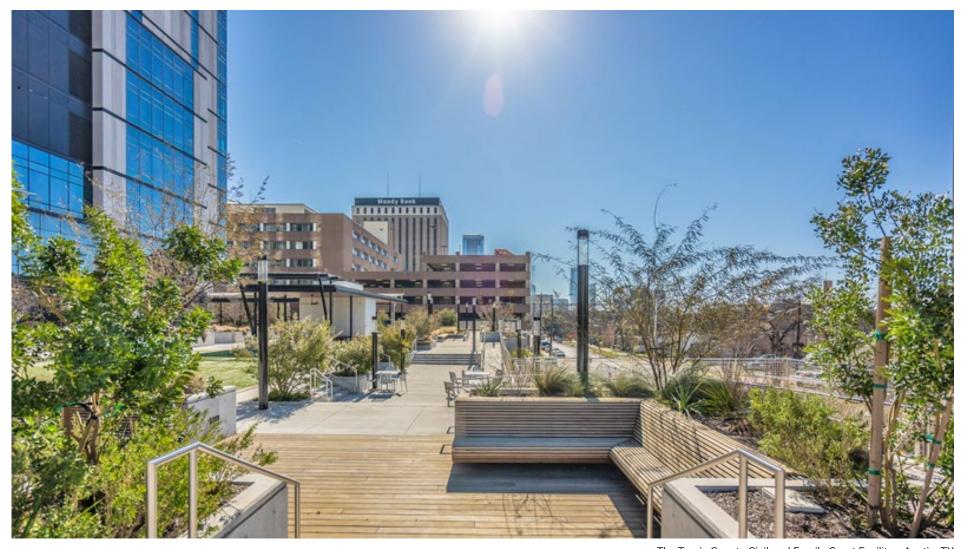
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### **Environment**







The Travis County Civil and Family Court Facility - Austin, TX

### Greenhouse Gas (GHG) Inventory

Annual evaluation of greenhouse gas (GHG) emissions continues to be a fundamental benchmark for Hunt's Sustainability Program. Each year, the portfolio measures our emissions totals, tracking year-over-year changes, expanding on data quality and coverage, and seeking to include as many Hunt entities and affiliates as possible. Additionally, through data quality improvements, internal tracking, and stakeholder engagement, generating a more complete understanding of its impact is a focus for Hunt's pursuit of full emissions data coverage.

Each year GHG emissions are evaluated, Hunt works to increase the number of relevant emission categories calculated. In 2024, 22 emissions categories were added to the overall analysis, marking a strong improvement from 2023 and a total of 70 new categories implemented in the past two years. This pursuit specifically targets emissions categories in scope 3, expanding the analysis to include direct, indirect, and

emissions sources across the entire value chain. Hunt's push to include all relevant scope 1, 2, & 3 emissions categories across the portfolio is a notable commitment to emissions reporting, and a pursuit of full and complete inventories across companies. In 2024, the addition of Monarch, as a new portfolio company, helped to increase the number of evaluated categories as well: Monarch evaluated 11 categories in scope 3 emissions coverage, contributing to the total categories evaluated, and demonstrating a commitment to progress in their first year.

Engagement across Hunt's portfolio continued in 2024, with notable improvements in data quality mechanisms, the establishment of programs designed for efficiency, expansion of tracking available for relevant scope of emissions, and sustainability features included across new developments. A few highlights are outlined here.



HDG utilizes Measurabl to gather and analyze utility data from multifamily sites, integrating it with ENERGY STAR Portfolio Manager to track efficiencies and evaluate the ROI of sustainability projects like LED lighting upgrades. This data-driven approach enables stakeholders to monitor environmental impacts and optimize energy performance effectively solutions. Each year, we pledge to support initiatives that align with our mission to build a more sustainable future.

#### **PENNROSE**

Pennrose's GHG emissions inventory is driven largely by the operation & use of residences across its property portfolio. By nature, these emissions stem from utility consumption including electricity, natural gas, and other fuels. While calculations have been pursued in year's past, the adoption of a streamlined data collection provider, Conservice,

has allowed Pennrose to dramatically improve the data tracking. Better primary data inherently improves the GHG calculation process and greatly decreases the reliance of estimates and assumptions across the inventory.



**Hunt Military Communities** (HMC) is a main component of Hunt's overall GHG emissions inventory. In 2022, HMC began onboarding their utility data into the property management software. Yardi, to track and improve maintenance of electricity, heating, cooling, waste management, and water. This practice continues to be rolled out, providing improved granularity into HMC's environmental performance for the 2023 GHG inventory and revealing an emissions reduction due to overall lower energy use across their residential communities.



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# Business Travel

Offsetting

2024 SUSTAINABILITY REPORT

#### **Offset Project Information**

Continuing our commitment we began with our 2021 corporate GHG inventory, Hunt Companies purchased carbon offsets in August 2024 through our continued partnership with Bonneville Environmental Foundation. The offsets compensated for 2023 business travel-related emissions for Hunt Companies and many majority-owned Hunt entities, including emissions associated with private air travel, commercial air travel, lodging, and transportation. Hunt Companies also retroactively offset emissions from these other business travel activities in 2022. in addition to air travel. In total, Hunt Companies purchased carbon offsets equivalent to 6.022 MT CO2e.

While business travel is a necessary component of our operations, Hunt Companies' purchase of these offsets represents our support for hydrofluorocarbon (HFC) reclamation in Georgia. This project performed the reclamation of HFCs and resale of the reclaimed gas to the US refrigerant market. HFCs are ozone-depleting substances, which have high global warming potential when released into the atmosphere. Through reclamation, this initiative prevents both direct HFC atmospheric release as well as demand for equivalent production of new, virgin HFCs.

We are proud to support this project given its tangible, domestic location and enduring impact of permanent greenhouse gas reductions. This financial commitment demonstrates Hunt's contribution toward climate change mitigation spanning beyond operational changes. We will continue to identify a carbon offset project each year that aligns with our priorities.



# 6,022 metric tons of CO2e

Estimated annual business travel greenhouse gas emissions offset by Hunt Companies in 2023.



**Electric Refuse Collection Vehicles** 



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# **AMBER**INFRASTRUCTURE GROUP

Westminster Council, located in the heart of London, has set an ambitious goal to achieve net zero emissions by 2030. A key element of this vision is the decarbonization of its fleet of vehicles, particularly its waste collection fleet. To support this initiative, the Amber-managed Mayor of London's Energy Efficiency Fund (MEEF) provided critical financing for the deployment of 45 electric refuse collection vehicles and supporting charging infrastructure. This initiative marks a significant milestone as the UK's largest waste collection fleet of its kind.

#### The Role of Amber and MEEF

Amber's management of MEEF has enabled Westminster Council to bridge the financing gap needed to transition to electric vehicles sustainably. The electric refuse vehicles, supplied by Dennis Eagle Ltd and manufactured in Warwick, have been complemented by state-of-the-art charging infrastructure installed by UK Power Networks. This collaborative approach reinforces local supply chains and strengthens the Council's commitment to decarbonization.

#### **Technical Highlights**

- **Significant Carbon Savings:** The electric vehicles are expected to save up to 89% CO<sub>2</sub>e compared to their diesel-powered predecessors, translating to over 2,000 tCO<sub>2</sub>e saved annually.
- Enhanced Charging Capabilities: The fleet's charging infrastructure has the capacity to charge up to 54 vehicles simultaneously, ensuring operational efficiency.
- **Circular Energy Use:** The fleet is uniquely powered by energy recovered from refuse collected by the vehicles themselves, embodying the principles of a circular economy.
- **Grid Optimization:** Smart charging technology enables the fleet to draw power during non-peak times, reducing strain on the National Grid and maximizing local energy resources.

#### **Environmental Benefits**

This initiative offers a range of transformative environmental advantages, including:

- **Improved Air Quality:** The switch to electric vehicles eliminates tailpipe emissions, directly enhancing urban air quality.
- **Noise Reduction:** The new fleet significantly reduces noise pollution in residential and commercial areas.
- **Sustainability in Action:** By powering the fleet with energy derived from waste, the project reinforces Westminster's dedication to sustainability and resource efficiency.

#### Supporting a Greener London

With 50 million waste collections completed annually, Westminster Council's electric refuse fleet represents a pioneering approach to urban sustainability. By aligning innovative technology with ambitious climate goals, the Council is setting a powerful example for other municipalities to follow. This project not only reduces emissions but also integrates seamlessly with broader climate action strategies to support London's green future.





### **Renewable Energy** at the Forefront of Innovation

Hunt Companies' affiliates are trailblazers in the renewable energy sector, delivering a broad spectrum of solutions that span from investment and design to construction and ownership. With a holistic approach, Hunt Companies actively contributes to the energy transition by supporting renewable generation and critical infrastructure projects like EV charging and grid systems. Their commitment ensures energy reliability and availability as society embraces sustainable energy solutions.



# (C) Circle Power

Specializing in solar, wind, and battery storage projects, Circle Power Renewables, a majority Amber-owned company, takes a locally focused approach to clean energy. Their team has completed over 3GW of projects, including acquisitions and greenfield development, driving forward affordable and reliable renewable solutions.



Monarch is a leading name in solar credits, providing innovative strategies that optimize financial returns for renewable energy projects. By empowering advancements in solar energy finance. Monarch ensures access to incentives that support a sustainable future.



With over 20 GWs of Experience Moss stands as a nationwide leader in utility-grade solar EPC (Engineering, Procurement, and Construction) services. Recognized as the #1 Solar Contractor by ENR in 2023, Moss delivers comprehensive solutions, including site assessment, design, procurement, construction management, commissioning, and maintenance. With a strong emphasis on safety and efficiency, their experienced team ensures that projects are completed on time, within budget, and to the highest quality standards.

Every project handled by Moss reflects dedication to excellence and environmental stewardship, building a safer, more sustainable energy landscape. Their unmatched expertise and proven track record make them a trusted partner in driving forward the future of solar energy.









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# 2024 SUSTAINABILITY REPORT

# CASE STUDY

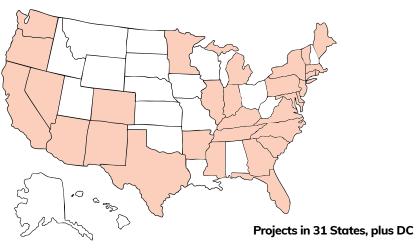
Monarch
Renewable Energy
Expertise



Monarch Private Capital is a leader in financing and developing renewable energy projects, driving impactful solutions that advance sustainability and clean energy adoption. Their expertise lies in structuring tax equity investments that power solar, wind, and other renewable energy initiatives across the nation. Committed to environmental stewardship, Monarch Private Capital fosters meaningful community benefits, creating jobs, reducing carbon emissions, and contributing to a more sustainable future.

- Invested in nearly \$8 billion of clean energy projects by providing tax equity investment in 4.7 GW of new renewable energy facilities
- Invested in 362 federal and state renewable energy projects
- Projects include solar, wind, geothermal, battery storage and biofuel
- Investors have not lost any credits due to recapture
- 151M metric tons of CO2 eliminated
- Supporting 19,000 jobs







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# **Development**





The Mallory Eastside Apartments - Richardson, TX



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# Sustainable Infrastructure

Hunt Companies is dedicated to advancing environmentally responsible development across its real estate portfolio. This year, we continued to implement green building strategies aligned with our Healthy Materials, Embodied Carbon, and Green Building policies. These policies ensure new projects prioritize renewable materials, energy efficiency, and sustainable certifications.

#### **Policies To Create Approachable Guidelines**

# Healthy Materials Policy

#### **FOCUS:**

Giving preference for products that disclose their chemical ingredient information and avoid chemicals of concern, particularly in high-impact product categories, such as insulation, gypsum board, and flooring.

# Embodied Carbon Policy

#### **FOCUS:**

Utilizing products
and materials with
Environmental Product
Declarations (EPDs)
to enable Hunt to
better understand
our embodied carbon
impact – the largest
GHG impact category
across the
Hunt portfolio.

# Green Building Policy

#### **FOCUS:**

Building upon existing efforts in energy efficiency and green building as well as the Embodied Carbon and Healthy Materials Policies to encourage the pursuit of additional multi-attribute green building certifications across the Hunt portfolio.





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### Sustainable Building Policies

As Hunt pursues its commitment to developing healthier, lower carbon, and more sustainable buildings, we continue to evaluate mechanisms to facilitate Hunt entity adoption of our Healthy Materials, Embodied Carbon, and Green Building Policies – Policies that we believe create approachable guidelines for a pragmatic and impactful green building strategy.

One of these mechanisms is continued work on the green building policy pilot at the Caroline Eastside multi-family development in Richardson, TX. Caroline Eastside was designed to meet HUD's green building certification requirements, demonstrating the business value of pursuing multi-attribute green building standards and making the project a clear choice for further evaluation. Partnering with WAP Sustainability, the evaluation of building specifications and material submittals for Caroline Eastside against the guidelines from Hunt's Green Building Policies was completed in 2024.



Caroline Eastside multi-family development in Richardson, TX.

#### Through this effort, we determined the following takeaways:

- Many of the building products utilized in the project are already aligned with Hunt's Green Building Policies.
- Certain scopes of work are inherently limited in product transparency documentation availability.
- Significant opportunities exist to procure alternative products better aligned with Hunt's Green Building Policies from existing vendor relationships.

Pursuant to the last takeaway, we have continued to partner with WAP to research alternative product options. In addition to green building attributes, we are assessing those product options for price, performance, and availability to ensure practical feasibility. We look forward to continued progress in the development of an Approved Materials Palette for future projects that are aligned with Hunt's Healthy Materials, Embodied Carbon, and Green Building Policies.

In addition to the Caroline Eastside pilot, we also began collaboration with Hunt Military Communities to evaluate scopes of work for major sustainment projects for opportunities to specify building products with sustainable attributes. In evaluating these opportunities, we are seeking to understand where these specifications may offer cost-neutral ways to achieve our Green Building Policies. We are eager to continue this collaboration with Hunt Military Communities in 2025 as we pursue additional mechanisms to facilitate Hunt entity adoption of our Healthy Materials, Embodied Carbon, and Green Building Policies.



# CASE STUDY

Lake Wire Mixed-Use Development



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Lake Wire is a transformative mixed-use project in Lakeland, Florida, designed to enhance urban livability and sustainability. Spanning 25 acres, the development connects the vibrant Downtown West Corridor to Bonnet Springs Park, creating a community-focused and eco-friendly urban hub.

#### **Location & Scope:**

- Situated in Lakeland, Florida's Downtown West Corridor, connecting to the 168-acre Bonnet Springs Park.
- Covers 25 acres and includes 630 multi-family residential units, 30,000 sq. ft. of retail space, and integrated landscaping.

#### **Development Highlights:**

- Phase 1 features Prospect Lake Wire, a luxury apartment complex with 300 units.
- Designed as a vibrant, community-focused hub aligned with Lakeland's urban growth strategy.

#### **Sustainability Features:**

- Achieved Florida Green Building Code Silver Certification and participated in the Florida Brownfield Remediation Program.
- Includes energy-efficient appliances, shaded pedestrian paths, EV charging stations, and recreational trails linked to Bonnet Springs Park.
- Preserves a signature 54-inch oak tree as a courtyard centerpiece.

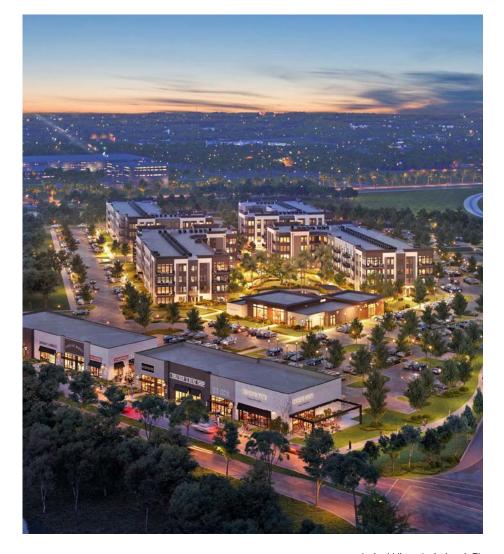
#### **Community Impact:**

- Offers amenities like a resort-style pool, outdoor kitchen, dog park, communal workspaces, and experiential retail spaces.
- Walkable design promotes convenience, accessibility, and local economic growth.

#### **Developer's Role:**

• Led by Hunt Development Group in partnership with Carter USA, emphasizing sustainability, inclusion, and community-driven planning.

Lake Wire showcases Hunt Development Group's dedication to creating environmentally conscious and livable urban spaces while fostering economic and social enrichment within Lakeland.



Lake Wire - Lakeland, FL



# CASE STUDY

Advancing
Sustainable Energy
at Hanscom
Family Housing



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Hunt Military Communities (HMC) is advancing sustainable energy solutions with its Phase II Solar and Battery Project at Hanscom Air Force Base. Serving 731 homes and over 2,500 residents, this initiative demonstrates HMC's commitment to renewable energy and long-term community benefits.

#### **Project Scope:**

- Installation of a 2.2 MW rooftop solar photovoltaic (PV) system and centralized Battery Energy Storage System (BESS).
- Aims to provide over 30% of the community's electricity from renewable sources.
- Expected completion by early 2025, supported by Massachusetts Department of Energy Resources incentives.

Brian Stann, President and CEO of HMC, stated, "This project is a testament to HMC's dedication to innovative energy solutions, improving not just sustainability but also the quality of life for our residents."

#### **Sustainability Features:**

- Will generate approximately 2,500 MWh in its first year, reducing reliance on non-renewable energy.
- Stabilizes electricity costs for residents for the next 25 years.
- Provides substantial lifetime savings to fund future sustainment projects.

#### **Key Partnerships:**

 City Light & Power (CLP), an affiliate of Hunt Companies, serves as the project's engineering, procurement, and construction partner. Bill Simmons, President of CLP, shared, "Our collaboration with HMC highlights the crucial role of partnerships in enhancing energy efficiency and reducing carbon footprints within military housing."

• Partnership underscores strategic collaboration in achieving clean energy goals.

#### **Objectives & Impact:**

- Aligns with HMC's focus on environmental stewardship and energy resilience.
- Enhances quality of life for military families while reducing the community's carbon footprint.

The Hanscom Solar Project reflects HMC's leadership in integrating sustainable practices into military housing, setting a benchmark for renewable energy adoption and community-driven innovation.





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### Commitment to Affordable Housing and Thriving

**Communities** 

At Hunt Companies, our dedication to affordable housing stems from a profound commitment to fostering economic growth and creating thriving communities. Since our early involvement in the sector in 1978, delivering HUD Section 8 projects like the Father Pinto Apartments in El Paso, TX, we've built a lasting legacy in transforming lives through housing. Today, we pride ourselves on providing critically needed, highquality affordable homes across the nation that empower families, seniors, and individuals with special needs while supporting local economies.



Hunt Capital Partners (HCP) specializes in sponsoring federal and state low-income housing, historic, and solar tax credit investment funds. By focusing on effective and innovative partnerships, HCP helps

finance the development of affordable housing for underserved communities. With expertise in facilitating investments

\$3.8 Billion
TOTAL EQUITY RAISED

26,789 AFFORDABLE HOMES CREATED

43
STATES & TERRITORIES

that address critical housing challenges, HCP plays a vital role in advancing sustainability and equity in housing, creating opportunities for low-income families and strengthening the fabric of communities nationwide.



Envolve Communities brings a vertically integrated approach to the ownership, management, and redevelopment of multifamily housing. Their portfolio includes a diverse range of affordable, tax credit, and conventional communities. By emphasizing sustainability and operational excellence, Envolve actively engages in responsible redevelopment projects and thirdparty management, ensuring that residents benefit from safe. comfortable, and environmentally responsible living spaces. Their efforts exemplify Hunt's broader commitment to empowering individuals and families through accessible, sustainable housing solutions.

#### **PENNROSE**

Pennrose is renowned for its expertise in developing and managing high-quality affordable, conventional, mixed-income, and master-planned communities. Their innovative approach combines sustainability with creative design to deliver projects that enrich neighborhoods and enhance quality of life. Leveraging deep experience in Low-Income Housing Tax Credit (LIHTC) housing projects, Pennrose drives impactful development partnerships that align with Hunt's mission to create vibrant and resilient communities of the future.





# CASE STUDY

Krisana Apartments

Bridging the
Affordable Housing
Gap in Denver



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Krisana Apartments showcases innovation and collaboration in addressing affordable housing needs in southeast Denver, Colorado. Scheduled for completion in early 2025, this \$44 million development will provide 151 affordable homes for individuals and families earning up to 60% of the area median income (AMI).

#### Location:

• Northwest corner of Arkansas Avenue and Birch Street on a 13-acre former CDOT site.

#### **Units:**

- 21 studios, 71 one-bedroom, and 59 two-bedroom apartments.
- 8 fully accessible units and 12 units designed for audio/visual impairments.

#### **Financing:**

- \$15.8 million in low-income housing tax credit (LIHTC) equity via Hunt Capital Partners.
- Project consolidation into a single building (following a 2022 zoning update) reduced costs by \$2 million.

#### **Sustainability Features:**

- All-electric building systems with a \$100,000 grant from Denver's Electrification Pilot Program.
- Compliance with the 2018 International Energy Conservation Code.
- LED lighting for all interior, exterior, and emergency fixtures.
- Parking garage with six EV charging stations, expandable to 18 spaces.
- On-site bike storage for 26 bicycles to promote sustainable transportation.

#### **Community Impact:**

- Fills a critical affordable housing gap in the underserved Virginia Village neighborhood.
- Part of a mixed-use development including a 1.6-acre park and additional retail spaces.

- Strategically located within walking distance of public transportation, grocery stores, and green spaces.
- Serves as a replicable model for inclusive urban housing with innovative design, sustainability, and public/private sector collaboration.

Krisana Apartments demonstrates Hunt Capital Partners' commitment to equitable, impactful housing solutions while promoting environmental stewardship. The development will contribute to Denver's goals for sustainable urban growth and serve as a lasting resource for its residents and community.



Krisana Apartments in southeast Denver, CO



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### **Investment**





Boca Raton Resorts, Boca Raton, FL



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# Sustainable Investments

Through our venture-focused business unit, Hunt Holdings, we are strategically investing in companies and funds that offer sustainability-related benefits, including innovative business models yielding less-carbon intensive production processes and essential technologies for a clean energy transition. Aqua Membranes and Ares Materials are two examples of these sustainability-focused investments



Aqua Membranes revolutionizes reverse osmosis (RO) technology with its proprietary Printed Spacer Technology®, replacing traditional mesh feed channels with precision-printed spacers. This innovation enhances membrane performance by improving energy efficiency, increasing water output, and reducing fouling, making it a game-changer for industrial and municipal water treatment applications.

Sustainability is at the core of Aqua Membranes' mission. Their printed spacer design reduces energy consumption, extends membrane lifespan, and lowers operational costs, contributing to a smaller environmental footprint. By maximizing filtration xefficiency and supporting global water conservation efforts, Aqua Membranes is driving sustainable advancements in clean water access.



Ares Materials develops highperformance polymers through its Pylux platform, leveraging Al-driven materials informatics and thiol-click chemistry. Their advanced adhesives, coatings, and substrates offer superior durability, flexibility, and optical clarity, making them ideal for next-generation applications in various industries. By combining precision engineering with cutting-edge polymer science, Ares delivers innovative material solutions with unmatched performance.

Ares is committed to sustainability by eliminating solvents, minimizing chemical waste, and utilizing efficient UV polymerization processes. Their technology significantly reduces carbon emissions—by up to 90% compared to traditional methods—while maintaining high-performance standards.

By integrating green chemistry into materials development, Ares advances eco-friendly solutions without compromising quality.





# **Sustainable Investments**

(Continued)





Measurabl is the world's most widely adopted sustainability data platform, empowering over 1,000 customers across 93 countries representing more than 18 billion square feet of real estate to measure, manage, report, and act on sustainability. As a real estate-focused solution, Measurabl's objective, data-driven approach to sustainability creates measurable outcomes for owners, operators, and investors.

Given Measurabl's alignment with Hunt's sustainability priorities and "measurefirst" ethos, leveraging Measurabl's platform within Hunt entities was a logical fit. Hunt Development Group has garnered numerous benefits from its use of Measurabl. When participating in Hunt's annual GHG inventory process, Hunt Development Group was able

to provide external consultants with direct access to Measurabl, allowing them to easily access property utility consumption data for the inventory. This approach generated significant year-overyear efficiencies in the data collection process as opposed to manually parsing information from static utility bills. Measurabl has also yielded efficiencies in directly sharing data with the **ENERGY STAR Portfolio Manager** and helping to track return on investment (ROI) for retrofit and renovation projects. These benefits demonstrate how Hunt Development Group has been able to leverage Measurabl and its broader sustainability initiatives to drive tangible business value.



Shifted Energy, specializing in demand-response load shifting in Hawaii and globally, is revolutionizing renewable energy grids by turning electric water heaters into grid-level batteries. Shifted Energy's controllers provide a variety of efficiency opportunities including grid-energy optimization, synchronization of usage against grid-event schedules (peak-demand periods), and information sharing altering operators of faults or errors within the system.

Shifted Energy's controllers served particularly valuable in the past for Hunt Military Communities, helping Hunt Military operators rapidly identify a system failure that would have resulted in significant loss if not caught early. Hunt Military first installed Shifted Energy technologies 5 years ago and

has since been evaluating opportunities to broaden the relationship. Seizing this opportunity, in 2024 **Hunt Military Communities** expanded its pilot program to optimize grid efficiency with Shifted Energy by installing a diverse suite of "smart" controller devices on its fleet of water heaters for its Oahu properties, demonstrating how Shifted Energy continues to support Hunt Military Communities in identifying optimization potential across its systems.



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### **Empowerment**







El Paso Locomotive FC vs Harpos FC in the first round of the 2025 US Open Cup at Southwest University Park in El Paso, Texas,



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# **Community Engagement**

Hunt Companies continues to empower the communities where we live and work through charitable donations, volunteer programs, and employee development initiatives. From military family support through Hunt Military Communities Foundation to regional philanthropic efforts by the Woody and Gayle Hunt Family Foundation, our work extends far beyond business operations.

#### **Charitable Giving**



WOODY AND GAYLE HUNT FAMILY FOUNDATION

Our affiliates also have their own charitable giving programs, including:



























# **Community Engagement**

(Continued)

\$183.3 M

GRANTS & COMMITMENTS SINCE 1987



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#### **Driving Growth in the Borderplex**

Since 1987, the Woody and Gayle Hunt Family Foundation has been dedicated to strengthening and supporting six key focus areas of community empowerment: healthcare, education, economic development, quality of life, arts and local heritage, and elevating the Borderplex region—including El Paso, TX, South Central New Mexico, and Ciudad Juárez, Mexico. For over 38 years, the foundation has been unwavering in its mission to help create a globally competitive Borderplex region.

To date, the foundation has provided grants and commitments totaling over \$183.3 million, further advancing its mission through impactful partnerships and initiatives. Building on its legacy, the foundation continued its support in 2024 by working with both new and longstanding partners to make a meaningful difference in the community it serves.

#### **Foundation Cumulative Giving by Category**



24.17% Healthcare



35.62% Education



13.82% Economic Development



13.05% Quality of Life



3.38%
Arts and
Local Heritage



9.96% Elevating the Borderplex Region













#### **Foundation Cumulative Giving by Region**



90.68% Borderplex



**6.18%** Texas



3.14% National



# CASE STUDY

Anything's
Possible Climber at
La Nube



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The "Anything's Possible Climber" at La Nube in El Paso is an interactive and imaginative play structure that inspires creativity and exploration among children and families. Provided by the Woody and Gayle Hunt Family Foundation, this centerpiece of the children's museum reflects a commitment to fostering education, wellness, and community engagement.

#### Overview:

- Located in La Nube, El Paso's children's museum, the Anything's Possible Climber combines innovation with play to promote physical activity and curiosity.
- Designed as a central attraction that encourages learning through hands-on experiences.

#### **Key Features:**

- Multi-level, interactive structure that challenges kids to climb, explore, and engage in problem-solving.
- Incorporates bold, colorful designs and sensory-rich elements to capture attention and imagination.
- Meets high safety standards while offering a unique, adventurous experience for children of varying abilities.

#### **Community Impact:**

- Serves over 100,000 visitors annually, providing a safe and inclusive space for families to bond and children to learn through active play.
- Encourages physical activity and cognitive development in young minds, fostering lifelong skills like creativity, teamwork, and adaptability.
- Positions La Nube as a prominent educational and cultural hub in El Paso, contributing to the region's economic and social vitality.

#### **Foundation's Role:**

- The Woody and Gayle Hunt Family Foundation provided integral funding and advocacy for the project, ensuring the climber's innovative design and lasting community impact.
- Reflects the foundation's broader mission to enrich educational opportunities and enhance the quality of life in El Paso and the surrounding region.

The "Anything's Possible Climber" exemplifies the power of community-driven initiatives, standing as a symbol of opportunity, creativity, and connection for families in El Paso.



La Nube, STEAM Discovery Center, El Paso, TX

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#### **HMC Foundation**

The Hunt Military Communities Foundation (HMCF)'s mission is to honor and support the brave service members and families who dedicate so much to our nation. Through innovative partnerships, impactful donations, and forward-thinking initiatives, we are committed to enhancing the quality of life within the military community. In 2024, our financial donations increased by more than 30% in the previous year.

By focusing on critical areas such as health, education, housing, and overall well-being, HMCF drives meaningful progress and creates opportunities for growth and development. From celebrating the resilience and achievements of military children to funding scholarships that enable career advancement, we are proud to stand alongside the families that sacrifice so much for our country.

#### \$100,000

Travis Manion Foundation: HMC
Foundation continued its support
of the Travis Manion Foundation
and their Character Does Matter
program, which inspires young
people to live with character,
leadership, and a commitment
to service.



### \$32,900

Once again, HMC Foundation partnered with Operation Homefront and their Back to School Backpack Brigade. This year the team donated 2124 backpacks filled with school supplies to children living in HMC Communities.



#### \$75,000

HMCF Scholarship: The HMC Foundation annually awards scholarships to active service members and their dependents who are continuing their secondary or technical education.



#### \$4,500

This year, HMC Foundation recognized three Hunt Little Heroes winners by awarding \$4500 to recipients and their selected charities - Sea Turtle Foundation, Camp Michiwana, and Park Circle.



### \$40,000

HMC Foundation proudly supports Hire Heroes USA in their mission to empower U.S. military members, veterans, and their families to achieve success in the civilian workforce.



#### \$500

HMC Foundation's Patriot Essay Contest entered its 4th year with five recipients being recognized for their essays on what it means to be a Patriot.





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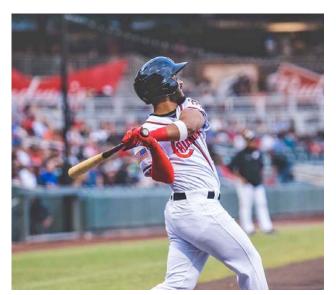


### MountainStar Sports Group (MSSG):

Strengthening Communities Through Sports MountainStar Sports Group (MSSG), co-owned by Hunt Companies, is dedicated to enhancing the Borderplex community through sports and entertainment. MSSG operates the El Paso Chihuahuas (Triple-A minor league affiliate of the San Diego Padres) and El Paso Locomotive FC (United Soccer League).

Beyond entertainment,
MSSG actively supports local
initiatives through its foundation,
contributing charitable gifts and
750 volunteer hours annually.
With 100 jobs created in
El Paso, MSSG fosters economic
growth while improving quality
of life and promoting
community development.









# 2024 SUSTAINABILITY REPORT

Volunteering to **Empower Our Communities** 





#### **Resident Lunch Program**

Initially launched to support small businesses during the uncertainties of the COVID-19 pandemic, Envolve's Resident Lunch Program has grown into a cherished tradition of fostering connection and community pride. Envolve treats its residents to lunch, selecting meals exclusively from locally-owned restaurants rather than chain establishments. to bring residents and staff together for a shared meal. By uniting people over good food in a welcoming atmosphere, the program continues to enhance the lives of the organization's residents while building stronger, healthier, and more connected communities.

At Envolve, the organization makes every effort to live out its tagline of "Making Communities Better Together."



#### **Coastal Cleanup Day**

Moss works hand-in-hand with Florida's Broward County to participate in the annual International Coastal Cleanup, a global effort sponsored by the Ocean Conservancy. Moss gathers employees annually at South Beach Park, Fort Lauderdale, to help give the coastline the care it deserves. In 2024 alone. Broward County collected 2,300 volunteers and cleaned up 3,062 pounds of trash, protecting marine life and preserving the natural beauty of Fort Lauderdale's shores.

The International Coastal Cleanup is a global movement with over one million volunteers in 122 countries to address beach preservation needs.





#### PENNROSE

#### Giving Back on Earth Day

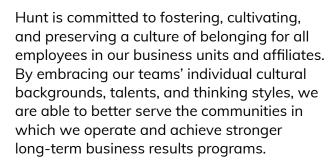
Every April, Pennrose team members come together for Earth Day volunteer activities, dedicated to enhancing and revitalizing the neighborhoods surrounding its properties and offices. Past efforts have included preparing campgrounds for the upcoming season, assisting local churches with spring clean-ups, and beautifying urban streets. Planning for this year's initiatives is already underway, with the Pennrose Foundation supporting site selection and the coordination of clean-up supplies.

These activities not only make a meaningful impact on Pennrose's communities and neighbors but also provide a valuable opportunity to unite and strengthen the organization.



# **Empowering Our Team**

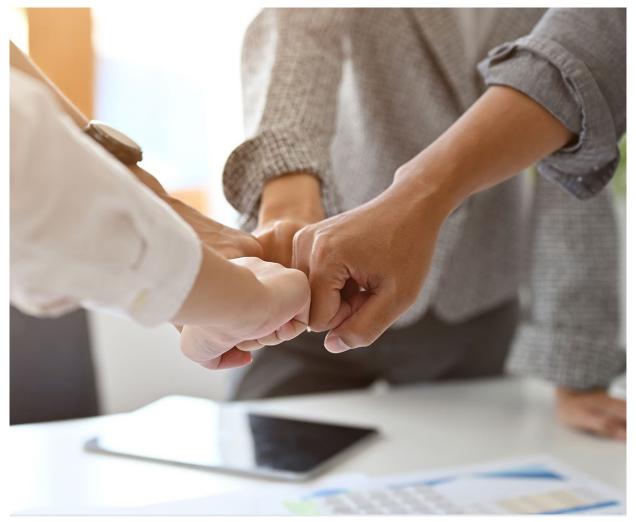
Focused on creating a culture of belonging throughout our portfolio of companies.



#### **Hunt Encourages:**

- Respectful and professional communication and cooperation between all employees, regardless of differences.
- Teamwork and employee participation, permitting the representation of all groups, and employee perspectives.
- Work/life balance through flexible work schedules to accommodate employees' varying needs.

We continue to see positive impacts through continued expansion of talent management, employee development programs, recruiting sources, and partnerships with universities, trade schools, and professional organizations.





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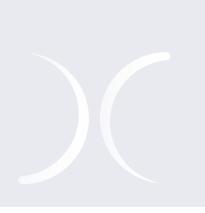
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### Governance









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# Hunt's Sustainability Core Values



#### Carbon Reduction

The Company acknowledges the threat of climate change and the need to reduce GHG emissions throughout our assets and operations focusing on Operational Carbon and Embodied Carbon.



# Employee Health and Safety

Progressive environmental policies correlate directly to a safe and healthy work environment.



# Occupant Health and Safety

Policies that consider the human health impacts of the spaces we invest in, own, manage, or design contribute to the safety and well-being of our tenants.



# **Culture of Belonging**

Hunt is committed to fostering, cultivating, and preserving a culture of belonging for all employees in our business units and affiliates. This includes HR policies, hiring and promotion practices, employee training and surveys, and creating and maintaining a productive work environment for all employees.



# Community Involvement & Philanthropy

The Company values engaging the communities we work in and giving back through both corporate programs and the Hunt Family Foundation.



#### Risk Management

Implementing the findings of our annual Sustainability evaluations strengthens our corporate risk profile.



#### Cybersecurity

Threats to the corporate IT infrastructure, proprietary and privileged data, customer, and employee privacy are increasing every year. Employing adequate technological protection and education to employees to help stem these threats is a critical risk management strategy.



### Stakeholder Engagement and Communication

Canvassing internal and external stakeholders is an important feedback loop to the Sustainability platform. This will help provide a level of quality control of the measures that are being implemented. Communication with and solicitation of feedback from all stakeholders strengthens those relationships.



### Employee and Key Executive Education

Providing educational opportunities to employees and key executives on Sustainability and why it matters will help engage and empower them to contribute to the success of the program. This also includes education and training around our Culture of Belonging initiatives.



#### **Financial Performance**

Financial Performance
Hunt's Sustainability program helps
facilitate financial performance
through the identification of
material business risks and
opportunities.



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### Governance Leadership and Structure

#### **Sustainability Leadership**

Our internal Sustainability Steering Committee, supported by key executives, ensures alignment across all Hunt entities.

Hunt Companies emphasizes consistency and transparency in all sustainability initiatives. Through annual evaluations leveraging SASB and GRI standards, we maintain alignment with global best practices while addressing the unique needs of our diverse portfolio.

#### **Governance Structure**

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**Hunt Companies' Sustainability** program is powered by a mission-driven approach, supported by evolving corporate policies, inclusive governance, and a commitment to continuous improvement. The program spans all Hunt entities and affiliates, expertly led by Senior Vice President and Corporate Sustainability Officer. Matthew Hunt. Working closely with portfolio leadership, Matthew oversees the development, execution, and refinement of sustainability policies and practices to ensure alignment and progress across the organization.

Established in 2021, the internal Sustainability Steering Committee plays a key role in shaping Hunt's sustainability efforts and providing ongoing guidance. Chaired by Matthew

Hunt, this committee meets at least quarterly to review initiatives, refine policies, and discuss practices for implementation across Hunt's portfolio. The committee collaborates with core functions within the organization, including Human Resources, Information Technology, Communications and Marketing, Legal, Compliance, and Risk Management, to ensure a cohesive and strategic approach.

Beyond internal operations, the Sustainability Steering Committee is instrumental in engaging external stakeholders to drive transparency and partnership. Members offer valuable input within their respective roles, enabling Hunt's Sustainability program to evolve and advance its mission of responsible leadership and impactful innovation.

Hunt Companies' Sustainability program is powered by a mission-driven approach, supported by evolving corporate policies, inclusive governance, and a commitment to continuous improvement.





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### Sustainability Oversight





Matthew Hunt Senior Vice President and Corporate Sustainability Officer Hunt Companies



Guy Arnold

Executive Vice President and
Co-Chief Operating Officer
Hunt Companies



Kara Harchuck Executive Vice President and General Counsel Hunt Companies



Karl Schosser Chief Information Officer and Senior Vice President of Business Technology Solutions Hunt Companies



Dan Singer

Executive Vice President and
Co-Chief Operating Officer
Hunt Companies



Ann Patrick
Executive Vice President
Chief Human Resources Officer
Hunt Companies



Carolyn Baker
Senior Vice President
Corporate Communications
Hunt Companies



**Tyler Van Gundy**Senior Vice President
Hunt Companies





# Sustainability Emerging Managers Summit Presenters

#### **Presenters Across Affiliates**



CITY, LIGHT & POWER Sandy Blanscet Compliance Manager



MOSS Michael Svac Environment Health & Safety



AMBER INFRASTRUCTURE George Bailey Sustainability Analyst



PENNROSE Taylor Shinal Sustainability Analyst



AVANTA

Dan Bartlett

Sustainability Officer



HUNT MILITARY COMMUNITIES Julie Blest Energy Management Director



INTERNATIONAL HOUSING SOLUTIONS Blake Bowden Technical Specialist



MONARCH
PRIVATE CAPITAL
Melanie Frontczak
Managing Director,
Sustainability & Tax
Credit Investments



HUNT DEVELOPMENT GROUP / INVESTMENT MANAGEMENT Brian Kelley Asset Manager Hunt Companies, Inc



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# 2024 SUSTAINABILITY REPORT

#### **Climate Risk**



As mentioned in the Overview, the prominence of policy and legal risk from emerging regulations emphasized greater need for cross-stakeholder preparedness efforts. As a result. Hunt's Government Affairs Team established regular check-ins with its Sustainability Officer and external sustainability consulting partner. The purpose of these check-ins was to track emerging rules and regulations, particularly around the political volatility of the 2024 election.

Of particular interest was the Federal Supplier Climate Risks and Resilience Proposed Rule from the Federal Acquisition Regulatory (FAR) Council to ensure that Hunt entities and affiliates were prepared for any changes in federal procurement requirements. Moreover, beyond the immediate requirements the FAR Rule would impose, the Rule, along with the Securities and Exchange Commission (SEC) Climate

Disclosure Rule, offered insighted into the federal attitude toward requiring the disclosure of climaterelated data.

As the new administration emerged, it became clear to each of the stakeholders collaborating on Hunt's regulatory preparedness efforts that the disclosure of climate-related data would be de-prioritized at the federal level. Despite this de-prioritization at the federal level, Hunt has been tracking several state-level climate regulations that may present risks and opportunities surrounding embodied carbon, such as California's AB 2446 and Colorado SB 22-051, as well as corporate climate disclosures, such as California's SB 253 and SB 261.

#### **Managing Existing Risks**

Hunt has been monitoring and preparing for this state-level momentum around climate regulations by leveraging the stakeholder collaboration mentioned above. Through engagement with Hunt's Legal Team and external sustainability consulting partner, as well as keen oversight from its Sustainability Committee, Hunt has been preparing to comply with California SB 261, which requires the public disclosure of a climate-related financial risk report by January 1st, 2026. Hunt's existing Climate Risk Policy and climate risk assessment process has established a strong foundation, which we will leverage and refine over the course of 2025 for compliance with SB 261. This refinement will continue to involve robust collaboration between our Legal Team, Sustainability Officer, Sustainability Committee, and external sustainability consulting partner to develop sound disclosures that meet the requirements of SB 261.

#### **Transition Risks**

Risks that emerge as society transitions to a lower carbon economy, such as regulation mandating climate-related.



Policy and Legal



Technology







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### **Climate Risk**

(Continued)



While undertones of state-level momentum for climate-related regulation existed prior to the 2024 election, as detailed above, the federal de-prioritization of climate-related issues is fueling a renewed sense of urgency around climate at the state level. As California paves the way for other states, Hunt is already tracking newly introduced (or re-introduced) state-level climate bills in Colorado, New York, and New Jersey with other states also expected to join the fray.

Hunt will continue to leverage collaboration with its Government Affairs Team and external sustainability consulting partner to stay abreast of these developments in the interim periods between Hunt's climate risk assessment updates. With the existing mechanisms in place used to track federal

policy changes in 2024, Hunt plans to leverage these systems to continue to track emerging climate-related policy risk at the state level in 2025 and beyond. Hunt is confident that its policy tracking systems and climate risk assessment framework have fostered preparedness for the shifting climate-related policy and legal risk landscape.

Hunt plans to continue to track emerging climate-related policy risk at the state level in 2025 and beyond.



