



REAL ESTATE  
ACQUISITION  
DEVELOPMENT  
DEBT

# Forum CARES

Connecting capital  
and communities.

[forumre.com](http://forumre.com)



## Connecting capital and communities.

At the end of the day, community is what moves the needle for us at Forum. This goes beyond living our values or working side-by-side with our partners. We're also dedicated to investing in people, places and public good. That includes doing right by our investors, residents and employees, making well-designed homes more attainable for hard-working Americans, and connecting underserved populations to resources that open doors to greater prosperity.

Across cycles and over the long haul, we embrace our role as community creators and truly believe we can do well by doing good. As we learn and evolve, we will continue to deepen our responsible practices and actions to create even greater long-term value for all.

“ Forum doesn't just invest in assets. We invest in communities and are committed to creating lasting value where people live, work and thrive. ”

### HOW WE'RE IMPROVING THE COMMUNITIES WE SHARE

#### EXPANDING OPPORTUNITIES

Driving more prosperous relationships with investors, residents and employees

#### DEEPENING CONNECTIONS

Strengthening resources for those in need where we acquire and develop

Developing more meaningful and attainable living spaces

#### ENRICHING COMMUNITIES





## We're deepening **connections**.



Forum is committed to creating stronger bonds with our investors, residents and employees in all the ways we operate and do business.

### FOR INVESTORS

As stewards of our investor partners' hard-earned capital, we don't take our responsibilities lightly. That's why we live and breathe our values of integrity, accountability and transparency every day. We invest our capital alongside that of our partners' to ensure our interests are always equally aligned. And, we invite investors to join us in our commitment to our associates, residents and communities.

### FOR RESIDENTS

The Forum CARES program provides financial and community support to residents in Forum-owned properties who may experience loss of income due to natural disaster, pandemic or other hardships beyond their control. The program, which is funded through a combination of contributions from Forum and its third-party property management partners, includes meal delivery service, bare essentials stockpiling, and individual payment plans for affected residents and their families.

### FOR EMPLOYEES

Forum encourages employee training, development and enrichment and supports flexible work schedules to ensure life at home is as happy as it is in the office. Employees enjoy a variety of benefits including mentorships, a generous work-from-home policy, a focus on work-life balance, a peer support "Thrive" program, and leadership training and coaching, among others.





## We're enriching communities.

Developing meaningful and relevant living communities for residents has always been in our DNA.

### MIDDLE MARKET/WORKFORCE COMMUNITIES

Over the last decade, income growth for many American families has not kept pace with rising housing prices, resulting in a shortage of affordable housing options for a significant segment of the country's working population. As experts in multifamily residential housing, Forum is committed to making well-designed homes within reach for more Americans without sacrificing returns to lenders and investors. We partner with state and local governments and capital partners to incentivize and support the creation and preservation of high-quality, lower cost housing so hard-working Americans can live within reasonable proximity to their place of work.

### THOUGHTFUL BRAND EXPERIENCES

Forum prides itself on approaching each development with fresh eyes to deliver properties as successful as they are special. We dig deep to connect with the needs of both the residents and local communities to truly understand what's missing, what's needed and what's possible. Then we create the targeted amenities, programming and services to match. If our properties do their job, people and communities thrive—generating unlimited value for our residents and investors.







## We're expanding opportunities.

Forum has deep roots in the communities we serve. We believe that strengthening opportunities for those less fortunate builds value in more ways than one. We contribute our time, capital and resources to a variety of local charitable organizations, including:

### INVEST IN KIDS

Committed to improving the health and well-being of children in low-income families across Colorado.

### FAMILY HOMESTEAD

Solving homelessness one family at a time through innovative housing and social services programs, including emergency and transitional housing.

### BOYS & GIRLS CLUB OF METRO DENVER

Providing young people with opportunities to engage in programs that help them achieve academic success, build healthy habits and foster career skills that last a lifetime.

### SENSE OF SECURITY

Providing Colorado's breast cancer patients with relief from financial hardship while enhancing their quality of life.

