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**PEMBROOK'S SCHOOL SUPPORT PROGRAM CONTRIBUTES TO
WASHINGTON ELEMENTARY SCHOOL IN PHOENIX, AZ**

***Affordable housing lender continues donation program providing funds to support schools in
local communities in which the firm invests***

April 13, 2021 – Phoenix, AZ– Pembrook Capital Management LLC (“Pembrook”) today announced a donation to the Washington Elementary School, a public school in Phoenix, AZ, through the company’s Corporate School Grant Program. The funds will be utilized for the school’s Positive Behavior Intervention & Supports (PBIS) Rewards program, designed to better manage classrooms and increase time on learning by recognizing and reinforcing positive behavior from students.

Pembrook recently provided a first mortgage loan for the acquisition of Northern Palms and Augusta Cove, two adjoining multifamily properties located at 2835 West Northern Avenue and 2820-2844 W. Augusta Ave. in Phoenix. The donation to Washington Elementary School is part of the company’s ongoing program to provide financial support to public schools in neighborhoods where it does business. The program is targeted to total up to 3% of the firm’s annual profits. Pembrook has already provided financial support to schools in several major cities across the United States, matching each lending transaction with a local school donation.

"We are delighted to support the Washington Elementary School's PBIS program," said Stuart Boesky, CEO of Pembrook. "Our company mission is to give back to the communities we invest in and champion local education initiatives. This past year has been especially difficult for schools nationwide, so we are proud to continue our program designed to help students and educators across the country who need assistance."

Pembrook is a real estate investment manager that provides financing throughout the capital structure. The firm has originated and funded investments totaling over \$1.4 billion since it began investing in 2007. Pembrook is a Socially Responsible manager that invests the majority of its capital into High Impact investments. From inception, we have provided \$700 million of financing to produce or preserve 12,000 units of affordable and workforce housing serving 31,000 tenants, 70% of which were located in majority minority census tracts. We have also financed 800,000 square feet of green buildings and 180,000 of office owned and occupied by not-for-profit tenants focused on the problem of affordable housing.

About Pembrook Capital Management, LLC

Founded in 2006 by Stuart J. Boesky, Pembrook Capital Management invests in a variety of commercial real estate with a core emphasis on impact investing and affordable housing across the country. This firm’s

strategy involves commercial real estate debt, including first mortgages, mezzanine, bridge loans, note financings, and preferred equity. <http://www.pembrookgroup.com/>