

2023 ANNUAL IMPACT REPORT



Signatory of:



Principles for Responsible Investment



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LETTER TO OUR STAKEHOLDERS

In 2023, the United States economy experienced notable shifts, marked by a moderate decrease in inflation rates after reaching a peak of 9.1% the previous year¹. This stabilization was partly due to the Federal Reserve's aggressive interest rate hikes aimed at curbing inflation. The housing market showed signs of cooling down, with a slowdown in home price growth and decreased buyer activity influenced by higher mortgage rates, which rose from 6.48% in January to 7.03% by December 2023². Housing affordability hit an all-time low in October and remains near those levels today³. This lack of affordability directly impedes social mobility for lower-income individuals and families. Nearly 40% of renters think they will never own a home and a staggering 69% say they regularly or sometimes struggle to afford their rental payments⁴. Kairos Investment Management Company, LLC ("Kairos") proudly provides care, support, and opportunities to our residents and communities. Our focus is on addressing this crisis to help improve affordability and ensure more equitable access to housing.

Our mission is to provide high quality affordable housing to low- and moderate-income families, combined with social and environmental improvement programs designed to enhance their quality of life and guide them toward economic stability. Throughout the year, we partnered with a growing network of non-profit organizations, academic institutions, and government agencies to deliver crucial financial education, job training, free tax preparation, food pantries, and other valuable programs to our residents and their communities. Our environmental initiatives continue to reduce energy, water consumption, and waste at our properties. Hearing our residents' stories about how these programs have made a tangible impact on their lives is truly gratifying as we continue to strive to find effective ways to support the residents we serve. We are excited to share our impact journey with you through our 2023 Impact Report.



CARL CHANG
Chief Executive Officer



JONATHAN NEEDELL
President & Chief Investment Officer

¹ Historical Inflation rates: 1914-2023; <https://www.usinflationcalculator.com/inflation/historical-inflation-rates/>

² Mortgage Rates Chart: Historical and Current Rate Trends; <https://themortgagereports.com/61853/30-year-mortgage-rates-chart>

³ Housing Affordability Index; <https://www.nar.realtor/research-and-statistics/housing-statistics/housing-affordability-index>.

⁴ Redfin Reports Nearly 40% of Renters Think They'll Never Own a Home, Up From 27% Last Year;

<https://investors.redfin.com/news-events/press-releases/detail/1082/redfin-reports-nearly-40-of-renters-think-theyll-never>.

OUR PURPOSE

GOALS AND OBJECTIVES

Our Kairos Impact™ philosophy is that good deeds do not have to come at the cost of good returns. We believe the way to make impact investing sustainable is to make it profitable. Our goal is to provide empirical data to prove that impact investments can be used to reduce risk and enhance return. Additionally, our objective is to provide a roadmap to return attribution from impact investments, help raise awareness, and inspire others to look for new ways to incorporate a positive impact within their investment pursuits and in real estate in particular.

We have set the following goals in place to monitor progress and ensure successful management of our impact strategy:

<p>1</p>  <p>PROVIDE EQUALITY AFFORDABLE HOUSING</p> <p>as a means to effect change and directly impact the lives of tenants across the United States</p>	<p>2</p>  <p>PROMOTE POSITIVE COMMUNITY SUPPORT</p> <p>through resident and community programs that are tailored, based on feedback from the tenants and their specific needs, to improve quality of life</p>	<p>3</p>  <p>REDUCE OUR CARBON FOOTPRINT</p> <p>by making environmental impact investments in water conservation, energy efficiency, and waste reduction improvements in portfolio properties, thus resulting in decreased greenhouse gas emissions</p>	<p>4</p>  <p>INVEST IN OUR PEOPLE</p> <p>by creating a diverse and inclusive workplace for our employees to feel empowered and to elevate to their highest potential</p>	<p>5</p>  <p>MONITOR OUR PROGRESS</p> <p>to measure and understand key indicators that will help us improve our objectives</p>
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MEASURING IMPACT

ACTIONS, MEASUREMENTS AND GOALS

We believe sustainability is core to our business. By integrating social and environmental considerations into our business model, we seek to create lasting benefits for our tenants and the surrounding communities.

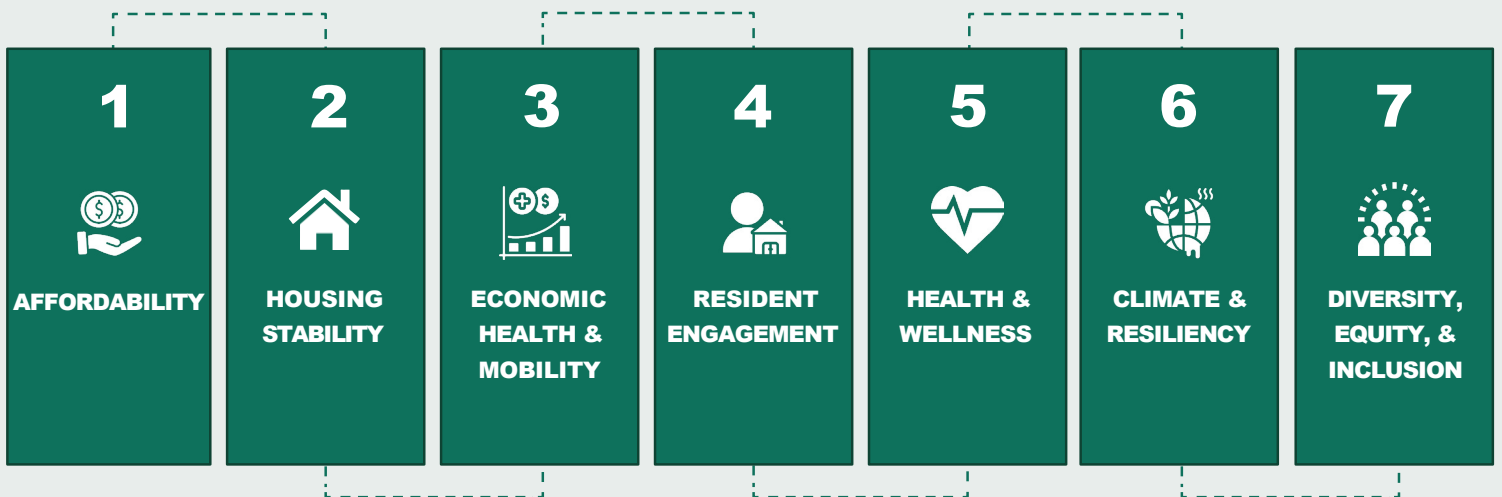
Central to the Kairos Impact™ strategy is that we do not look at impact investing as a cost center. Instead, we consider it a way of ensuring long-term sustainable growth and profitability.

WE HOPE TO LEAD THE WAY IN DELIVERING AFFORDABLE HOUSING, SUPPORTING SOCIAL PROGRAMS THAT IMPROVE THE QUALITY OF LIFE FOR OUR TENANTS, AND REDUCING OUR CARBON FOOTPRINT THROUGH ENVIRONMENTAL RESPONSIBILITY.

Our goal is to raise awareness and inspire others to look for new ways to incorporate a positive impact within their investment pursuits and in real estate in particular.

Achieving measurable impact is not the result of a single action. Instead, it is the result of a series of actions that lead to the ultimate outcome. It's a marathon, not a sprint, but the actions we have already taken have set us on the path to achieving our five core goals.

As a founding member of the Multifamily Impact Council ("MIC"), KIMC has incorporated the 7 principles of its framework into its impact strategy. KIMC supports MIC's goal of making multifamily impact investments a credible and widely accepted asset class, aiming to increase global impact capital flow into affordable and sustainable rental housing in the U.S.



For more information on the MIC, please visit <https://multifamilyimpactcouncil.org/>.

ACTIONS

Create a tiered plan for investment in rent-restricted properties based on area median income (AMI)

Self-restrict a portion of market-rate properties for tenants that are below the AMI for a particular area

Drawing inspiration from the Social Determinants of Health, the social programs offered to residents aim to positively impact their health, overall well-being, and quality of life. These programs encompass nutrition, education, support for children and families, financial literacy, credit improvement, health and wellness, resident safety, and career development.

Install low-flow devices, LED fixtures and other water and energy conservation technology

Reduce waste through the use of trash compactors

Produce sustainable energy with solar installation

Increase diversity in leadership roles

Retain and attract diverse talent

Create an inclusive working environment

Create leadership roles dedicated to tracking impact performance

MEASUREMENTS

Number of units rented

Aggregate market discount

Number of programs offered

Level of engagement

Credit improvement

Quantified value of goods & services delivered

Contribution to UN Sustainable Development Goals

Gallons saved

Kilowatts saved and produced

Return on cost

Return on equity

Develop clear career tracks for all employees

Organize events to celebrate diversity

Report of quarterly metrics

Publish annual impact report

GOALS

PROVIDE QUALITY AFFORDABLE HOUSING

as a means to effect change and directly impact the lives of tenants across the United States

PROMOTE POSITIVE COMMUNITY SUPPORT

Designed to meet the unique needs of our diverse residents through community surveys and feedback, these social programs aim to connect individuals with essential resources and provide supportive services, ultimately fostering economic stability

REDUCE OUR CARBON FOOTPRINT

by making environmental impact investments in water conservation, energy efficiency, and waste reduction improvements in portfolio properties, thus resulting in decreased greenhouse gas emissions

INVEST IN OUR PEOPLE

by creating a diverse and inclusive workplace for our employees to feel empowered and to elevate to their highest potential

MONITOR OUR PROGRESS

to measure and understand key indicators that will help us improve our objectives

IMPACT STRATEGY PRINCIPLES

THREE-PRONGED APPROACH



AFFORDABLE HOUSING

Quality affordable housing effects change and directly impacts the lives of tenants across the United States. We purchase rent-restricted properties to make housing available to lower income households in an effort to preserve the affordable housing market. Where possible, we have also made a commitment to self-restrict a portion of units in our market-rate properties for qualifying tenants that meet 80% average median income in the area.



SOCIAL PROGRAMS

We promote positive social impact and community support through resident and community programs. Through tenant surveys, these programs are tailored to the specific needs of residents to improve quality of life. For example, a community where the majority of tenants are single parents tend to benefit from programs directly related to their children, such as Back to School Supplies, Warm Winter Gear, Nutrition Education and the various Food and Meal Programs for children. In contrast, a community with a large senior base of 55+ tends to benefit from programs related to health and wellness and nutrition, such as Flu Clinics, Diabetes Education, Cholesterol Screening, and Senior Grocery Delivery.



ENVIRONMENTAL SUSTAINABILITY

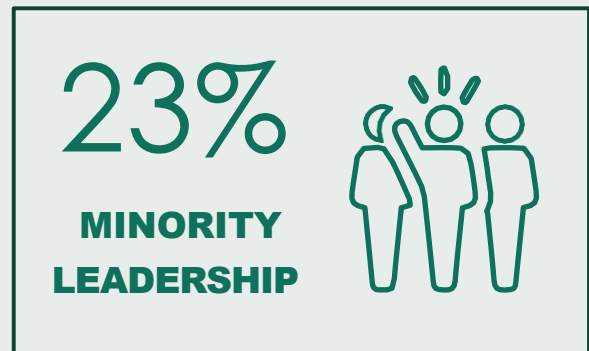
By making investments in water conservation, energy efficiency, sustainable energy production, and waste reduction, we have made significant positive environmental impact. Our accomplishments include: reduction in our carbon footprint, improved operating efficiency, and reduction in operating expenses within portfolio properties, intended to increase cash flow and net operating income.

DIVERSITY AND INCLUSION



CREATING SUSTAINABLE VALUE IS THE PURPOSE THAT UNITES ALL OF US AT KAIROS

At Kairos, we promote a holistic approach to creating a diverse, inclusive, fair, and impartial workplace. We are a minority-owned business and recognize the importance of diversity. We believe varied insights and perspectives are essential to illuminating our business purpose.



Source: Kairos 2023



MEETING GLOBAL OBJECTIVES

SUSTAINABLE DEVELOPMENT GOALS

Kairos has adopted a framework defined by the United Nations (“UN”) Sustainable Development Goals (“SDGs”). The UN has outlined a set of life-changing goals to end poverty, protect the planet and ensure a better and more sustainable future for all. The organization’s hope is to make this happen by 2030. This lofty effort has been adopted by most countries and our hope is to have a part in helping to achieve that goal.

The plan set out by the UN encompasses 17 global challenges. We have honed in on a few areas where we believe we could provide a positive impact. Our property investments are producing benefits that correspond to the aspirations of the SDGs. Below are some of the areas where we are seeing an impact:



#	United Nation Sustainable Development Goal for Social Impact	KIMC Contribution to Goal
2	Zero Hunger	21%
3	Good Health & Well-Being	29%
4	Quality Education	9%
8	Decent Work & Economic Growth	3%
16	Peace, Justice & Strong Institutions	7%
17	Partnerships for the Goals	31%
	Total	100%

CORE SUSTAINABLE GOALS

The Kairos Impact™ Strategy Social Programs target six of the 17 global challenges outlined by the United Nations Sustainable Development Goals. For each identified goal, we offer examples of initiatives implemented to support residents in addressing these challenges and aiding those in need.

SDGs	OUR APPROACH	ACTIONS TAKEN IN 2023
 <p>2 ZERO HUNGER</p>	End hunger, achieve food security and improved nutrition	<ul style="list-style-type: none"> • Food Programs for Seniors & Children • Healthy Food Shopping on a Budget (Virtual & In-Person) • Healthy Cooking Classes (Virtual & In-Person)
 <p>3 GOOD HEALTH AND WELL-BEING</p>	Ensure healthy lives and promote well-being for all at all ages	<ul style="list-style-type: none"> • Physical Activity • Mental Health • Senior Care • Vaccination Clinics
 <p>4 QUALITY EDUCATION</p>	Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all	<ul style="list-style-type: none"> • School Supplies for children 18 and under • Providing access to affordable technology and internet • Providing access to affordable and cost-free online learning
 <p>8 DECENT WORK AND ECONOMIC GROWTH</p>	Promote sustained, inclusive, and sustainable economic growth, full and productive employment, and decent work for all	<ul style="list-style-type: none"> • Job Training • Resume Building/Interview Coaching • Career Advancement (Virtual & In-Person)
 <p>16 PEACE, JUSTICE AND STRONG INSTITUTIONS</p>	Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable, and inclusive institutions at all levels	<ul style="list-style-type: none"> • Providing warm winter gear for children during winter months • Stress and financial reduction programs for parents during holiday season • Swimming Training and Disaster Preparation Workshops • Neighborhood Watch & National Night Out
 <p>17 PARTNERSHIPS FOR THE GOALS</p>	Strengthen the means of implementation and revitalize the Global Partnership for Sustainable Development	<ul style="list-style-type: none"> • Tax Preparation (Volunteer Income Tax Assistance and Tax-AIDE) • Financial Literacy/Education Courses (Virtual & In-Person) • Increasing resident credit scores through Rent Reporting (Esusu)

AFFORDABLE HOUSING

WHAT IS AFFORDABLE HOUSING?

ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, HOUSING IS “AFFORDABLE” IF IT COSTS NO MORE THAN 30% OF THE MONTHLY HOUSEHOLD INCOME FOR RENT AND UTILITIES.



Reference: www.hud.gov



We believe the greatest positive impact in affordable housing can be made, not by building new affordable units, but rather by upgrading the quality of existing assets and improving the lives of low- and moderate-income individuals, families, and neighborhoods in which the properties are located.



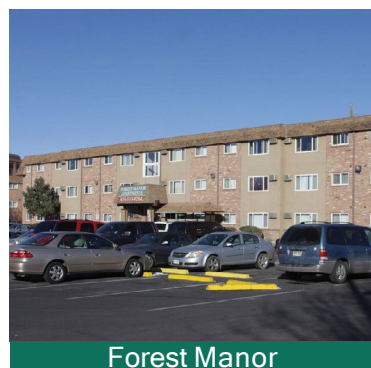
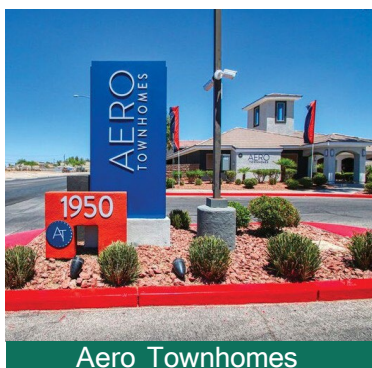
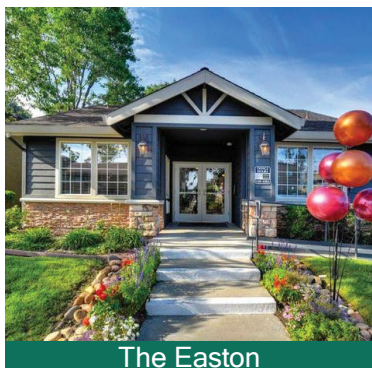
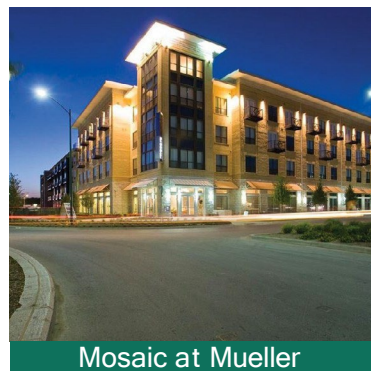
We saw tremendous growth in our programs in 2023, largely due to our ability to host in-person activities at scale. Residents are now eager to participate fully and interact with each other. We encouraged more community-focused sessions, which received a very positive response from our residents. However, there remains a significant need for food programs. Inflation and the high cost of goods continue to be daily challenges for our community members, and we are continuously seeking opportunities to alleviate expenses and improve their overall situation.

ANITA RODRIGUEZ

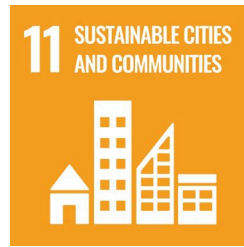
Impact Program Director

Kairos Investment Management Company

Representative Properties



SOCIAL PROGRAMS



Kairos partners with nonprofits, academic institutions, and civic organizations to provide social programming for the residents of our affordable housing properties. These social programs are tailored to serve residents seeking to develop or improve in the areas of employment, education, health and financial literacy.

OUR PROGRAMS ARE INITIATED INTERNALLY AND IMPLEMENTED AT THE PROPERTY LEVEL BY OUR PROPERTY MANAGEMENT TEAM. MOST RESOURCES AND SERVICES ARE PROVIDED THROUGH PARTNERSHIPS WITH THIRD-PARTY NONPROFITS AND ACADEMIC INSTITUTIONS. THE SUCCESS OF THESE PROGRAMS IS DUE TO THE INCREDIBLE SUPPORT FROM EVERYONE INVOLVED IN THE PLANNING AND EXECUTION OF EACH ACTIVITY.



**PARTICIPANTS IN
SOCIAL PROGRAMS
IN 2023**

85,037



**GOODS AND SERVICES
TO OUR RESIDENTS
IN 2023**

\$378,360

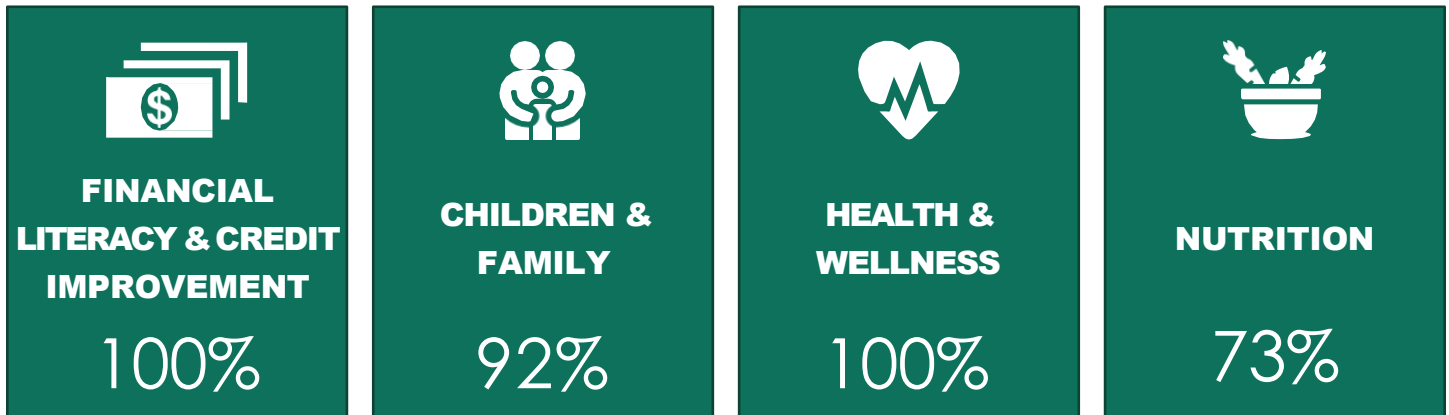


**ACTIVITIES HELD BY
PORTFOLIO PROPERTIES
IN 2023**

711

IMPACT SEGMENTS

PERCENTAGE OF PROPERTIES PARTICIPATING IN IMPACT SEGMENTS IN 2023



Source: Kairos 2023

OUR SOCIAL PROGRAMS ARE TAILORED SPECIFICALLY FOR EACH PROPERTY BASED ON FEEDBACK FROM TENANT SURVEYS

Examples of social programs:

- Afterschool Enrichment Activities
- Back-to-School Supplies
- Emergency Preparedness Workshops
- Esusu Credit Improvement & Rent Relief Loans
- Financial Education Lunch & Learns
- Flu Shot & Covid Booster Clinics
- Free Internet/Cell Phones Registration Events
- Holiday Gifts for Kids
- Meal Delivery for Seniors and Students
- Resident Safety Activities
- Winter Gear for Children & Vulnerable Adults



Esusu Credit Improvement & Rent Relief Loans

Esusu serves as a vital tool for credit protection and financial stability. By enabling residents to participate in collective savings, Esusu can help individuals build credit histories, access loans, and secure housing. This practice encourages financial discipline and Esusu programs help residents improve their credit scores, making it easier for them to qualify for housing and other financial products, ultimately supporting their long-term stability and economic empowerment.

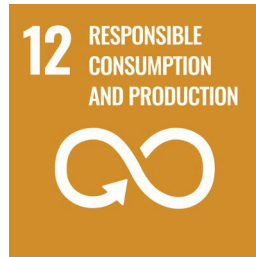
Esusu Report

Number of Properties Participating	24	Average Percent Improvement	63%
Total Residents Reporting Rent	6,530	Number of Credit Scores Established	1,143
Average Credit Score	661	Percent of Residents Moved from Subprime to Prime*	9%

*From the beginning of Esusu (Nov. 2021)



ENVIRONMENT SUSTAINABILITY



Environmental sustainability is the responsibility to conserve natural resources and protect global ecosystems to support health and wellbeing, now and in the future.

Kairos has played a part in preserving our environment through energy consumption audits, installation of solar panels, upgrading HVAC systems, installation of LED lighting, and programmable thermostats. We have also outfitted residences with thermal sealed windows and doors and made other energy efficient upgrades. To conserve water an extensive consumption audit was conducted and properties were upgraded to include sink aerators, low flow toilets, low flow shower heads, pressure release valves, water meters, and thermostatic tub diverters.

KAIROS' 2023 SUSTAINABILITY INITIATIVES PRODUCED POSITIVE ENVIRONMENTAL IMPACT AND CONTRIBUTED TO A 9.1% INCREASE IN EQUITY VALUE*



** See End Notes on Page 18 for calculation methodology*

2023

ENVIRONMENTAL IMPACT RESULTS*



**WATER
CONSERVATION**

155.8M

GALLONS LESS WATER



**ENERGY SAVINGS
OPPORTUNITIES**

2,025,489

KWH LESS ELECTRICITY



**WASTE
SAVINGS**

155.8M

CUBIC YARDS LESS WASTE

ELECTRICAL, WATER, AND WASTE SYSTEM UPGRADES

29.4%

WEIGHTED AVERAGE RETURN
ON COST

\$1,341,800

ANNUAL EXPENSE
COST SAVINGS

3.41

YEARS AVERAGE
PAYBACK



* Please see End Notes on page 18 for calculation methodology.

END NOTES

BADGE DISCLOSURES

National Minority Supplier Development Council: Recognition is not indicative of future performance. NMSDC's rigorous certification process requires that minority businesses in our Network are at least 51% minority-owned, managed and controlled. Eligibility is established by conducting a series of reviews, screenings, interviews and site visits. This distinguishes NMSDC from other organizations or entities who publish directories allowing for "self-certification". Stringent standardization also identifies bona fide minority businesses, helping purchasing agents report expenditures as well as vendor utilization rates. These procedures help measure overall performance and progress. No fee, other than the standard application fee, was paid to be considered for this certification.

The following criteria is required for certification:

- (1) United States citizens;
- (2) Minority businesses must be at least 51% minority-owned, managed and controlled. For the purposes of NMSDC's program, a minority group member is an individual who is at least 25% Asian-Indian, Asian-Pacific, Black, Hispanic or Native American. Minority eligibility is established via a combination of document reviews, screenings, interviews and site visits. Ownership, in the case of a publicly owned business, means that at least 51% of the stock is owned by one or more minority group members;
- (3) Must be a for profit enterprise and physically located in the United States or its trust territories; and
- (4) Management and daily operations must be exercised by the minority ownership member(s).

PRI: Recognition is not indicative of future performance. The United Nations-supported Principles for Responsible Investment (PRI) initiative is a network of international investors working together to put the six Principles for Responsible Investment into practice. The PRI were devised by the investment community and reflect the view that environmental, social and governance (ESG) issues can affect the performance of investment portfolios (to varying degrees across companies, sectors, regions, asset classes and through time) and therefore must be given appropriate consideration into investment and ownership decisions when consistent with fiduciary responsibilities. In implementing the Principles, signatories contribute to the development of a more sustainable global financial system.

In signing the Principles, signatories publicly commit to adopt and implement them, where consistent with their fiduciary responsibilities. Signatories also commit to evaluate the effectiveness and improve the content of the Principles over time. Signatories believe this will improve their ability to meet commitments to beneficiaries as well as better align their investment activities with the broader interests of society.

For more information regarding the Principles for Responsible Investment, please go to <https://www.unpri.org/>. No fee, other than the standard application fee, was paid to be considered for this certification.

ImpactAssets 50

Recognition is not indicative of future performance. IA50 is a representative list of funds from across the impact investing ecosystem. The database is updated annually to help investors and advisors identify experienced impact investment firms. The initiative is led by ImpactAssets, an independent nonprofit originally created by Calvert Impact Capital, which seeks to increase the flow of capital into investments delivering financial, social, and environmental returns. For inclusion in the ImpactAssets 50 2023 List, a fund manager must:

- (1) Have 3+ years of experience as a firm in the impact investing field,
- (2) Have at least \$25 million in assets under management,
- (1) Operate in more than one country, in a country with significant population; and /or in a sizable region of the United States; and/or an area where local funding is insufficient to support community needs,
- (1) Manage assets that are recoverable,
- (2) Accept US investment,
- (3) Have demonstrated financial capacity/oversight; and
- (4) Demonstrate significant commitment to social impact and track clear measures of social and/or environmental impact (GIIRS rating, use IRIS metrics, or other indicators to be determined). In 2023, there were nearly 300 fund managers considered for IA50 and 54% of those are included in the list. In 2020, there were 95 fund managers considered for IA50 and 62% of those are included in the list. In 2019, there were 94 fund managers considered for IA50 and 54% of those are included in the list. In 2017-18, there were 86 fund managers considered for IA50 and 58% of those are included in the list. No fee was paid to be considered for the recognition.

Freddie Mac Impact Sponsor: Recognition is not indicative of future performance. The Impact Sponsor Award is an annual award established by Freddie Mac in 2021 to recognize and incentivize sponsors who move the needle on affordable housing and create value through tenant advancement. Freddie Mac provides each awardee with an Impact Sponsor logo to use on their own websites and as part of approved marketing materials, to further underscore the awardee's valuable contributions to the industry and to tenants. The 2022 Impact Sponsor award winner's cohort in addition to Kairos include Bridge Investment Group, CAF Capital, ColRich, Comunidad

END NOTES (CONTINUED)

Partners, Fairstead, Greatwater Opportunity Capital, MRK Partners, Openpath Investments, and Stoneweg. No fee, other than the standard application fee, was paid to be considered for this certification.

PAGE FIVE

Current Value: The Current Value of an investment is the amount that would be received to sell an asset or transfer a liability, under normal market conditions, in an orderly transaction between market participants as of December 31, 2023. Market price observability is impacted by several factors such as type of investment, asset quality, tenancy, and location. Appraisals were not explicitly done for each property; however, some values are based on appraisals and/or BOVs completed in the normal course of business. Some values assume sale on measurement date, utilizing discounted cash flow methodology, taking various factors into consideration, including exit capitalization rates and discount rates. For sold assets, the actual sales price is used. Additional information on these assumptions is available upon request.

Apartment Units and Square Feet: Figures represent lifetime holdings of Kairos.

PAGE FOURTEEN

Examples of properties with affordable housing within the Impact Strategy.

PAGE SIXTEEN

Increase in Equity Value: Calculation as of 12/31/2023. Uses expense savings seen at each property immediately after the utility project is installed and 2022 YE Direct Cap Rates. It also includes assets that have been sold and the data is not specific to a given year. \$23.6M in value created over \$259.1M in initial equity for properties with an impact utility improvement component.

PAGE SEVENTEEN

Environmental Savings: Includes all historical return of capital ("ROC") and annual savings for properties owned by Kairos where utility savings projects were implemented or installed. It also includes assets that have been sold and the data is not specific to a given year. For that reason, the ROC is calculated using the savings seen immediately after the utility project is installed.

Return on Cost: Calculated using the sum of the first year of savings post utility investment installment (or earliest available year of data if first year not available), divided by the cumulative cost of the utility savings projects.

Disclosure:

This report is as of December 31, 2023, and is for informational purposes only. Information in this report is not intended to be relied on to make any investment decisions. This report is not to be construed as an offer to sell or the solicitation of an offer to buy any security or any investment advisory services from Kairos, nor shall it be considered as a public offering of any securities. The information contained herein is not complete and it should not be relied on as such. It is in summary form for convenience of presentation and is provided to you as of the dates indicated. Any content in this report is subject to change without notice. All materials in this report are meant to be reviewed in their entirety, including any footnotes, legal disclaimers, restrictions, or disclosures, and any copyright or proprietary notices. Kairos is not responsible for the content of off-site pages, or any other site linked or linking to this report. Linking to any off-site pages or other sites is at your own risk. The materials in this report are provided "as is" without warranty of any kind, either express or implied, to the fullest extent permissible pursuant to applicable law. Any prior performance results provided herein are for illustrative purposes only and are not indicative of future results. There is no guarantee or assurance that the investment strategy will perform similarly to past investments described in this material or that the strategy will be able to avoid losses. There can be no assurance that the strategy will invest in similar properties in the future. This report may contain forward-looking statements that do not represent historical facts and are based on our beliefs, assumptions made by Kairos, and information currently available. Forward-looking statements in this report are based on our current expectations as of the date of this report, which could change or not materialize as expected. Actual results may differ materially due to a variety of uncertainties and risk factors. Kairos assumes no obligation to update the information or statements contained in this report.

KAIROS AT A **GLANCE**



KAIROS AT A GLANCE

Kairos Investment Management Company is a minority owned real estate private equity firm founded in 2005 by Carl Chang to focus on value-based real estate investments in the lower middle market with a long-term orientation and often with a contrarian approach. As of December 31, 2023, the Kairos team has transacted on \$4.2 billion of real estate, including over 24,000 multifamily units and 20 million square feet of commercial property nationwide. Kairos is headquartered in Irvine, California and has a satellite office in Denver, Colorado.



30 YEARS

AVERAGE INVESTMENT
EXPERIENCE



24,000+

APARTMENT UNITS



20M+

SQUARE FEET



\$4.2B+

TRANSACTION
VOLUME

2023 ANNUAL IMPACT REPORT



Signatory of



Principles for
Responsible
Investment

