Vert Asset Management

2020 Annual Impact Report

VERT
ASSET MANAGEMENT

Vert Asset Management believes there is economic value in sustainability. We maintain that companies focused on the triple bottom line of people, planet and profits will be better positioned for the risks and opportunities of the future than those focused on profits alone. We believe in a long-term perspective. Companies that look further out than the quarterly reporting cycle can invest in more projects that build value for the firm over time. We believe that markets work well, and price available information. More information, including environmental, social, and governance factors, can make markets work better. We build portfolios of companies that use sustainability to drive value, take a long-term perspective and are open and transparent.

We believe investment managers can and should use their ownership position to push companies to improve. We are a small asset manager but are unique in our focus on sustainability in public real estate.

We focus our engagement efforts where we can make the most impact. The report summarizes our engagement and impact in 2020.

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OUR APPROACH TO ENGAGEMENT:
Interdisciplinary & Inclusive

We are investors that want to see change in corporate behavior. Equally, we are also a company that wants to build our business practices to high standards. Vert practices engagement in three distinct ways:

Investment Stewardship

Shareholder engagement on ESG issues.

Business For Good

Being a model company for sustainable businesses.

Industry Advocacy

Advocating for ESG standards in financial services.

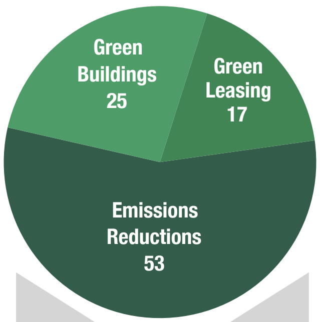
These three lines of activity help us improve our understanding and positioning on environmental, social, and governance (ESG) issues from the interdependent perspectives of civil society, the public sector and the private sector.

OUR INVESTMENT PLATFORM:
Vert Global Sustainable Real Estate Fund

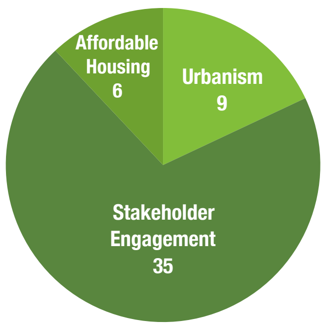
ESG LEADERSHIP

The Fund seeks to invest in the Real Estate Investment Trusts that are most committed to sustainability.

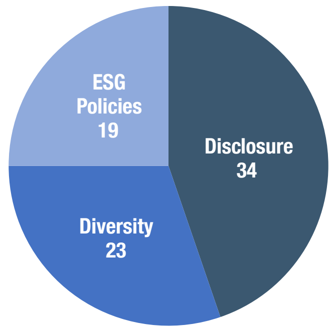
ENVIRONMENTAL



SOCIAL



GOVERNANCE



This chart lists the number of companies in the Fund are demonstrating leadership in our 9 qualifying criteria.* Leadership is defined as ranking in the top decile of REITs in one of the listed criteria, or by reducing emissions by greater than 2.6% per year. Many companies qualify on more than one criteria.

**More information on the qualifying criteria is available in our strategy paper at "Investing for Sustainability: Real Estate" www.vertasset.com.*

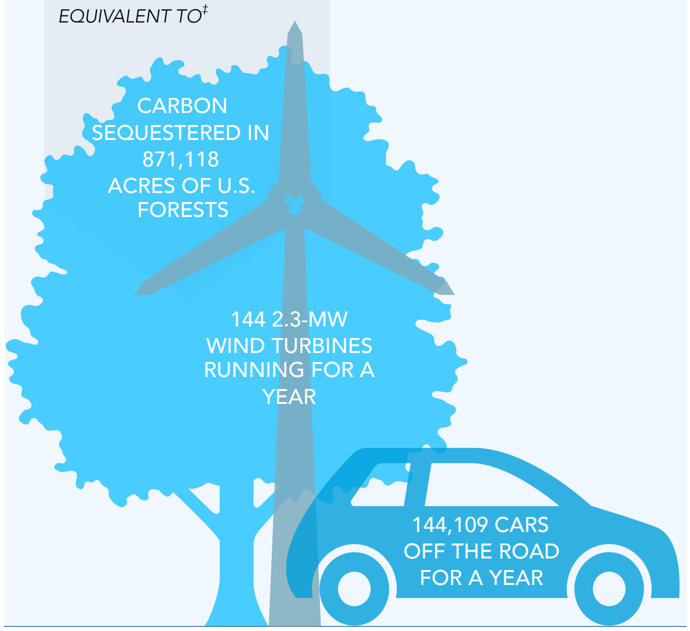
53 companies are reducing their emissions† by more than **2.6% per year on average** over the past 5 years, a trajectory consistent with the **Paris Agreement climate goals.**

PORTFOLIO EMISSIONS REDUCTIONS

667,036

METRIC TONNES OF CO_2

EQUIVALENT TO‡



†Emissions reductions calculated as the total change in company-reported like-for-like Scope 1 (direct) + Scope 2 (indirect) greenhouse gas emissions in carbon dioxide equivalents (CO_2e) between the 2020 and 2019 reporting years.

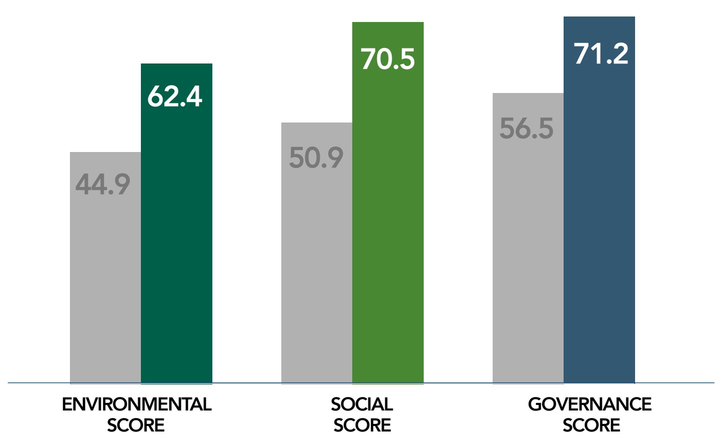
‡Metric tonnes of CO_2e reduction equivalencies were calculated using formulas provided by the US Environmental Protection Agency (EPA). This methodology is subject to change with data developments or other findings.

HIGH ESG PERFORMANCE

The companies in the Fund have higher average scores** on ESG metrics than the broader REIT universe.

COMPANIES IN FUND
REIT UNIVERSE

December 31, 2020



**Scores are calculated as the average of environmental (E), social (S), and governance (G) scores from three independent third-party research providers.*

LOW ESG RISKS

We **disqualify** companies in specific business lines, that have significant controversies, and/or are inadequately prepared for climate risk.

SUSTAINABLE DEVELOPMENT GOALS: Real Estate Industry

The Sustainable Development Goals (or the SDGs) are the next iteration of UN goals that bring multi-stakeholder awareness to a multitude of challenges facing our world including ending poverty, protecting the planet, ensuring peace and prosperity. The 17 goals require the coordination of civil society, governments and the world economy.[1]

The modern concept of sustainable development in the UN framework started with the Bruntland Report "Our Common Future" for the World Commission on the Environment and Development in 1987. The report was commissioned to highlight the interconnectedness of society, institutions, business and the economy in balancing economic and ecological demands. The report broadly defined sustainable development as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."[2] Sustainable development at the UN has further evolved to clarify that each country has differentiated responsibilities in respect to achieving a prosperous economic and ecological balance.

The SDGs are the result of the UN recognizing that sustainable development cannot happen through government regulation alone, but requires the efficiency of businesses and capital allocation of the economy. The SDGs dove-tail with the Paris Agreement in 2015 wherein countries committed to differentiated responsibilities to limit global carbon emissions. The SDGs came into effect on January 1, 2016 and will guide international policy-making decisions through 2030.

The World Green Building Council illustrates how 9 of 17 SDGs are linked to buildings and real estate. Buildings consume 40% of the world's energy. We spend 90% of our lives indoors. The built environment has an outsized influence on our overall well-being.

[1] Sustainable Development Knowledge Platform (2018). "Transforming our world: the 2030 Agenda for Sustainable Development." Accessed at: https://sustainabledevelopment.un.org/post2015/transformingourworld
[2] UN World Commission on Environment and Development (1987)."Our Common Future". Oxford: Oxford University Press. Accessed at: http://www.un-documents.net/ocf-ov.htm#1.2

SUSTAINABLE DEVELOPMENT GOALS:
Our Investment Strategy

The Investment Strategy connects to the SDGs in two principal ways:

1. Our Key Performance Indicators (KPIs) focus on material ESG issues in real estate. These issues map to three primary SDGs (9, 11, 13). We select companies doing well on these and then we engage with them to do even better.
2. Our KPIs demand more disclosure and more data. We work directly with researchers and data providers to build new datasets to surface corporate behavior tackling the SDGs.

Ultimately, the SDGs are national goals. SDGs are systems-level which are comprehensive in their nature meaning success on one will involve tackling issues associated with another. It is forcing investors to think more holistically and to connect investing to a broader context.*

We have mapped our key performance indicators directly to 3 primary SDGs in the table below:

Sustainable Development Goals	Vert's Investment Strategy ESG Criteria
9 Industry Innovation and Infrastructure: *Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.* Companies can upgrade local infrastructure, invest in resilient energy, and in communications technologies.	**Qualifying ESG Criteria** • Emissions Reduction • Green Buildings Certifications • Green Leasing • Urbanism • Stakeholder Engagement • Affordable Housing • Diversity • Disclosures • Corporate Climate Policies **Disqualifying ESG Criteria** • Controversies • Business Line • Climate Risk
11 Sustainable Cities and Communities: *Make cities and human settlements inclusive, safe, resilient and sustainable.* Cities leverage business capabilities to identify innovative and cost-effective solutions to complex, cross-cutting urban sustainability challenges.	
13 Climate Action: *Take urgent action to combat climate change and its impacts.* Companies can decarbonize their operations and supply chains by improving energy efficiency, reducing the carbon footprint of their products, services and processes, and setting emissions reductions targets.	

Learn more on how business can support the SDGs at https://sdgcompass.org.

NET-ZERO CARBON PATHWAYS:
An Overview

Climate strategy is a business strategy.

In the 1950s scientists sounded the alarm that human activities such as burning fossil fuels increased greenhouse gases in the atmosphere which in turn creates global warming. Several efforts over the years have tried to price natural capital into markets and place limits on greenhouse gases. Notable inter-governmental efforts include the Human Environment Conference in 1972, the UN Conference on Environment and Development Earth Summit in 1992 and the Kyoto Protocol in 1997. However, only since the UN Framework Convention on Climate Change adopted the Paris Agreement in December 2015 have investors and companies begun to work together to raise awareness of climate change.

The Paris Agreement was a significant turning point because nearly ***all*** of the world's countries (197) collectively acknowledged that humanity faces a singular threat - *climate change.* The accord commits countries to limit global temperature increases to below 2°C by 2050 by setting emissions reductions targets. As a follow-up to the Paris Agreement, the Intergovernmental Panel on Climate Change (IPCC) released a report in 2018 concluding that emissions reductions need to target a more stringent target of 1.5°C above pre-industrial levels in the years before 2050 to avert a climate catastrophe.

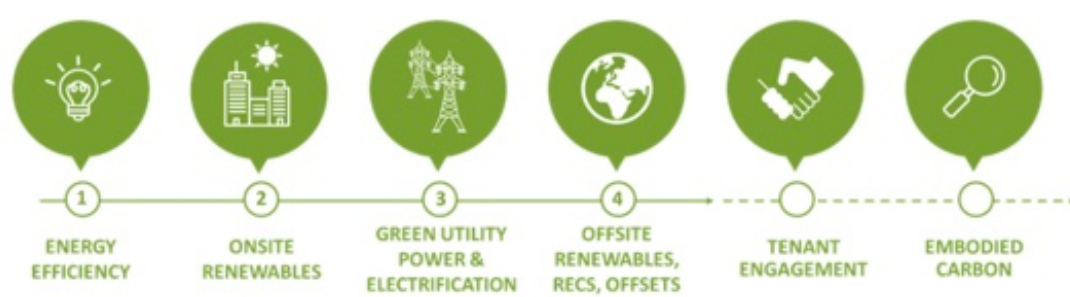
Rising global temperatures increases global “weirding”. Increased temperatures effects are multiple, varied, and interconnected: floods, drought, extreme heat, more storms, sea-level rise, less biodiversity, less fresh water, less arable land, more insect-borne diseases, and more uninhabitable places.

With this backdrop, both the public and private sectors are responding to the clarion call to action. At the national and local level laws and regulations have been passed to change behavior from the top-down. In New York, the Climate Mobilization Act and Local Law 97 (LL 97) sets carbon reduction caps for buildings over 25,000 square feet. LL 97 law requires building owners to commit to deep energy efficiency retrofits. Excess emissions over targets will carry fines at $268 per ton of emissions starting in 2024. In the UK, companies will be required to report climate risk recommended by the Task Force on Climate-related Financial Disclosures or TCFD-aligned disclosures.

Globally, physical assets and supply chains are facing increasing risks from climate change. The investment community is more closely evaluating the role of science-based emissions reduction targets in corporate strategy to keep global warming to 1.5°C above pre-industrial levels. Investors are now asking tougher questions of companies and their net-zero plans. How are companies embedding climate risks and transitions risks into their overall corporate strategy?

Buildings consume 40% of the world’s energy and create 33% of global greenhouse gas emissions. Real estate owners including REITs can look at the transition to a low-carbon economy as an opportunity to foster innovation and outperform. As investors in real estate, for us "net-zero energy" or "net-zero carbon” is about getting buildings to only consume as much energy as they procure from renewable sources. Buildings can achieve net-zero through a combination of energy efficiency, electrification, and renewables procurement, and many can do so cost-effectively. The Urban Land Institute's infographic below nicely summarizes the key levers to moving towards net-zero energy buildings. Climate strategy is a business strategy; as environmental activist David Brower once said "there is no business to be done on a dead planet."

Net-Zero Energy Pathway for Real Estate Owners



Infographic: Urban Land Institute (2020). Available at https://americas.uli.org/research/centers-initiatives/greenprint-center/

NET-ZERO CARBON PATHWAYS:
Our 2020 Engagement Campaign

We approach engagement from a “better business” perspective. We communicate with companies in the Fund on ESG issues that would enhance company operations.

We have become recognized in the REIT community as an investment manager who is knowledgeable on ESG issues. We want companies to understand that taking care of the triple bottom line – people, planet, and profit – is a more successful way to run their business.

Our theory of change hinges on building relationships with the companies that we invest in. We believe a successful investor and company relationship is a two-way street: we can go to the company with suggestions and they can come to us for up-to-date resources and guidance. We influence through education.

Each year we conduct “umbrella” engagement campaigns where we contact 100% of the holdings in the Fund. We have spoken with REITs annually about climate strategy as a business strategy. Our engagements started in 2018 with the importance of emissions reporting. In 2019, we asked companies to assess and report their climate risks and consider the recommendations of the Task Force on Climate-related Financial Disclosures (TCFDs). In 2020, we focused on raising awareness around net-zero carbon pathways. Each year our campaigns have built on themselves.

Our Investment Stewardship Theory of Change

Net-Zero Pathways 2020 Campaign	
Formal Engagement Letters Sent	132
Responses Received	55
Response Rate	42%
Follow-Up Calls	29

In 2020, we contacted 100% of the companies in our Fund. Over 42% engaged in direct dialogue with us on net-zero pathways. We specifically asked companies’ how their corporate strategy was integrating net-zero targets:

1. *How they were planning to reduce operational carbon across their portfolio with common levers:*
   - *Reduce Energy Use*
   - *Increase Renewable Energy Procurement*
   - *Building Electrification*
   - *Building Grid Integration*

2. *How their company considered the impact of embodied carbon in any planned deep retrofits or new construction?*

We also asked if companies would consider a public net-zero commitment such as the World Green Building Council’s Net Zero Carbon Buildings Commitment or Science-Based Targets Initiative. At present, 34 of our holdings have committed to reduce their carbon footprint with the third-party Science-Based Target Initiative.

INVESTMENT STEWARDSHIP:
Ad-hoc Initiatives

REITs Response to COVID is Human.

We surveyed a couple dozen companies currently included in the fund to learn what they were doing in response to COVID. Similar responses emerged. The disease is affecting people, and in the business context it is affecting human capital. The REITs responses have coalesced around human capital in the supply chain (or value chain) of the business: the tenants, the employees, and the community. In the ESG framework (environmental, social, and governance), REIT responses to COVID are predominantly "S" metrics focused on the health and well-being of tenants, employees, and communities. Here are some examples of how REITs supported their stakeholders:

- Increased use of technology for transition to work-from-home and access to buildings.
- Extended leave and health benefits for employees.
- Rent forgiveness for tenants.
- Using buildings to help other: Hotel REITs in areas like New York City housed frontline workers.

CDP (formerly the Carbon Disclosure Project) runs a non-disclosure campaign each year asking companies who have not previously reported to CDP to start reporting to CDP.

CDP helps companies and cities report their environmental impacts in emissions, waste, water, and forestry.

In 2020, we led conversations with 42 REITs most of which we do not hold. 15 of these companies began reporting for the first time in 2020.

We participated in this campaign because we want to communicate the importance of environmental disclosure to all REITs. As ESG investors, we believe a climate strategy is a sustainable business

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We are on a working group with **The Climate Action 100+** – a coalition of large asset managers and asset owners led by CalPERS (the California Public Employees' Retirement System) who are engaging 100 companies that have been identified as the world's largest carbon emitters.

We have been coalition members of Climate Action 100+ since 2019. In 2020, we continued the collaborative work with asset owners and asset managers to encourage a real estate investment trust to consider science-based targets.

Our Statement on Diversity and Inclusion.

In solidarity with the promotion of civil rights in the US, we issued a statement of diversity and inclusion. We committed to adding a Diversity metric in our portfolio construction process and to disclose our company's diversity metrics.

Vert Diversity Metrics	Ownership	Executive Team	Advisory Board
% Women	49%	66%	0%
% Underrepresented	1%	0%	33%

INDUSTRY ADVOCACY:
Our Partners

Vert participates in the advocacy of several working groups that are advancing policies addressing sustainability within the financial services industry.

Signatory of:

PRI Principles for Responsible Investment

We are signatories to the **Principles for Responsible Investment (PRI**) – an international organization of asset owners and investment managers that have committed to 6 principles of integrating ESG into the investment process and creating awareness on ESG.

US SIF The Forum for Sustainable and Responsible Investment

We are a member of **The Forum for Sustainable and Responsible Investment (US SIF)** – the US policy group that coordinates priorities from all types of investors on sustainable investing and helps get representatives in Washington, D.C to listen. Vert sits on the **Education Committee**.

Interfaith Center on Corporate Responsibility

We are affiliate members to **ICCR (Interfaith Coalition for Corporate Responsibility)** – a non-demoninational group that coordinates investment managers and asset owners to engage with companies on environmental, social, and governance issues.

Certified B Corporation NET ZERO 2030

We joined the **B Corp Climate Collective.** It is a commitment of over 900 B Corps to move toward net zero businesses by 2030. The collective is to help B Corps more easily measure and manage their company's carbon footprint. Vert participates on the **Offsetting Workstream.**

TCFD

We are supporters of the **Task Force for Climate-Related Financial Disclosures (TCFD)** – an international effort to normalize climate-related financial disclosures and make it common practices for companies.

CDP

We are investor members to the **CDP (formerly Carbon Disclosure Project)** – a global non-profit working to make "reporting one's footprint" the norm across industries and sectors.

Climate Action 100+ Global Investors Driving Business Transition

We are on a working group with **The Climate Action 100+** – a coalition of large asset managers and asset owners led by CalPERS (the California Public Employees' Retirement System) who are engaging 100 companies that have been identified as the world's largest carbon emitters.

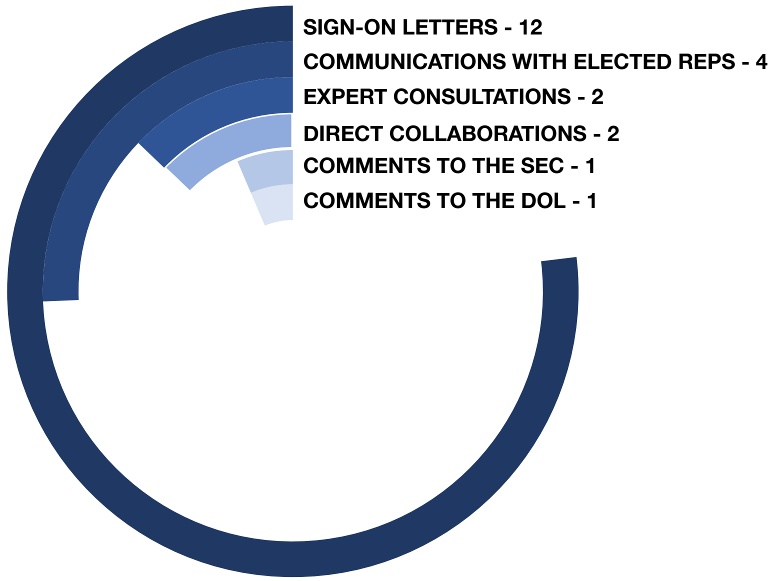
GRESB

We are investor members of the **Global Real Estate Sustainability Benchmark (GRESB)** – an industry association and data company that is advancing benchmarking and reporting of sustainability metrics in real estate.

INDUSTRY ADVOCACY:
Our Collaborative Initiatives

As an advocate for ESG disclosures in financial services, we call, meet and write to our elected representatives and regulatory institutions.

We coordinate with other organizations and asset managers on select environment, social and governance campaigns to bring a unified front to companies, networks, and government agencies.



Transition to a Low Carbon Economy	Met with Senate and House of Representatives' elected officials to educate on the importance of net-zero pathways for building owners and investors (coordinated by Ceres's BICEP Lead on Climate 2020).
	Provided expert consultation to form ESG principles to propose in a hearing of the House Financial Services Subcommittee on Investor Protection, Entrepreneurship and Capital Markets (coordinated by USSIF).
	Supported state-level methane regulations in New Mexico, transport modernization in the Northeast and Mid-Atlantic, and no-deforestation in California.
Sustainable Reporting and Transparency	Committed to the B Corp Climate Collective and contribute to the Climate Action Group's Offsetting Workstream.
	Submitted comments to the Department of Labor (DOL) for "Financial Factors in Selecting Plan Investments" providing a clearer definition and use of ESG materiality in the investment process.
	Provided consultative feedback on SASB's Fundamentals of Sustainable Accounting credential course content.
Diversity, Inclusion, Equity, Well-being	Wrote to the EU and US governments urging a sustainable recovery from COVID-19.
	Wrote to the business community asking for corporate policies to safeguard all stakeholders during the COVID-19 crisis.
	Released our own Statement on Diversity and Inclusion.

INDUSTRY ADVOCACY:
Education and Influence

We educate financial advisors on sustainable investing.

Understanding ESG, SRI, and Impact Investing

Building Sustainable Portfolios

Stakeholder Approach to Sustainable Business

In 2020, we launched our Build It Bootcamp education program made up of sessions helping financial advisors to add sustainable investing into their business as a service. The series is approved for CFP Continuing Education credit. Over the year, we had over 95 attendees.

5 Build It Bootcamps

95 Attendees

3 Seminars

2000 Advisors

In partnership with Dimensional Fund Advisors, Sam Adams, CEO, presented to US, UK, and Australian audiences reaching over 2,000 on the benefits of sustainable investing.

BUSINESS FOR GOOD:
Being a Model for Sustainable Business

We endeavor to show leadership on how to run a business with sustainability at the center of our mission. We became a Certified B Corp to signal to our clients and others that we are dedicated to managing and operating our business in an ethical and sustainable way. The B Corp certification is rapidly becoming the global standard for sustainable business.

B Corps are leading a global movement to redefine success in business – that businesses can be successful and do good at the same time. By voluntarily meeting higher standards of transparency, accountability, and performance, B Corps are distinguishing themselves in a cluttered marketplace by offering a better way to do business.

Here are some areas where we are making a difference:

Carbon Footprinting

We have measured our carbon footprint to understand how we can design for less. As a service business, our carbon footprint is mostly the energy purchased for our office (Scope 2) and business travel (Scope 3). We do not have any Scope 1 emissions. We follow currently accepted best practice which is to reduce emissions as much as possible, and then purchase Carbon Offsets for the emissions we cannot eliminate. See our carbon reporting in our TCFD report on p. 16.

Flex-Time

Flex-time has been a reality for us since day one. Modern work life has evolved from being chained to your desk with your boss looking over your shoulder from 9-to-5. We've found we do better work when there is some semblance of balance - working to deadlines, but having the freedom to not stress if you need to stay home with a sick child.

Education

Our business mission is to make sustainable investing easier. Education is part-and-parcel of our services. In 2020, we launched a 3-day workshop series to help financial advisors learn how to talk about sustainable investing with their clients.

B Corp Climate Collective

We joined the B Corp Collective - a group of Certified B Corps committing to be carbon neutral by 2030.

Measuring and offsetting our carbon footprint is an important step towards understanding the carbon in our business operations and supply chain. It helps us identify where we can design for less emissions or energy use.

We contribute to the Climate Collective's Offsetting Workstream.

As part of this commitment we joined 1% For The Planet, a foundation started by Yvon Chouinard, the founder of Patagonia. Member companies pledge 1% of their before-tax revenue to the foundation which then donates to its network of 'green' charities. It is important that business is seen as a force for good.

BUSINESS FOR GOOD:
Our TCFD Report

The TCFD asks companies to report on governance, strategy, risk management, and metrics and targets. In 2018, we formally endorsed the TCFDs. In 2019, we engaged our portfolio companies on the TCFDs. Additionally, the PRI asked for volunteer reporting to the Task Force on Climate-related Financial Disclosures (TCFD) questions on their annual questionnaire.

Our TCFD report addresses both our approach to operational resilience of our business and our investment products.

Governance	
Board oversight of climate-related risks and opportunities	Climate-related risks and opportunities are governed by our founders. Sustainability and transition to a low-carbon economy underpins our investment products, education services, and engagement efforts. We do not have a formal board, but our Advisory Board includes a thought-leader on sustainability, an academic expert in finance, and a financial industry veteran. Management confers with these experts regularly.
Management's role in assessing and managing climate-related risks and opportunities	Senior Management implements a firm-wide strategy to identify climate-related risks across the business and its services. The CEO leads the Investment Research Group, which designs the strategy and selects securities. The CEO is also part of the portfolio management team to provide additional oversight for climate-related issues.

Strategy			
Climate-related risks and opportunities over short, medium and long term	**Short term 1-3 Years** Rapidly evolving demand for climate-risk products and financial services regulatory oversight covering ESG products.	**Medium term 3-7 years** Decarbonizing the economy will increase demand for different types of investment products.	**Long term 7-15 years** Higher temperatures, sea-level rise, and extreme weather events will change the way risks are managed.
Impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning	Our approach to building investment products recognizes climate change and decarbonization. 100% of our strategies incorporate energy transition concepts and exclude the fossil fuel industry. We engage our portfolio companies on climate-related risks including response to TCFD, adaptation and mitigation plans, and net-zero pathways. Our business operations are currently climate neutral - we design for net-zero and offset residual carbon emissions.		
Resilience of organization's strategy considering different climate-related scenarios	Our strategy allows our investment approach and our business operations to respond with agility to climate-risks. We are regularly updating our risk assessments as climate change scenarios are updated. We have assessed our investment product through the 2 Degrees Investing Initiative scenario analysis tool PACTA (Paris Agreement Transition Assessment). The results confirmed our own analyses that an investment will suffer losses if portfolio companies does not integrate climate-risk mitigation strategies.		

BUSINESS FOR GOOD:
Our TCFD Report (continued)

Risk Management

Processes for identifying, assessing and managing climate-related risks and integration of those processes into overall business risk management	Our process for identifying climate-related risks is part of our investment strategy and portfolio construction process. We evaluate a company's raw data on emissions reduction over a 5 year period in addition to their corporate climate change policies and adaption which includes recognition of a net-zero pathway. We also engage companies on their climate risks such as sea-level rise, flood, heat stress, water stress, and extreme weather. We monitor and comply with all applicable laws and standards. We participate in industry groups to monitor and understand emerging "best practices". We joined B Corp Climate Collective and its Offsetting Workstream to embed ourselves in the conversation, to ensure we were working on the next iteration of requirements for a service business.

Metrics and Targets

Metrics used to assess climate-related risks and opportunities in line with strategy and risk management processes	In our investment strategy, we use a company's raw data on emissions reduction over a 5 year period in addition to their corporate climate change policies and adaption. We also engage companies on their climate issues including climate risks, TCFD, science-based targets, and planning for net-zero goals. In our business operations, we strive for operational efficiency in our energy use and the replacement of air travel with video meetings.
Disclosure of Scope 1, 2, and if appropriate Scope 3 and related risks	We are committed to voluntarily gathering and reporting our Scope 1, Scope 2, and Scope 3 emissions. We began offsetting our residual emissions in 2019 with verified carbon offset projects through Cool Effect. *Scope 3 emissions in 2020 are an anomaly because of severely reduced business travel due to COVID restrictions.

Carbon Footprint

GHG emissions in Metric Tonnes CO_2 Equivalents	2017	2018	2019	2020
Scope 1 refers direct emissions created by assets owned by the company.	0	0	0	0
Scope 2 is for indirect emissions for energy created by assets your company does not own – purchased power.	4	4	4	4
Scope 3 is for indirect emissions created in the supply chain and by any asset not owned by the company – business travel and commuting. *This does not include emissions from our investment product.*	25.16	17.31	12	5.32*
Total GHG Emissions	29.16	21.31	16	9.32

Targets used by the organization to manage climate-related risks and opportunities and performance against targets	Our targets are to 1) use our investment platform to communicate to our corporate stakeholders the importance of climate-change and transition to a low-carbon economy, 2) build education materials to communicate to financial advisors the demand for sustainable investing, 3) to use our own operations as a lab to better understand the challenges we are asking of our portfolio companies.

APPENDIX:
Proxy Voting Summary

Proxy Voting is one piece of the engagement process. It is a requirement for US mutual funds. Our proxy voting policy reflects our concern for good corporate governance, environmental stewardship, and social well-being.

Vert Asset Management voted 1226 proposals at 130 meetings.

Management Proposals	**Number of Proposals**	**Votes For**	**Votes Against**
Antitakeover Related	8	100%	0%
Capitalization	150	73%	7%
Board and Governance Related	63	70%	0%
Directors Elections	723	90%	4%
Compensation	190	71%	13%
Reorganization and Mergers	21	90%	5%
Routine Business	66	88%	2%
Shareholder Proposals			
Directors Related	3	0%	100%
Report Political Contribution	2	0%	100%
Total Proposals	1226	83%	6%

**Proxy voting period is for July 1, 2019 - June 30, 2020. Our Proxy Voting Policy and the NPX report is available at www.vertfunds.com*

DISCLOSURES

The Vert Global Sustainable Real Estate Fund's investment objectives, risks, charges, and expenses must be considered carefully before investing. The statutory, and if available summary prospectuses contain this and other important information about the investment company, and may be obtained by calling 1-844-740-VERT or visiting www.vertfunds.com. Read carefully before investing.

Mutual fund investments involve risk. Principal loss is possible. Investors should be aware of the risks involved with investing in a fund concentrating in REITs and real estate securities, such as declines in the value of real estate and increased susceptibility to adverse economic or regulatory developments. Investments in foreign securities involve political, economic and currency risks, greater volatility and differences in accounting methods. A REIT's share price may decline because of adverse developments affecting the real estate industry. REITs may be subject to special tax rules and may not qualify for favorable federal tax treatment which could have adverse tax consequences. The Fund's focus on sustainability may limit the number of investment opportunities available to the fund and at time the fund may underperform funds that are not subject to similar investment considerations. Diversification does not assure a profit or protect against loss in a declining market.

B Corp Certification is a legal commitment. To qualify, an entity is required to amend its articles of organization to address accountability and outline a financial purpose that includes environmental and social contributions on par with the financial return generated by the company. B Corp requires the qualifying entity to assess their environmental management, supply chain, employee and well-being policies and governance policies.

The Vert Global Sustainable Real Estate Fund is distributed by Foreside Distributors, LLC.

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