BRIDGE INVESTMENT GROUP

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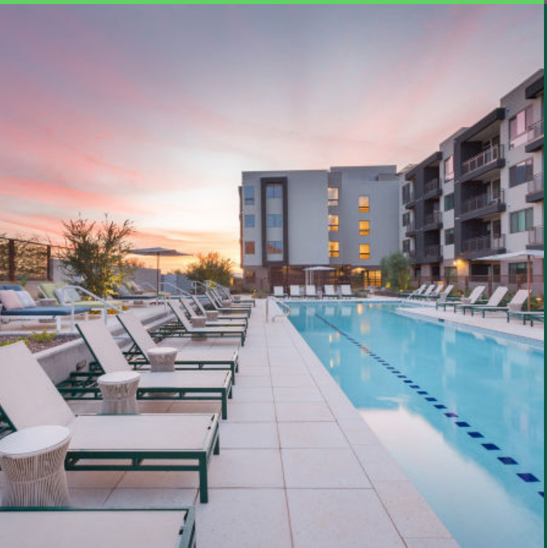
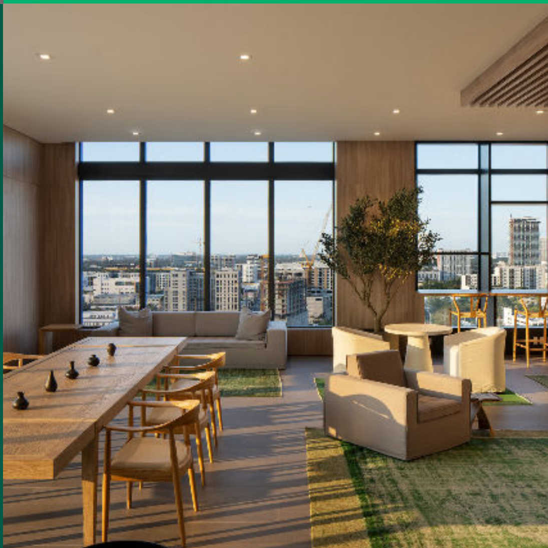
SUSTAINABILITY & RESPONSIBILITY REPORT FRAMEWORKS

2025





ABOUT THIS REPORT

This document serves as the Appendix to our 2025 Sustainability & Responsibility Report (“S&R Report”, “Report”). This Appendix discloses Bridge’s reference to the Global Reporting Initiative (“GRI”) standards, and alignment with the Task Force on Climate-related Financial Disclosures (“TCFD”) recommendations and Sustainability Accounting Standards Board (“SASB”) standards. Key Performance Indicator (“KPI”) updates are also disclosed in the following pages.

All references and locations disclosed in the Frameworks reference the 2025 S&R Report.

For any questions, please contact sustainability@bridgeig.com.

This Appendix was published on August 17, 2026.

LEGAL DISCLAIMER

This Sustainability & Responsibility Report (this “Report”) is provided for informational purposes only and is not, and may not be relied upon as, legal, tax, accounting or investment advice. This Report is not an offer to sell, nor a solicitation of an offer to buy intersts in any vehicle managed by Bridge Investment Group Holdings LLC (“Bridge”) or its affiliates, nor shall any contents contained herein be relied on in connection with any such investment decision. Applicable securities laws prohibit trading based on any material non-public information, and any recipient of this Report is prohibited from trading in securities of Bridge’s publicly traded parent company, Apollo Global Management, Inc., based on any material non-public information that may be contained within the Materials or related discussions of the Materials.

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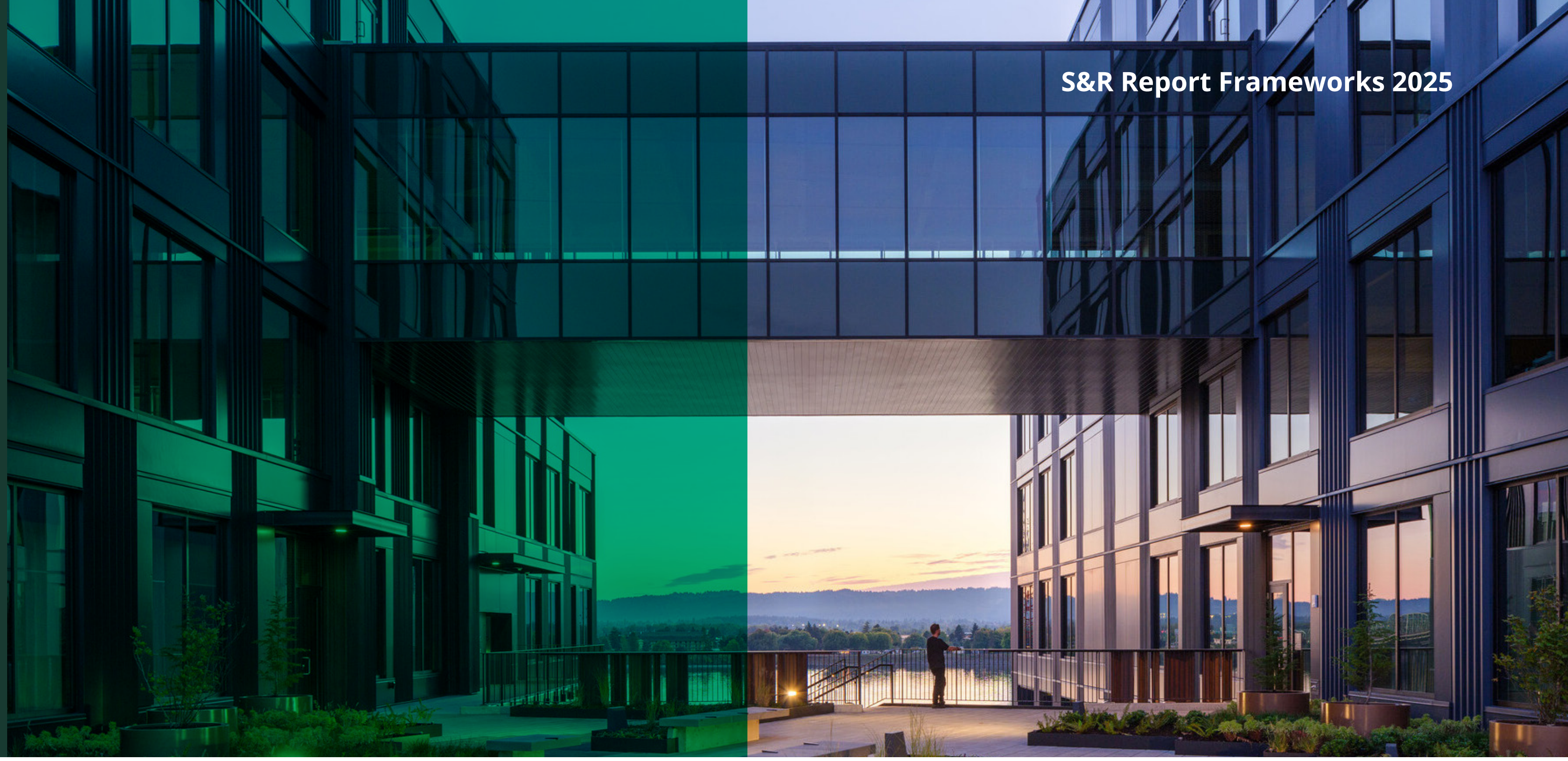

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Any case studies contained within this Report may not be representative of all transactions of a given type or of investments generally, and it should not be assumed that any comparable initiatives or actions will be made at all current or future comparable investments or that any success of any current or expected sustainability initiatives referenced in this Report are guaranteed.

This Report contains select images that are provided for illustrative purposes only and may not be representative of Bridge owned properties; such images may include digital renderings or stock photos rather than actual photos of investments, residents, or communities. This Report references certain awards, memberships, or other initiatives supported by Bridge. These awards are not intended to imply an endorsement, ranking or testimonial from any of these organizations, and awards are based on applications including self-reported data. Although the application process generally does not require the payment of fees, if an award is granted, certain fees apply, including fees in connection with award announcements, printing costs, or licensing of logos; please refer to the website of each entity providing these awards for additional information on the nomination and award process.

ENVIRONMENTAL DATA METHODOLOGY DISCLAIMERS

1. The dataset presented in this Report covers data up to December 31, 2025, was updated as of June 18, 2026, and is comprised of Bridge Multifamily Fund IV & V, Workforce and Affordable Housing Fund I, II & III, Bridge Seniors Housing Fund I, II & III, Bridge Office Fund I & II, certain Office joint ventures, and Bridge-occupied corporate offices, with a total floor area of the reporting entities of 73,587,216 SF.

2. This Report, to the best of its ability, has sought to identify and reduce errors that are a product of missing or unreported data for the measurement period. This methodology applies to the environmental, social and governance data presented throughout this Report, and the qualitative and quantitative data provided is intended to illustrate applicable, available information relating to Bridge; not all sustainability metrics are applicable to Bridge or each reporting entity, and methodologies for measuring such metrics differ depending on various facts and circumstances.

3. DATA COVERAGE & EXCLUSIONS

a. The “% of Portfolio Covered” figures represent the amount of floor area captured by the data divided by the total floor area of the reporting properties (in SF). Details on energy and water data coverage within each strategy can be found in the SASB Real Estate Standards Index, IF-RE-130a.1 and IF-RE-140a.1.

b. For Multifamily and Workforce and Affordable Housing properties, energy usage excludes tenants’ electricity consumption data, except for 80 properties that obtained whole building energy consumption data through December 31, 2025 at the time of this report.

c. Statistics and metrics, including greenhouse gas emissions metrics and any associated energy, water and waste data, as well as social and governance data, are estimates and may be based on assumptions, estimation techniques, third-party data, and developing or evolving standards, methodologies and protocols. As a result, such statistics and metrics are inherently uncertain and may vary materially from any figures previously or subsequently reported, and figures may not be comparable across reporting periods, across entities, or with figures reported by other organizations. Where data is missing or excluded, Bridge was unable to obtain the underlying data for a number of reasons, including but not limited to data being paid for or held by tenants who elected not to share it, data being unobtainable from select third-party operators or property managers, or the complexity of building metering inhibiting accurate data collection. As a result, sustainability performance metrics, including environmental, social and governance metrics, may be understated in this Report.

d. Three Multifamily properties had onsite solar generation during 2025, however the data was not yet available for review at the time of this report.

e. As a result, environmental performance metrics may be understated in this Report.

4. ABSOLUTE & LIKE-FOR-LIKE METRICS

a. The absolute data set comprises all properties that were owned and operational for at least part of the reporting period where data was available. Within the absolute data set, 2.0% of total floor area was missing more than 3 months of energy data and 1.6% of total floor area was missing more than 3 months of water data. As a result, the absolute metrics are understated in this Report.

b. For properties with missing data, Bridge followed the GRESB estimation methodology and only provided estimates for up to 20% of the total period (or a maximum of 3 months) for which actual data was available. Estimates were based on historic data spanning the same time frame as the missing data. Approximately 4.6% of total floor area reported had some estimated energy data, and 4.6% of total floor area had some estimated water data.

   i. For two Seniors Housing properties that had a cost-prohibitive volume of sub-metered units for automated collection of electricity data, usage and emissions for these properties were back-calculated from cost using historical data and rates set by the provider(s).

c. The like-for-like data set comprises properties that were owned and operational for all 24 months in 2024–25.

d. To avoid understating energy and GHG emissions intensities, only properties with whole building energy data were included in these calculations.

5. QUALITY CONTROL

a. For properties where the year-over-year variance in data was higher than 20%, we examined the data for gaps/errors and, where appropriate, based on information available, sought to identify the source of the data change (following the outlier thresholds used by GRESB Reference Guide Appendix 2a).

6. GHG EMISSIONS CALCULATION METHODOLOGY

a. Emissions from onsite fuel usage (Scope 1), including natural gas and propane, are calculated using emissions factors from the EPA Emission Factors for Greenhouse Gas Inventories. Emissions associated with the use of purchased electricity (Scope 2) are calculated using United States eGRID sub-region emissions factors for CO_2e (location-based method).

b. Mobile emissions from any vehicles at the properties are not captured under Scope 1 emissions in this report.

7. SCOPE 3 EMISSIONS

a. Bridge tracks Scope 3 emissions associated with business travel (Category 6). The emissions presented in this report account for 71% of employee travel and include data from flight, vehicle, and hotel bookings. The data is sourced from Bridge’s travel booking platform, Navan, and underlying calculations could not be derived for review.

b. In Bridge’s prior reports, emissions from tenant spaces in the Multifamily and Workforce and Affordable Housing strategies were categorized as downstream leased assets (Category 13). However, to align with the GRESB assessment in reporting emissions under the operational control method, all emissions from these two strategies are now categorized as Scope 1 and 2.

KEY PERFORMANCE INDICATORS

In 2022, Bridge adopted 22 Key Performance Indicators to measure and monitor progress across the Sustainability & Responsibility ("S&R") Program. These KPIs support transparent reporting and provide a structured framework for tracking performance across environmental, social, governance, and resilience priorities.

Bridge reviews its KPIs on an ongoing basis to ensure continued relevance and alignment with the Firm's evolving strategy, regulatory expectations, and data capabilities. Over time, we seek to further align KPIs with established targets and goals where applicable.

ENVIRONMENTAL KPIS

Applicability	Metric	KPI Description	2025 Result
Corporate	Energy Consumption	Track energy use, calculate energy use intensity (kWh/floor area) for Bridge-occupied office spaces.	As of December 31, 2025, our energy consumption is as follows:[1] • Total Energy Use: 993,613.26 (kWh) • Energy Use Intensity: 9.66 (kWh/SF) • % Portfolio Covered: 100% • Like-for-Like percentage change: 5.84% For information on select strategies, please see our Sustainability Accounting Standards Board Index for Real Estate disclosures.

Corporate	GHG Emissions	Track Annual Scope 1 and Scope 2 GHG emissions, calculate GHG intensity (kgCO2e/floor area covered) for Bridge-occupied office spaces.	As of December 31, 2025, our GHG emissions are as follows:[2]
			• Total GHG Emissions: 289.42 (MTCO2e)
			  ◦ Scope 1: 5.28 (MTCO2e)
			  ◦ Scope 2: 284.14 (MTCO2e)
			  ◦ Scope 3: 1,892.12 (MTCO2e)
			• GHG Intensity: 2.82 (kgCO2e/SF)
			• % Portfolio Covered: 100.0%
			• Like-for-Like percentage change: 6.32%
			For information on select strategies, please see our Sustainability Accounting Standards Board Index for Real Estate disclosures.

1 Please see 2025 Environmental Figures for detailed data disclaimers and methodology.
2 Please see 2025 Environmental Figures for detailed data disclaimers and methodology.
3 Please see 2025 Environmental Figures for detailed data disclaimers and methodology.
4 Excludes properties that were sold prior to 2025.
5 For further information on the properties assessed, please see page 13.
6 Based on 2025 property data, an additional seven 3rd party-owned (BCRE- managed) Office properties also achieved ENERGY STAR certifications. For more information, please see Page 21.

ENVIRONMENTAL KPIS

Applicability	Metric	KPI Description	2025 Result
Corporate	Water Consumption	Track water use, calculate water use intensity (U.S gallons/ floor area) for Bridge-occupied office spaces.	As of December 31, 2025, our water consumption is as follows:[3] • Total Water Consumption: 1,888,500.00 (US Gallons) • Water Use Intensity: 18.37 (US Gallons/ SF) • % Portfolio Covered: 86.9% • Like-for-Like percentage change: -0.26% For information on select strategies, please see our Sustainability Accounting Standards Board Index for Real Estate disclosures.
Corporate	Energy and Water Tracking	Report on the number of investments with energy and water tracking (e.g., ENERGY STAR® Portfolio Manager ("ESPM") profiles).	As of December 31, 2025, we are actively tracking approximately 350 properties through ESPM.[4]
Corporate	Climate Physical Risk	Assess climate physical risks (heat and water stress, wildfires, floods, sea-level rise, hurricanes, earthquakes) for current real estate holdings.	As of December 31, 2025, 400 Bridge properties are covered in our Risk Assessment analysis platform.[5]
Strategy	Energy Ratings	Report on the number of investments with energy ratings (e.g., ENERGY STAR certification).	As of December 31, 2025, 13 Office properties and 19 Multifamily (includes WFAH) properties are ENERGY STAR certified.[6]

SOCIAL KPIS

Applicability	Metric	KPI Description	2025 Result
Corporate	Charitable Giving & Volunteerism	Report on corporate giving programs and employee volunteering programs (number of employee hours spent volunteering).	Bridge conducts its charitable giving through the Bridge Gives program. More information on this program can be found on Page 27 of the Report. In 2025, employee volunteer hours totaled 262 hours. Total corporate giving through our Bridge Gives program was $2.8 million.

SOCIAL KPIS

Applicability	Metric	KPI Description	2025 Result
Corporate	Employee Satisfaction Survey	Perform an employee satisfaction survey and track % of employees who participated.	Bridge conducts an annual employee satisfaction survey. In 2025, 84% of our corporate employees and Bridge Property Management employees participated in the survey. More information on the survey results can be found on Page 24 of the Report.
Corporate	Employee Career Development	Track percentage of employees that participate in career development and mentoring programs over time.	At this time, Bridge does not track the average hours of training per employee. In 2025, Bridge offered programs for employees such as mentorship, the manager excellence program, or some kind of career-building non-mandatory training. Bridge is currently developing systems to collect data on employee training.
Corporate	Training & Development	Track the number of employees that have completed workplace-related training.	All employees must complete standard workforce onboarding and training. Necessary training is conducted at time of hire and/or annually.
Corporate	Recruiting Programs & Initiatives	Report on the number of programs and initiatives that contribute to recruiting efforts.	Bridge's recruitment and retention process seeks to support our mission to foster, cultivate, and strengthen our workplace. As of December 31, 2025, Bridge has 10 programs and initiatives that contribute to recruiting efforts, including campus recruiting strategies to attract top emerging talent.
Corporate	Health and Well-being Programs	Report on health and well-being policies and programs provided to employees.	As of December 31, 2025, Bridge provides 40 well-being programs to employees. Additionally, Bridge offers a robust benefits package to all full-time employees. More on this can be found on Page 25 of the Report and within the Global Reporting Initiative disclosures.

SOCIAL KPIS

Applicability	Metric	KPI Description	2025 Result
Corporate	HR Policies	Report on company programs including formal policy, governance structures, and committee activities.	Bridge's policies include our Equal Employment Opportunity Statement, Anti-Discrimination Policy, Inclusion Policy and Statement, and Anti-Harassment Policy. Our B.R.I.D.G.E. programming is overseen by our Managing Director of Human Resources & Culture and our B.R.I.D.G.E. Committee. Bridge's seven BRGs contribute to overall programming across our organization. Information on our company programs, policies, and governance structures can be found within the Global Reporting Initiative disclosures.
Corporate	Leadership Demographics	Report on demographics of Firm and investment leadership.	**Senior Managing Director** 22% Identify as Female 13% Identify as a Racial or Ethnic Minority **Managing Director** 22% Identify as Female 19% Identify as a Racial or Ethnic Minority **Director** 29% Identify as Female 24% Identify as a Racial or Ethnic Minority **Vice President** 43% Identify as Female 26% Identify as a Racial or Ethnic Minority
Strategy	Health and Well-being Ratings	For participating strategies, report on the number of investments with health and well-being ratings/ certifications by property type (e.g., WELL Health Safety Rating ("WELL HSR")).	In 2025, 14 Seniors Housing communities achieved WELL HSR.

SOCIAL KPIS

Applicability	Metric	KPI Description	2025 Result
Corporate	Affordable Housing	For WFAH strategy, report on rent affordability metrics (e.g., residents spending no more than 30% of 80% of AMI) and resident income metrics (e.g., residents at or below 80% of AMI).	As of December 31, 2025, 70.3% of units in our Workforce & Affordable Housing strategy were rented to residential households with incomes below 80% of HUD AMI and at rents that are less than 30% of 80% of HUD AMI or 40% of 80% of HUD AMI (for Cost Burdened, Very Cost Burdened, or Extremely Cost Burdened areas as defined by Market Type Work Force from FHFA), and in both cases meaning that units only qualify if the income-qualifying tenant is also paying < max rent).[7,8]

GOVERNANCE KPIS

Applicability	Metric	KPI Description	2025 Result
Corporate	Governance Structures	Report on formation of Bridge Management Committee. Report on S&R updates provided to Bridge's senior leadership. Report on Bridge's Enterprise Risk Committee risk assessment and monitoring of critical S&R risks.	Following Apollo's acquisition of Bridge on September 2, 2025, the Bridge Board was dissolved, and the Bridge Management Committee was formed. This Committee is comprised of key executives from Bridge and Apollo and as of year-end 2025 is establishing its meeting cadence and overall responsibilities. S&R leadership reports to Bridge's Chief Operating Officer and provides regular updates to senior management on program performance, risks, and emerging opportunities. As integration with Apollo progresses, governance and reporting processes are being aligned to support consistency and coordination across Bridge and Apollo. Bridge's Enterprise Risk Committee conducts annual risk assessments that include monitoring of S&R and Insurance / Risk Management among its risk areas. Information on our Enterprise Risk Committee can be found on Page 7 of the Report.

7 Methodology: (1) with bedroom and utility offsets, (2) Income @ 80% HUD AMI AND Rents at either 30% of 80% OR 40% of 80% (for Cost Burdened, Very Cost Burdened, or Extremely Cost Burdened areas as defined by Market Type Work Force from FHFA), and in both cases meaning that units only qualify if the income-qualifying tenant is also paying < max rent).

8 For these calculations, the following WFAH properties are excluded: Palmilla (<6 months ownership) and The Grove at Walnut Creek (lack of digitization of records at site but is set up as 100% affordable).

S&R Report Frameworks 2025

GOVERNANCE KPIS

Applicability	Metric	KPI Description	2025 Result
Corporate	S&R Employees and Committee	Report on S&R leadership and committees and their role in assessing and managing risks and opportunities.	Information on our S&R leadership, committee, and responsibilities can be found on Page 6 of the Report.
Corporate	S&R Commitments	Report on sustainability commitment.	Information on our S&R commitments can be found on Page 6 of the Report.
Corporate	Firm Sustainability Policies	Report on Firm-level sustainability policies and indicate topics covered.	Bridge's sustainability efforts are guided by our Sustainability & Responsible Investing Policy ("S&RI Policy"). Information on our Policies can be found in our Global Reporting Initiative disclosures.
Corporate	Sustainability-related Training	Report on the number of Sustainability-related trainings offered and participation by S&R Steering Committee, Climate Resilience Task Force ("CRTF"), and S&R team members.	In 2025, 100% of the collective S&R Steering Committee, CRTF, and S&R team members took at least one training course.
Corporate	Memberships & Framework Signatory Status	Report on memberships and frameworks the Firm actively participates in.	Bridge currently references PRI, GRESB, TCFD, SASB, and GRI, and the MIC Framework™.

GLOBAL REPORTING INITIATIVE

Bridge Investment Group has reported with reference to the GRI Standards for the period January 1, 2025, through December 31, 2025.

Statement of Use	GRI 1 Used
Bridge Investment Group has reported the information cited in this GRI content index for 2025 with reference to the GRI Standards.	GRI 1: Foundation 2021

UNIVERSAL DISCLOSURES

Disclosure	Description	References and Responses
2-1	Organizational details	Bridge Investment Group is an affiliate of Apollo (NYSE: APO) and a leading alternative investment manager, diversified across specialized asset classes. Powered by Apollo, Bridge combines its nationwide operating platform with dedicated teams of investment professionals focused on select real estate verticals. On September 2, 2025, Apollo and Bridge announced that Apollo completed the previously announced acquisition of Bridge in an all-stock transaction. As a platform company within Apollo's asset management business, Bridge will retain its existing brand, management, and investment teams and dedicated capital formation team. For more details, please see Apollo Completes Acquisition of Bridge Investment Group. 2025 Sustainability & Responsibility Report, Introduction, About Bridge; pg. 1
2-2	Entities included in the organization's sustainability reporting	2025 Sustainability & Responsibility Report, Introduction, About This Report; pg. 1
2-3	Reporting period, frequency and contact point	2025 Sustainability & Responsibility Report, Introduction, About This Report; pg. 1

UNIVERSAL DISCLOSURES

Disclosure	Description	References and Responses
2-5	External assurance	PENDING
2-6	Activities, value chain, and other business relationships	See GRI 2-1.
2-7	Employees	2025 Sustainability & Responsibility Report, Human Capital, Firm Demographics; pg. 23 **Methodology:** • These numbers capture full-time employment as of 12/31/2025 and were calculated by the Human Resources team. • At this time, Bridge does not have the breakdown for full or part-time for employees that work at Bridge properties. For this reason, we have not included this information in this metric.
2-9	Governance structure and composition	Following Apollo's acquisition of Bridge on September 2, 2025, the Bridge Board was dissolved, and the Bridge Management Committee was formed. This Committee is comprised of key executives from Bridge and Apollo and as of year-end 2025 is establishing its meeting cadence and overall responsibilities. Our multi-disciplinary S&R Steering Committee and CRTF are two governance bodies that support the Firm's overall sustainability and climate-related programming and development. Both the S&R Steering Committee and CRTF are composed of Bridge leadership from across the organization.
2-10	Nomination and selection of the highest governance body	See GRI 2-9.
2-11	Chair of the highest governance body	See GRI 2-9.
2-12	Role of the highest governance body in overseeing the management of impacts	See GRI 2-9. 2025 Sustainability & Responsibility Report, Corporate Governance, Sustainability at Bridge; pg. 6

UNIVERSAL DISCLOSURES

Disclosure	Description	References and Responses
2-13	Delegation of responsibility for managing impacts	2025 Sustainability & Responsibility Report, Corporate Governance, Sustainability at Bridge; pg. 6
2-15	Conflicts of interest	Following Apollo's acquisition of Bridge on September 2, 2025, Bridge became subject to Apollo's Code of Business Conduct and Ethics.
2-16	Communication of critical concerns	See GRI 2-15 above.
2-17	Collective knowledge of the highest governance body	See GRI 2-9. In 2025, 100% of the collective S&R Steering Committee, CRTF, and S&R team members took at least one training course related to sustainability or climate-related risks.
2-18	Evaluation of the performance of the highest governance body	Our Governance KPIs, as shown on Page 9, are part of our ongoing sustainability reporting.
2-22	Statement on sustainable development strategy	2025 Sustainability & Responsibility Report, Introduction, CEO Message; pg. 2
2-23	Policy commitments	Senior leadership teams develop and oversee policy implementation. Full versions of our policies and related documents are available upon request. **Corporate Level Policies:** • S&RI Policy • EMS which includes: • Energy Management Policy • Water Conservation Policy • Waste & Recycling Management Policy • Emissions Policy • Modern Slavery Policy • Inclusion at Bridge Policy and Equal Employment Opportunity Statement • Code of Ethics & Securities Trading Policy • Code of Business Conduct and Ethics • Corporate Governance and Guidelines • Anti-Harassment Policy and Complaint Procedure • Whistleblower Policy

UNIVERSAL DISCLOSURES

Disclosure	Description	References and Responses
2-23	Policy commitments	**Strategy Level Policies:** • Multifamily/WFAH, Seniors Housing, and Office: (Separate) Sustainability Management Plans • Responsible Supplier Principles (as currently applied to Multifamily and WFAH)
2-24	Embedding policy commitments	Senior leadership teams develop and oversee policy implementation. Full versions of our policies and related documents are available upon request.
2-26	Mechanisms for seeking advice and raising concerns	See GRI 2-15.
2-28	Membership associations	2025 Sustainability & Responsibility Report, Bridge Sustainability & Responsibility Program, Industry Frameworks & Engagements; pg. 10

201 ECONOMIC PERFORMANCE (2016)

Disclosure	Description	References and Responses
201-1	Direct economic value generated and distributed	Bridge Investment Group is an affiliate of Apollo (NYSE: APO) and a leading alternative investment manager, diversified across specialized asset classes. Powered by Apollo, Bridge combines its nationwide operating platform with dedicated teams of investment professionals focused on select real estate verticals. On September 2, 2025, Apollo and Bridge announced that Apollo completed the previously announced acquisition of Bridge in an all-stock transaction. As a platform company within Apollo's asset management business, Bridge will retain its existing brand, management and investment teams and dedicated capital formation team. For more details, please see Apollo Completes Acquisition of Bridge Investment Group.
201-2	Financial implications and other risks and opportunities due to climate change	2025 Sustainability & Responsibility Report, Environment, Risks, Climate Value-at-Risk; pg. 14

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302 ENERGY (2016)

Disclosure	Description	References and Responses
302-1	Energy consumption within the organization	2025 Sustainability & Responsibility Report, Environment, Operations & Management, 2025 Environmental Figures; pg. 20
302-3	Energy intensity	2025 Sustainability & Responsibility Report, Environment, Operations & Management, 2025 Environmental Figures; pg. 20
302-4	Reduction of energy consumption	2025 Sustainability & Responsibility Report, Environment, Operations & Management, 2025 Environmental Figures; pg. 20

303 WATER AND EFFLUENTS (2018)

Disclosure	Description	References and Responses
303-1	Interactions with water as a shared resource	Please see: SASB Index for Real Estate Management. Bridge's full Water Conservation Policy is detailed in the Environmental Management System Policy that is available upon request.
303-5	Water Consumption	2025 Sustainability & Responsibility Report, Environment, Operations & Management, 2025 Environmental Figures; pg. 20

305 EMISSIONS (2016)

Disclosure #	Description	References and Responses
305-1	Direct (Scope 1) GHG emissions	2025 Sustainability & Responsibility Report, Environment, Operations & Management, 2025 Environmental Figures; pg. 20
305-2	Energy indirect (Scope 2) GHG emissions	2025 Sustainability & Responsibility Report, Environment, Operations & Management, 2025 Environmental Figures; pg. 20

305 EMISSIONS (2016)

Disclosure	Description	References and Responses
305-3	Other indirect (Scope 3) GHG emissions	2025 Sustainability & Responsibility Report, Environment, Operations & Management, 2025 Environmental Figures; pg. 20
305-4	GHG emissions intensity	2025 Sustainability & Responsibility Report, Environment, Operations & Management, 2025 Environmental Figures; pg. 20
305-5	Reduction of GHG emissions	2025 Sustainability & Responsibility Report, Environment, Operations & Management, 2025 Environmental Figures; pg. 20

401 EMPLOYMENT (2016)

Disclosure	Description	References and Responses
401-1	New employee hires and employee turnover	Total number and rate of new employee hires during the reporting period: **63** • 34 Identify as Female • 29 Identify as Male • 0 Chose to not Identify • 28 under the age of 30 • 27 ages 30-50 • 8 aged 51 and over • 63 United States • 0 Dubai Total number and rate of employee turnover during the reporting period: **274** • 138 Identify as Female • 136 Identify as Male • 0 Chose to not Identify • 62 under the age of 30 • 161 ages 30-50 • 51 aged 51 and over • 274 United States • 0 Dubai **Methodology:** These numbers capture full-time employment as of December 31, 2025 and were calculated by the Human Resources team.

401 EMPLOYMENT (2016)

Disclosure	Description	References and Responses
401-2	Benefits provided to full-time employees	2025 Sustainability & Responsibility Report, Human Capital, Health & Well-being; pg. 25 Benefits offered to full-time employees include: • Teladoc • Preventative Wellness Initiative • Wellhub • HeadSpace • Total Health/Motion Connected • Benefits Newsletter • Benefit/Wellness Fairs • Paid time off • Paid holidays, including Juneteenth • Election Day PTO Policy • Paid parental leave for birth, adoption, or foster placement • Bereavement Leave • Comprehensive medical, dental, and vision insurance • Access to Accolade to help employees navigate the healthcare system • 401(k) plan • Employee Assistance Program • Bridge Investment Group Preventive Care Initiative • Health Savings Account (HSA) • Flexible Spending Accounts (FSA) • Critical Illness Coverage • Hospital Indemnity Insurance • Accident Insurance • Short- & Long-Term Disability • Prescription Drug Coverage • Telehealth Services • Pet Insurance • Virta - Diabetes and Weight Loss • Progyny - Fertility and family building • Tuition Reimbursement • OneDigital Financial Planning • Life, Disability and Accident Insurance • Legal & ID Theft • NY Commuter & UTA Tracks • Group Savings Marketplace/Working Advantage • Kaia - Virtual & Physical Therapy ***Disclaimer:*** *For medical, dental, and vision type benefits, part-time employees are not included.*

401 EMPLOYMENT (2016)

Disclosure	Description	References and Responses
401-3	Parental leave	2025 Sustainability & Responsibility Report, Human Capital, Health & Well-being; pg. 25 At this time, Bridge does not track the average hours of leave per employee. Bridge is currently developing systems to collect this data. This includes FMLA/ Intermittent FLMA, Parental, Medical, Military, ADA, Worker's Compensation, and discretionary leaves.

403 OCCUPATIONAL HEALTH AND SAFETY (2018)

Disclosure	Description	References and Responses
403-1	Occupational health and safety management system	Bridge is committed to ensuring a safe and healthy work environment for all employees. Employees receive health and safety training during their tenure with Bridge, and we strive to continuously improve our health and safety programs in our pursuit of fostering a safe and productive work environment for all employees. Following Apollo's acquisition of Bridge on September 2, 2025, Bridge became subject to Apollo's Code of Business Conduct and Ethics.
403-5	Worker training on occupational health and safety	See GRI 403-1.
403-6	Promotion of worker health	2025 Sustainability & Responsibility Report, Human Capital, Health & Well-being; pg. 25

404 TRAINING AND EDUCATION (2016)

Disclosure	Description	References and Responses
404-1	Average hours of training per year per employee	2025 Sustainability & Responsibility Report, Human Capital, Growth & Development; pg. 24 At this time, Bridge does not track the average hours of training per employee. In 2025, Bridge offered programs for employees such as mentorship, the manager excellence program, or some kind of career-building non-mandatory training. Bridge is currently developing systems to collect data on employee training.
404-2	Programs for upgrading employee skills and transition assistance programs	Bridge offers multiple opportunities for employees to upgrade skills. In 2025, programming included: **Bridge Academy** The Bridge Academy serves as our unified learning ecosystem, bringing together micro-learning and leadership development alongside technical skills training. The platform includes Skills Labs, the LEAD Program, the Manager Excellence Program, and LinkedIn Learning pathways to allow for consistent capability-building across our workforce. **Skills Lab** Skills Labs provide monthly micro-learning modules, each designed to be completed in under 10 minutes. The program focuses on practical, high-frequency workplace skills that contribute to day-to-day effectiveness across roles and functions. Skills Labs are designed to promote continuous learning in a flexible, accessible format. **LEAD Program** The LEAD Program offers structured development for Analysts, Associates, Vice Presidents, and Support employees through quarterly sessions, role-specific competencies, and digital content, supporting career progression and consistent leadership expectations across levels. **Manager Excellence Program** The Manager Excellence Program provides a quarterly curriculum for managers focused on coaching, communication, performance management, and leadership, delivered through a mix of short sessions, workshops, and applied learning to promote consistent practices across Bridge.

404 TRAINING AND EDUCATION (2016)

Disclosure	Description	References and Responses
404-2	Programs for upgrading employee skills and transition assistance programs	At this time, Bridge does not track usage of transition assistance programs but does offer the following: • Outplacement support through LHH for qualifying people who are included in an official workforce reduction. • Empower/one-digital offers trainings and 1x1 meetings for employees to support their retirement/401k. • A "Getting Ready for Medicare" Resource.
404-3	Percentage of employees receiving regular performance and career development reviews	2025 Sustainability & Responsibility Report, Human Capital, Growth & Development; pg. 24 Applicable Bridge employees receive regular performance reviews and goal setting.

405 DIVERSITY AND EQUAL OPPORTUNITY (2016)

Disclosure	Description	References and Responses
405-1	Diversity of governance bodies and employees	**Firm Leadership:** • Senior Managing Director – 22% Identify as Female – 13% Identify as a Racial or Ethnic Minority • Managing Director – 22% Identify as Female – 19% Identify as a Racial or Ethnic Minority • Director – 29% Identify as Female – 24% Identify as a Racial or Ethnic Minority • Vice President – 43% Identify as Female – 26% Identify as a Racial or Ethnic Minority **Employees by Gender:** • 248 Identify as Female • 336 Identify as Male • 0 chose not to Identify

SUSTAINABILITY ACCOUNTING STANDARDS BOARD INDEX FOR REAL ESTATE

This is an index to the location of our disclosures that align with the Sustainability Accounting Standards Board (SASB) standards for Real Estate. This is our third use of the SASB Index Report and we expect to evolve our use over time. The index references data from January 1, 2025–December 31, 2025, unless otherwise stated. The data was updated as of June 18, 2026, across Bridge Multifamily Fund IV & V ("MF IV", "MF V"), Workforce & Affordable Housing Fund I, II, & III ("WFAH I", "WFAH II", "WFAH III"), BSH Fund I, II & III ("BSH I", "BSH II", "BSH III"), Bridge Office Fund I & II ("BOF I", "BOF II"), and certain Office joint ventures. See the Disclaimers under each metric for further information.

ENERGY MANAGEMENT

Code	Accounting Metric	References and Responses
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Bridge's energy consumption data coverage as a percentage of total floor area, by property subsector: • Value-Add Multifamily: 50.5% • Seniors Housing: 99.8% • Office: 81.6% ***Disclaimers:*** • *The total floor area for Multifamily includes Bridge's MF IV, MF V, WFAH I, WFAH II, and WFAH III properties. Bridge Multifamily data coverage excludes tenants' electricity consumption data, except for 80 properties where Bridge has whole building consumption data (accounting for approximately 46.1% of total floor area).* • *The energy data provided for Office does not cover 18.4% of the total floor area. In these instances, Bridge was unable to obtain utility data given that some buildings have a single tenant that pays for all utilities, are managed by a third-party operator, or have been vacant.*

ENERGY MANAGEMENT

Code	Accounting Metric	References and Responses
IF-RE-130a.2	1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	Bridge's energy consumption by portfolio area with data coverage, by property subsector: Value-Add Multifamily: 1,322,344.7 GJ • % Grid electricity: 100% • % Renewable: 0% Seniors Housing: 334,647.5 GJ • % Grid electricity: 100% • % Renewable: 0% Office: 270,074.2 GJ • % Grid electricity: 99.6% • % Renewable: 0.4% ***Disclaimers:*** • *Following the GRESB estimation methodology, Bridge only provided estimates for up to 20% of the total time period for which we had actual data for any property with missing data (for a maximum of 3 months). Estimates were based on historic data spanning the same time frame as the missing data. Within the absolute data set, 4.6% of total floor area had some estimated data, and 2.0% of total floor area was missing more than 3 months of energy data.* • *We used a conversion factor of 1 kWh = 0.0036 GJ to produce the energy consumption numbers in gigajoules.* • *The disclaimers listed under IF-RE-130a.1 apply here.*
IF-RE-130a.3	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	Value-Add Multifamily • Has Energy Rating: 97.8% • Certified to ENERGY STAR: 9.4% Seniors Housing • Has Energy Rating: 100.0% • Certified to ENERGY STAR: 0% Office • Has Energy Rating: 81.6% • Certified to ENERGY STAR: 30.8% ***Disclaimers:*** *An additional seven 3rd Party-owned (BCRE-managed) and Bridge Multifamily Fund III Office properties also achieved ENERGY STAR certifications.*

ENERGY MANAGEMENT

Code	Accounting Metric	References and Responses
IF-RE-130a.4	1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	Bridge integrates building energy management considerations through its ISO 14001:2015-aligned Environmental Management System (EMS). The extent of integration varies by strategy and depends on Bridge's level of operational control and influence. For real estate investments in which Bridge maintains operational control, energy-related considerations may be evaluated during acquisition through due diligence processes such as Property Condition Assessments, utility data review, and screening for benchmarking ordinances and Building Performance Standards. These reviews support risk identification and may inform underwriting, capital planning, and Investment Committee memoranda. Certain strategies establish baseline energy intensity metrics and reduction targets that are monitored over the fund lifecycle. In areas where Bridge does not have direct control, the EMS supports risk identification, regulatory exposure assessment, and engagement mechanisms where appropriate. Post-acquisition, for assets within Bridge's operational control, energy performance may be monitored through utility data collection and portfolio-level KPI tracking. Where appropriate, operational improvements, such as HVAC optimization, lighting retrofits, or renewable energy installations, may be implemented based on asset condition, regulatory requirements, and capital planning priorities.

WATER MANAGEMENT

Code	Accounting Metric	References and Responses
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	Bridge's water withdrawal data coverage as a percentage of total floor area, by property subsector: • Value-Add Multifamily: 100.0% • Seniors Housing: 96.4% • Office: 82.0% Water withdrawal data coverage as a percentage of total floor area in regions with High or Extremely High Baseline Water Stress, by property subsector: • Value-Add Multifamily: 100.0% • Seniors Housing: 100.0% • Office: 72.4% ***Disclaimers:*** • *We used the World Resources Institute's Aqueduct tool to determine water withdrawn in regions with High or Extremely High Baseline Water Stress.* • *The total floor area for Multifamily includes Bridge's MF IV, MF V, WFAH I, WFAH II, and WFAH III properties.* • *Seniors Housing includes BSH I, BSH II, and BSH III properties. Of the Seniors Housing properties, 4.0% of total floor area was manually excluded because the raw data was partially unavailable or appeared unreliable and Bridge could not verify or correct the data in time for this analysis.* • *Office includes BOF I, BOF II, and certain Office Joint Venture properties. Of the Office properties, we do not have complete data for 18% of total floor area. In these instances, Bridge was unable to obtain utility data given that some buildings have a single tenant that pays for all utilities, are managed by a third-party operator, or have been vacant.*

WATER MANAGEMENT

Code	Accounting Metric	References and Responses
IF-RE-140a.2	1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Total water withdrawn by portfolio area with data coverage, by property subsector: • Value-Add Multifamily: 3,093,523,519.0 U.S. gal (11,708,986.5 m3) • Seniors Housing: 229,800,625.28 U.S. gal (869,795.4 m3) • Office: 61,402,687.05 US gal (232,409.2 m3) Percentage of water withdrawn in regions with High or Extremely High Baseline Water Stress, by property subsector: • Value-Add Multifamily: 63.8% • Seniors Housing: 38.2% • Office: 76.8% ***Disclaimers:*** *Following the GRESB estimation methodology, Bridge only provided estimates for up to 20% of the total period for which we had actual data for any property with missing data (for a maximum of 3 months). Estimates were based on historic data spanning the same time frame as the missing data. Within the absolute data set, 4.6% of total floor area had some estimated water data, and 1.6% of total floor area was missing more than 3 months of water data.* • *We used a conversion factor of 1 US gal = 0.003785 m3 to produce the water withdrawal numbers in cubic meters.* • *The disclaimers listed under IF-RE-140a.1 also apply here.*

WATER MANAGEMENT

Code	Accounting Metric	References and Responses
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Bridge's like-for-like percentage change in 2025 vs. 2024 water consumption, by property subsector: • Value-Add Multifamily: -4.00% • Seniors Housing: -6.17% • Office: -1.23% ***Disclaimers:*** • *Properties that were acquired or sold between January 1, 2024, and December 31, 2025, have been excluded per SASB Real Estate Guidance (1.2.1).* • *For the purpose of a meaningful year-over-year comparison, about 0.4% of properties were manually excluded from the like-for-like data sets because the raw data was partially unavailable or appeared unreliable and Bridge could not verify or correct the data in time for this analysis. Properties with more than 3 months of missing data between 2024-25 were also excluded from the like-for-like data sets.* • *The disclaimers listed under IF-RE-140a.1 also apply here.*
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	**Water Conservation Policy** Bridge's Water Conservation Policy guides our approach to promoting and integrating water conservation across our real estate properties. This policy is part of our EMS, and the full policy is available upon request. Bridge is committed to increasing water conservation across our assets and strives to be an industry leader in promoting green initiatives through water-use efficiency, cost savings, and environmental stability.

MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS

Code	Accounting Metric	References and Responses
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	Percentage of Bridge's tenants that are separately metered or submetered for: **(1) Grid electricity consumption, by property subsector:** • Value-Add Multifamily: 87.7% • Seniors Housing: 0.0% • Office: 23.8% **(2) Water withdrawals, by property subsector:** • Value-Add Multifamily: 0.0% • Seniors Housing: 0.0% • Office: 0.0%
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	Across relevant strategies where Bridge has operational control and direct tenant relationships, and where appropriate, Bridge seeks to measure tenant resource consumption, incorporate sustainability-related provisions into lease structures, and engage tenants to support improved energy, water, and indoor environmental performance. These efforts are intended to support effective resource management, mitigate operational and regulatory risk, and protect long-term asset value. Implementation of these practices varies by property type, lease structure, and degree of operational control, reflecting differences in cost allocation, regulatory exposure, and Bridge's ability to influence tenant resource consumption and building performance. Where operationally feasible, certain strategies obtain tenant utility data through submetering or data-sharing provisions and incorporate green lease language designed to better align incentives around resource efficiency and capital improvements. In addition, Bridge may provide tenant fit-out guidance, sustainability education materials, and periodic feedback on energy and water consumption to encourage more efficient building operations. Certifications such as ENERGY STAR and WELL Health-Safety Rating, where pursued, support benchmarking, performance monitoring, and continuous improvement of building performance within applicable strategies, which may contribute to operating efficiency, tenant demand, and asset competitiveness over time.

CLIMATE CHANGE ADAPTATION

Code	Accounting Metric	References and Responses
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	Area of Bridge properties located in 100-year flood zones, by property subsector, are as follows: • Value-Add Multifamily: 1,743,118.0 SF (161,935.7 m2) • Seniors Housing: 337,219.0 SF (31,327.6 m2) • Office: 0.0 SF (0.0 m2) ***Disclaimers:*** • *We used FEMA's 100-year flood zone data in ArcGIS to determine this information.*
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Bridge has engaged Munich Re's Risk Suite to help provide location risk intelligence focused on natural hazards and climate change. Exposure to natural hazards is evaluated for our Multifamily, WFAH, Seniors Housing, QOZ, Logistics Properties, Net Lease, and Office strategies. This includes risks of flooding, tropical cyclones, convective and winter storms. Climate-related risks are evaluated based on their potential impact on an asset's and/or portfolio's return target as well as their potential exposure to the safety of our residents, tenants, and employees operating those assets. For certain strategies, we perform comprehensive analysis of risks during our pre-acquisition underwrite and incorporate our findings into our overall investment plan and our investment committee memoranda. Where material physical risks are identified, mitigation approaches may include adjustments to underwriting assumptions, capital planning for resiliency measures, insurance review and optimization, and ongoing monitoring of hazard projections. The degree of portfolio exposure and corresponding mitigation measures vary across strategies, reflecting differences in risk concentration, asset characteristics, and financial exposure.

ACTIVITY METRICS

Code	Accounting Metric	References and Responses
IF-RE-000.A	Number of assets, by property subsector	The following asset accounts include property subsectors that Bridge has disclosed data for in prior metrics: • Value-Add Multifamily: 170 • Seniors Housing: 56 • Office: 62 ***Disclaimers:*** • *The asset count for each property subsector includes assets that were acquired or sold between January 1, 2025, and December 31, 2025.*
IF-RE-000.D	Average occupancy rate, by property subsector	The 2025 average occupancy rate for each property subsector are as follows: • Value-Add Multifamily: 89.5% • Seniors Housing: 89.3% • Office: 70.4% ***Disclaimers:*** • *The average occupancy rate includes assets that were acquired or sold between January 1, 2025, and December 31, 2025.*

S&R Report Frameworks 2025

SUSTAINABILITY ACCOUNTING STANDARDS BOARD (SASB), ASSET MANAGEMENT & CUSTODY ACTIVITIES

This is an index to the location of our disclosures that align with the Sustainability Accounting Standards Board (SASB) standards for Asset Management & Custody Activities. This is our first use of the SASB standards for Asset Management & Custody Activities. The index references data from January 1, 2025–December 31, 2025, unless otherwise stated. See the Disclaimers under each metric for further information.

TRANSPARENT INFORMATION & FAIR ADVICE FOR CUSTOMERS

Code	Accounting Metric	References and Responses
FN-AC-270a.1	(1) Number and (2) percentage of licensed employees and identified decision-makers with a record of investment-related investigations, consumer-initiated complaints, private civil litigations, or other regulatory proceedings	No Bridge employees hold licenses or accountabilities as defined under SASB FN-AC-270a.1.
FN-AC-270a.2	Total amount of monetary losses as a result of legal proceedings associated with marketing and communication of financial product-related information to new and returning customers	$0 USD. Bridge Investment Group did not have any legal proceedings and has not sustained any monetary losses as related to this indicator.
FN-AC-270a.3	Description of approach to informing customers about products and services	Following Apollo's acquisition of Bridge on September 2, 2025, Bridge became subject to Apollo's Code of Business Conduct and Ethics.

EMPLOYEE DIVERSITY & INCLUSION

Code	Accounting Metric	References and Responses
FN-AC-330a.1	Percentage of (1) gender and (2) diversity group representation for (a) executive management, (b) non-executive management, (c) professionals, and (d) all other employees	**a) Executive management** Senior Managing Director • 13% Identify as a Racial or Ethnic Minority • Male: 78% • Female: 22% Managing Director • 19% Identify as a Racial or Ethnic Minority • Male: 78% • Female: 22% **(b) Non-executive management** Director • 24% Identify as a Racial or Ethnic Minority • Male: 72% • Female: 28% Vice President • 26% Identify as a Racial or Ethnic Minority • Male: 57% • Female: 43% **(c) Professionals** Professionals (Accountants, Compliance, HR, IT, Research, Legal. Excluding SMD, MD, D, VP) • 39% Identify as a Racial or Ethnic Minority. • Male: 51% • Female: 49% **(d) All other employees (Administrative Support Workers)** Remaining employees (Assistants, and other employees. Excluding SMD, MD, D, VP) • 26% Identify as a Racial or Ethnic Minority • Male: 7% • Female: 93%

INCORPORATION OF MATERIAL ENVIRONMENTAL, SOCIAL, AND GOVERNANCE FACTORS IN INVESTMENT MANAGEMENT & ADVISORY

Code	Accounting Metric	References and Responses
FN-AC-410a.1	Amount of assets under management, by asset class, that employ (1) integration of environmental, social, and governance (ESG) issues, (2) sustainability themed investing and (3) screening. The entity shall disaggregate its disclosure by asset class: (a) equities, (b) fixed income, (c) cash equivalents/ money market instruments and (d) other (for example, real estate and commodities).	Bridge seeks to integrate the consideration of financially material sustainability factors, as feasible and appropriate given the nature of the investment, strategy, asset class, fund, data availability, ownership structure and influence, among other factors. More information can be found in our S&RI Policy.
FN-AC-410a.2	Description of approach to incorporation of environmental, social and governance (ESG) factors in investment or wealth management processes and strategies	Please refer to our S&RI Policy.
FN-AC-410a.3	Description of proxy voting and investee engagement policies and procedures	Bridge's primary investment focus is on direct real estate and credit strategies rather than publicly traded equity securities. As such, formal proxy voting and public issuer engagement policies are generally not material to the Firm's core business model. Where Bridge holds securities that carry voting rights, engagement and voting practices align with fiduciary duties and applicable regulatory requirements.

BUSINESS ETHICS

Code	Accounting Metric	References and Responses
FN-AC-510a.1	Total amount of monetary losses as a result of legal proceedings associated with fraud, insider trading, antitrust, anti- competitive behavior, market manipulation, malpractice, or other related financial industry laws or regulations	$0 USD. In 2025, Bridge Investment Group did not sustain any monetary losses resulting from legal proceedings associated with fraud, insider trading, antitrust, anti-competitive behavior, market manipulation, malpractice or other related financial industry laws or regulations that were material to Bridge Investment Group's business and has not sustained any monetary losses as related to this indicator.
FN-AC-510a.2	Description of whistleblower policies and procedures	Bridge seeks to comply at all times with the governing provisions of the U.S. Foreign Corrupt Practices Act, the Sarbanes-Oxley Act and any other applicable laws, rules and regulations. Insofar as possible, the confidentiality of the whistleblower will be maintained. Bridge will not retaliate against a whistleblower. This includes, but is not limited to, protection from retaliation in the form of an adverse employment action such as termination, compensation decreases, or poor work assignments and threats of physical harm. In order to promote the prompt reporting of code of ethics violations, Bridge has made available a Whistleblower hotline. Bridge employees have been required to perform annual certification of awareness of the Whistleblower hotline number and obligations to report any violations. Following Apollo's acquisition of Bridge on September 2, 2025, Bridge became subject to Apollo's Corporate Governance Guidelines and Code of Business Conduct and Ethics. Apollo has policies and procedures in place for employees to raise concerns and report violations of Apollo policy and applicable law, including anonymous reporting mechanisms and a non-retaliation policy. The policies and procedures are discussed in Apollo's Code of Business Conduct and Ethics.

ACTIVITY METRICS

Code	Accounting Metric	References and Responses
FN-AC-000.A	Total assets under management (AUM)	$50.14B USD.
FN-AC-000.B	Total assets under custody and supervision	N/A

TASK FORCE ON CLIMATE-RELATED DISCLOSURES

The following table summarizes Bridge's climate disclosures in reference to the TCFD. It has also been written in reference to the IFRS ("International Financial Reporting Standard") S2 Climate-related Disclosures Standards.

GOVERNANCE

Disclosure	Accounting Metric	References and Responses
Board Oversight	Describe the board's oversight of climate-related risks and opportunities	Following Apollo's acquisition of Bridge on September 2, 2025, the Bridge Board was dissolved, and the Bridge Management Committee was formed. This Committee is comprised of key executives from Bridge and Apollo and as of year-end 2025 is establishing its meeting cadence and overall responsibilities. Senior leadership from the S&R team provides updates on the progress and impact of our sustainability program to Bridge executive leadership. Additionally, multiple executive leaders on both of these committees serve on the S&R Steering Committee and/or CRTF. Bridge's ERC conducts annual risk assessments that include monitoring of S&R and Insurance / Risk Management among its risk areas. For more information, please see: • 2025 Sustainability & Responsibility Report, Environment, Climate Governance & Strategy; pg. 13 • 2025 Sustainability & Responsibility Report, Corporate Governance, Sustainability at Bridge; pg. 6

GOVERNANCE

Disclosure	Accounting Metric	References and Responses
Management's Role	Describe the management's role in assessing and managing climate-related risks and opportunities	Climate-related risks and opportunities are managed by the S&R and Risk Management departments. Collaboratively, they seek to evaluate risk management across equity asset verticals by running physical risk reports for assets undergoing due diligence and on a quarterly basis during the hold period. As relevant, reports may be integrated into IC memoranda that are presented at weekly Investment Committee meetings for Bridge equity strategies to evaluate prospective and current investments. This sustainability analysis is intended to improve decision-making and risk management across strategies. For more information, please see: • 2025 Sustainability & Responsibility Report, Environment, Climate Governance & Strategy; pg. 13

STRATEGY

Disclosure	Accounting Metric	References and Responses
Risks and Opportunities	Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long-term	2025 Sustainability & Responsibility Report, Environment, Risks; pg. 13
Impact on Organization	Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning	Bridge recognizes that material climate-related risks and opportunities can affect the investment risk and performance of the Firm and the assets we operate. Where applicable and appropriate, in accordance with our S&I Policy, financially material sustainability considerations are incorporated as components of the investment process, and in some cases, certain strategies may also employ thematic, or impact approaches. For more information, please see: • 2025 Sustainability & Responsibility Report, Environment, Risks; pg. 13

STRATEGY

Disclosure	Accounting Metric	References and Responses
Resilience of Strategy	Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario	2025 Sustainability & Responsibility Report, Environment, Risks; pg. 13 2025 Sustainability & Responsibility Report, Environment, Risks, Climate Scenario Analysis; pg. 14

RISK MANAGEMENT

Disclosure	Accounting Metric	References and Responses
Risk ID and Assessment Process	Describe the organization's processes for identifying and assessing climate-related risks	2025 Sustainability & Responsibility Report, Environment, Risks; pg. 13
Risk Management Processes	Describe the organization's processes for managing climate-related risks	
Integration into Overall Risk Management	Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management	2025 Sustainability & Responsibility Report, Environment, Risks; pg. 13 2025 Sustainability & Responsibility Report, Environment, Climate Governance & Strategy; pg. 13

METRICS & TARGETS

Disclosure	Accounting Metric	References and Responses
Climate-Related Metrics	Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process	For Scope 1, Scope 2, and Scope 3 GHG emissions, please see: • 2025 Sustainability & Responsibility Report, Environment, Operations & Management, 2025 Environmental Figures; pg. 20 • 2025 Sustainability & Responsibility Frameworks, Environmental Data Methodology Disclaimer; pg. 3
Scope 1, 2 and 3 GHG Emissions	Disclose Scope 1, Scope 2, and Scope 3 greenhouse gas (GHG) emissions, and related risks	**Climate-related transitional risks:** Approximately 21% of our properties (79) in seven of our equity strategies (Multifamily, Workforce & Affordable Housing, Office, Seniors Housing, QOZ, Logistics Properties, and Net Lease) must comply with building ordinances. Another 18% of properties (66) are in jurisdictions where there are benchmarking ordinances, and compliance is not required. 231 properties (61%) are not located in a jurisdiction with a benchmarking ordinance. For more information, please see: • 2025 Sustainability & Responsibility Report, Environment, Risks, Transition Risk Management; pg. 15 **Climate-related physical risks:** As of December 24, 2025, and in our Munich Re analysis of 400 properties across our Multifamily, WFAH, Office, Seniors Housing, Logistics Properties, Net Lease, and QOZ Strategies, 49.5% were classified as having High physical risk exposure and an additional 27.8% were classified as having Very High physical risk exposure. For more information, please see: • 2025 Sustainability & Responsibility Report, Environment, Risks, Climate Value-at-Risk; pg. 14 **Climate-related opportunities:** Approximately $66.05 million has been invested in qualifying renewable energy projects in accordance with our BRE strategy, and another $7.73 million has been spent on management fees, organizational and partnership expenses since inception through December 31, 2025. **Industry-Based Metrics:** See the SASB (Sustainability Accounting Standards Board) indices in this Report for: 1. Asset Management and Custody 2. Real Estate

METRICS & TARGETS

Disclosure	Accounting Metric	References and Responses
Climate-Related Targets	Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets	2025 Sustainability & Responsibility Report Frameworks, Key Performance Indicators; pg. 5 2025 Sustainability & Responsibility Report, Environment, Climate Governance & Strategy; pg. 13

S&R Report Frameworks 2025

ISOS Group
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Independent Assurance Statement
Provided by ISOS Group, Inc.

To the Management Team of Bridge Investment Group:

ISOS Group, Inc. ["ISOS" or "we"] were engaged by Bridge Investment Group ["Client" or "Bridge"] to conduct moderate level type 2 assurance of environmental, social and governance information to be reported in its 2025 Sustainability & Responsibility Report ["Reported Information"], covering the period beginning January 1, 2025 and ending December 31, 2025 ("CY25").

We have performed our moderate assurance engagement in accordance with the AccountAbility 1000 Assurance Standard v3 ("AA1000AS"). Our review was limited to the Reported Information comprising of:

- Energy consumption
- Scope 1 GHG emissions
- Scope 2 Location-Based GHG Emissions
- Scope 3 Category 6 GHG Emissions
- Water use
- Charitable Giving
- GRI / SASB / TCFD Indices

We have not performed any procedures with respect to other sustainability-related information to be reported in its 2025 Sustainability & Responsibility Report and, therefore, no conclusion on information outside of this scope of work is expressed.

Boundary

Organizational Boundary	Bridge Investment Group is a leading alternative investment manager for commercial real estate equity and credit products committed to driving value across specialized strategies.
Assurance Boundary	The boundary of assurance for environmental data included Bridge's eleven funds (BOF I, BOF II, BOF III, BSH I, BSH II, BSH III, MF IV, MF V, WFAH I, WFAH II, and WFAH III) comprising of two hundred and eighty-eight (289) Multifamily, Workforce & Affordable Housing, Office, and Senior Housing properties, as well as ten (10) corporate office locations.
GHG Emissions Consolidation Approach	The GHG emissions boundary followed the operational control methodology.

Bridge's responsibilities

The Company's management are responsible for:

- Preparing the data in accordance with generally accepted reporting practices,
- The accuracy and completeness of the information reported,
- The design, implementation and maintenance of internal controls relevant to the preparation of the report to provide confidence that the report is free from material misstatement, whether due to fraud or error,
- Ensuring the data performance is fairly stated in accordance with the applicable criteria and for the content and statements contained therein.

Methodology and Criteria

The assurance procedures undertaken were to determine the strength of the systems in place and the quality and reliability of the Reported Information. ISOS Group:

- Engaged a sample of individuals responsible for performance measurement,
- Evaluated the organization's sustainability data management and governance systems and adherence to AA1000 AccountAbility Principles, and
- Validated alignment to standard reporting protocols to ensure accurate claims to the methodology and approach used.
- To verify quantitative claims, both at the aggregate level and on a sample basis, and test accuracy, consistency, completeness, and reliability, ISOS Group:
  1. Conducted a portfolio assessment analyzing performance results to uncover any errors, misstatements, gaps, or performance anomalies,
  2. Selected a group of properties for detailed testing and analysis, including cross-reference to source data to uncover variances and address any exclusions and other limitations, and
  3. Brought all findings to the Client's attention to address and confirmed resolution of any material misstatements.

Limitations and Exclusions

The following limitations and exclusions regarding the Reported Information were observed during the engagement. It was determined that these do not materially impact the performance criteria or assurance conclusion.

- Greenhouse gas quantification is unavoidably subject to inherent uncertainty because of both scientific and estimation uncertainty and for other non-financial performance information the precision of different measurement techniques may also vary. Furthermore, the nature and methods used to determine such information, as well as the measurement criteria and the precision thereof, may change over time.
- Some scope 1 GHG emission sources (i.e., refrigerant releases, mobile combustion sources, emergency generators) have been excluded from this review.
- Reviews pertaining to the completeness and capture of all utility meters at properties, particularly those attributed to tenant spaces, is limited to what is disclosed in data management systems.
- No visit to the Client's headquarters or facilities was conducted throughout this engagement.

Findings and Conclusions

Based on the process and procedures conducted regarding the quality and reliability of the Reported Information, there is no evidence that the Reported Information is not materially correct and provide a fair representation of the Client's sustainability impacts to stakeholders for the stated period and reporting boundary.

Findings and conclusions concerning adherence to the AA1000 AccountAbility Principles include:

Inclusivity	In 2025, Bridge's Sustainability & Responsibility Steering Committee met bi-monthly and included members from across the firm's asset verticals and business lines whose responsibilities included, though are not limited to, the development, implementation, and monitoring of S&R policies; objectives and programs; incorporating S&R factors into investment analysis and decision making; supporting S&R data management and sustainability disclosures; and engaging in S&R education and training. Bridge engages with key stakeholder groups including partners, employees, residents, tenants, and communities. The outcomes of participation are reported annually in their Sustainability & Responsibility Report.
Materiality	Bridge conducted its second materiality assessment in 2023 with the intent to update its assessment every two to three years. The results of its materiality assessment are published in their annual Sustainability & Responsibility Reports.
Responsiveness	Bridge discloses its sustainability impact across material topics via multiple avenues including, though not limited to, its PRI Assessments (such as its Public Transparency Reports), GRESB Real Estate Assessments, and annual Sustainability & Responsibility Reports.
Impact	Bridge shares its KPIs to track the progress of its commitments across the pillars of environment, social and governance. Bridge has published a 2022 TCFD Report and Climate Reports for 2023 and 2024, both aligned to the TCFD framework and supporting its Decarbonization Roadmap. In 2025, climate considerations were added to a section of the 2025 Sustainability & Responsibility Report.

Restriction of use

This assurance report is provided exclusively to the Client under the terms of our engagement, including agreed disclosure arrangements, and may only be reproduced in its entirety. Our work is intended solely to address the matters outlined in this moderate assurance report and is not intended for any other purpose. Any third party, accessing or relying on this report, does so at its own risk. To the fullest extent permitted by law, we disclaim any responsibility or liability to any party other than the Client for our work, this report, or the conclusions stated herein.

Statement of Competency and Independence

ISOS Group is an independent professional services firm that specializes in the provision of external assurance services. Our team of experts have the technical expertise and competency to conduct assurance to the AA1000 assurance standard, which meets the criteria for assurance of sustainability information. The assurance team has extensive experience in conducting assurance engagements over sustainability-related information, systems and processes.

No member of the assurance team has any business relationship with the Client, its directors or managers beyond the scope of this assignment. We conducted this assurance independently and, to our knowledge, without any conflicts of interest. ISOS Group upholds a strong code of ethics, ensuring high professional standards in all business activities.

Signed on behalf of ISOS Group: San Diego, California – USA, August 6, 2026.

Lauren Anderson Sustainability Director, LCSAP	Hannah Emery Sustainability Consultant, ACSAP	Kiani Yost Sustainability Analyst, ACSAP

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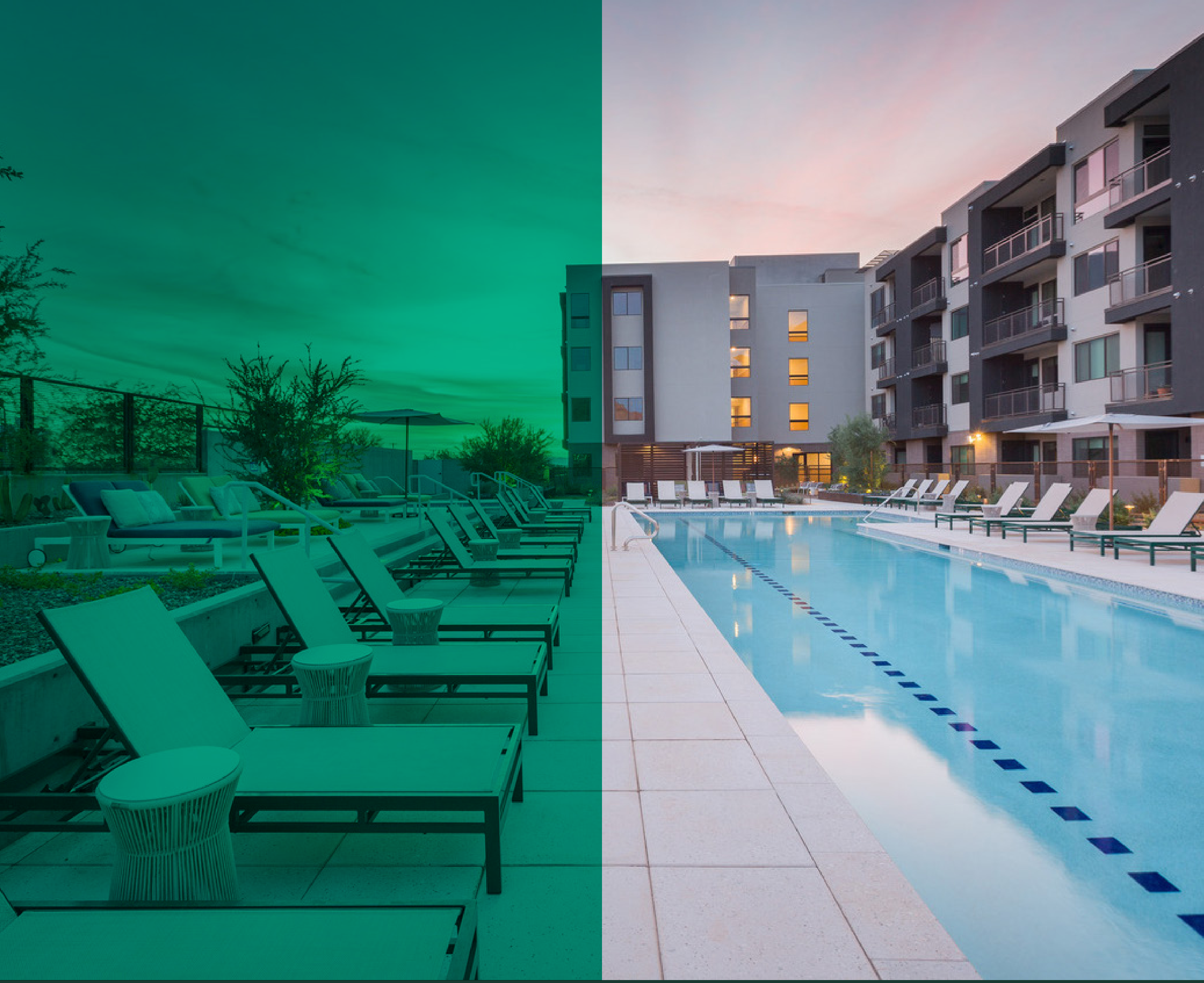

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