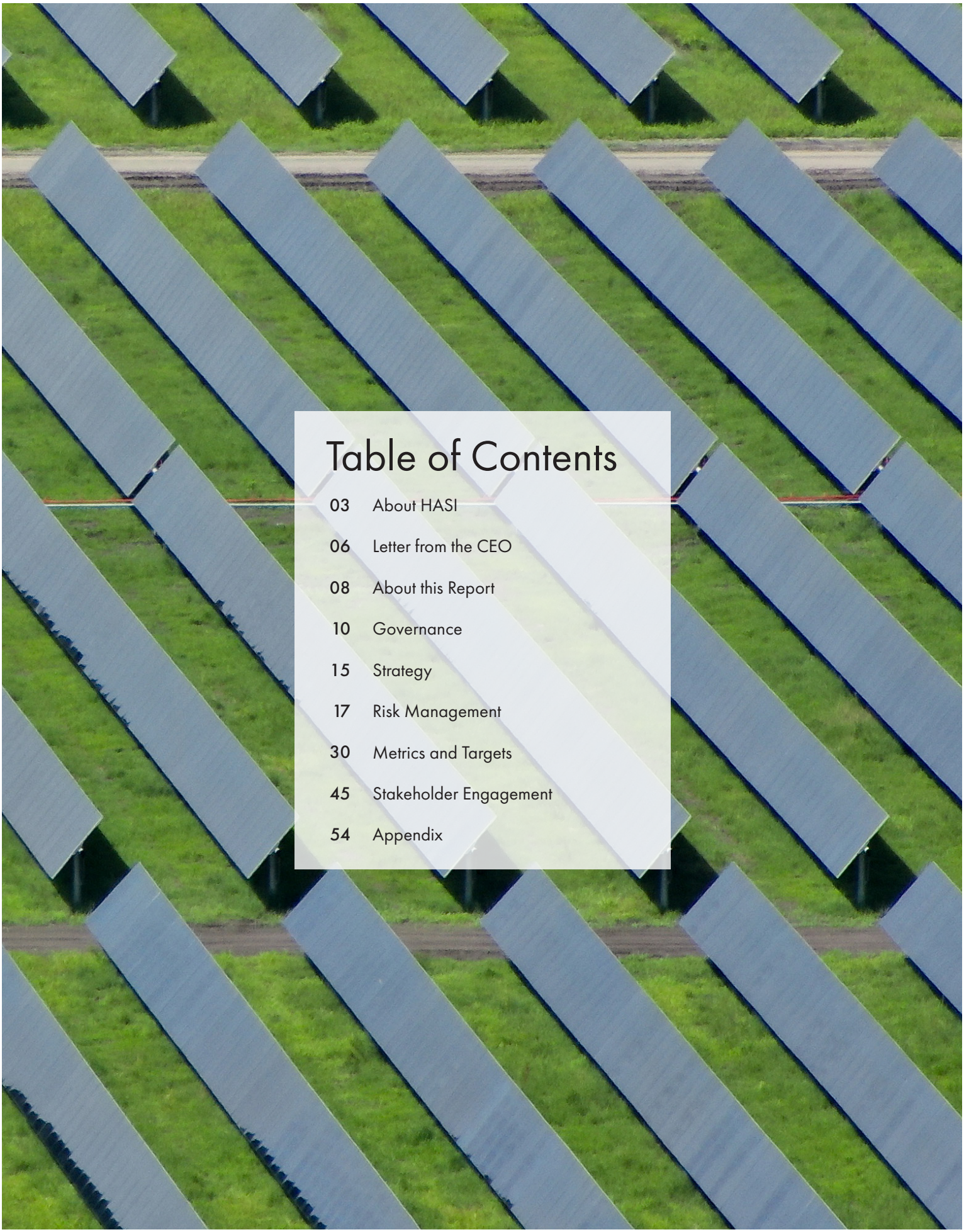
Sustainability & Impact Report

HASI

2024



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About HASI

Pioneer Public Investor in Sustainable Infrastructure Assets

HASI is an investor in sustainable infrastructure assets advancing the energy transition. With $14 billion in managed assets, our vision is that every investment improves our climate future. We combine deep expertise in energy markets and financial structuring with long-standing programmatic client partnerships to deliver superior risk-adjusted returns and measurable environmental benefits. HA Sustainable Infrastructure Capital, Inc. is listed on the New York Stock Exchange (Ticker: HASI).

Our Values

1. Solve client problems

2. Embrace collaboration

3. Ask good questions

Our Impact

Our investments directly and indirectly result in healthier communities while supporting and sustaining job growth across the United States.

>8 Million

Cumulative metric tons of carbon dioxide (CO2) avoided annually through our investments, the equivalent to eliminating emissions from over 1.7 million passenger vehicles

>7 Billion

Cumulative gallons of water saved annually from our investments, the equivalent to eliminating the annual water consumption of over 171,000 U.S. homes every year

~400,000

Quality jobs created by our investments across the U.S.

~300,000

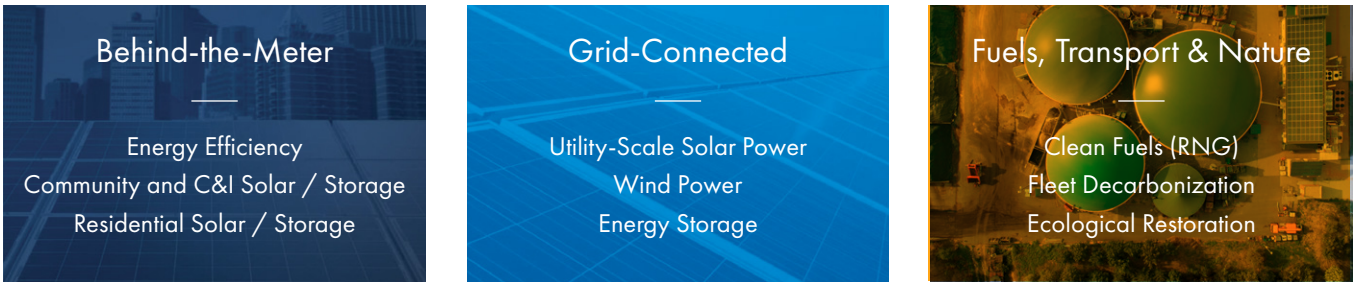
School children supported by our energy efficiency upgrades to educational facilities and bus fleets funded by our investments

~2 Million

Veterans served by hospitals and other facilities that received energy efficiency upgrades funded by our investments

Managed Assets

Our highly diversified managed assets span three markets and multiple asset classes.[1]



>20 TWh[2]
Annual Solar and Wind Energy Generation

>375
Energy Efficiency Investments

>4 GW
Grid-Connected Wind

~8 GW[3]
Solar Power Capacity

>1000
Fleet Vehicles

>40M
RNG Diesel Gallons Equivalent Capacity

>1 GW
Battery Energy Storage System Capacity

(1) All managed assets statistics are as of 12/31/24.
(2) TWh refers to terawatt-hours.
(3) Includes both BTM and GC solar assets. Excludes land investments.

Investment Spotlights

Fuels, Transport & Nature

>$200M

CarbonCount®: 0.08

Construction and ITC bridge loan financing with Vision RNG to develop two landfill gas-to-RNG facilities at WIN Waste Innovations' Ohio landfills. The projects are expected to initially produce over 2 million MMBtus[1] of RNG annually, with production projected to double within 11 years. This investment will help reduce approximately 120,000 tons of fossil-based CO_2 emissions annually, equivalent to emissions from over 12 million gallons of gasoline, while creating local jobs and supporting the transition to cleaner energy sources.

Behind-the-Meter

300 MW

CarbonCount®: 0.35

Structured equity investment through a new project joint venture with Pivot Energy to support a portfolio of 96 distributed generation projects across nine states: California, Colorado, Delaware, Hawaii, Illinois, Maryland, Minnesota, New York, and Virginia. The majority of projects are community solar, with the remainder being commercial PPA projects. Expected to be operational within two years, this partnership leverages innovative financing structures, including direct tax credit sales to accelerate clean energy deployment and increase equitable access to solar power.

Grid-Connected

288 MW

CarbonCount®: 0.64

Structured equity investment with Lightsource bp in a 288 MW portfolio of two utility-scale solar projects in Texas: the 163 MW Starr Solar project in Starr County and the 125 MW Second Division Solar project in Brazoria County. The projects are backed by long-term power purchase agreements with high-credit quality corporate offtakers and will power over 50,000 homes while abating 381,000 metric tons of carbon emissions annually.

(1) million British thermal units.

Letter from the CEO

Dear Stakeholders:

As I reflect on 2024 and the first few months of 2025, there is certainly no shortage of significant worries and challenges, including the continued devastating impacts of climate change, concerns regarding the viability of certain energy transition business models, a lack of consensus regarding the direction of our country, and heightened economic uncertainty. It would be rather easy and natural to allow these concerns to overwhelm us, resulting in fear and inaction.

However, I remain optimistic about the future of our country, our progress on climate change, and the prospects for our company. This optimism is derived from our shared history of utilizing ingenuity, collaboration, and decency to overcome major challenges. It is also inspired by our incredible team at HASI and their dedication and commitment to our mission, values, and profitability.

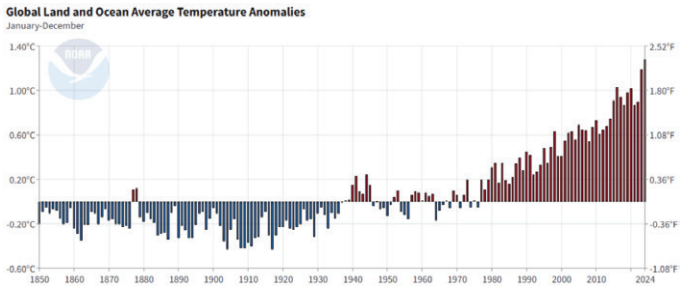
Disruption creates opportunity. New companies, platforms, and technologies continue to emerge, and business conditions and market fundamentals remain generally positive. Energy transition investment opportunities are abundant, and we are poised to accelerate our growth.

The policy uncertainty that is currently a pervasive element of the conversation is indeed meaningful. However, policy matters do not alter certain economic realities currently driving our business.

First, rapid growth in U.S. electricity demand is now beginning to accelerate after 20 years of near-zero growth. Second, clean energy is the fastest and least expensive way to supply this growing demand and avoid dramatic increases in power prices. Since avoiding energy price spikes and corresponding inflation remain consensus priorities, it is logical to expect clean energy development to continue, if not accelerate, as part of an all-of-the-above U.S. energy strategy. This growth in clean energy will require billions of dollars of capital investment. Therefore, we remain confident and enthusiastic about our future opportunities to invest.

Against this backdrop, I could not be prouder of our team's transformative accomplishments in 2024. We entered the year with investor concerns, including our access to capital and our ability to navigate elevated and volatile interest rates. We responded by consummating our $2 billion CarbonCount Holdings 1 partnership with KKR, achieving a second investment grade rating, and significantly increasing the capacity of our bank credit facilities. Our capital and liquidity strategy has provided us with financial strength unparalleled in our corporate history, and established the foundation upon which we will continue to scale the business.

As reflected in the NOAA chart below, climate solutions will continue to be a necessary priority to offset the warming trend. Half of the increase in global emissions in 2024 was due to it being the hottest year on record. Overall greenhouse gas emissions from energy rose 0.8%, and global energy demand was up 2.2%. These facts make it abundantly clear that our total addressable market, including new frontiers and technologies, will continue to grow.



The HASI team is prepared to seize this opportunity as we expand and diversify our investments. We have the best team in the sector – mission-driven, savvy, creative, client-focused, and solutions-oriented – and this talent, along with our access to capital, will continue to drive our upward spiral of success.

2024 Review and Outlook

We had an enormously successful 2024. We established 11 new client relationships, which contributed to our $2.3 billion of new sustainable infrastructure investments, resulting in an 11% increase in our Managed Assets and a corresponding 22% increase in Adjusted Net Investment Income. We also increased our Gain-on-Sale and fee income by 30%. The resulting growth in Adjusted Earnings per share was 10%.

These outstanding results and our confidence in the business model allowed us to extend our guidance for Adjusted Earnings per share to grow at a compound annual rate of 8-10% through 2027. Extending earnings guidance for an additional year amidst elevated economic and policy uncertainty demonstrates the power and non-cyclical nature of our business model.

Sustainability and Impact Leadership

In 2024, we reinforced our leadership in sustainability and impact by maintaining our CDP A List designation and receiving the highest rating of "Dark Green" from S&P Global Ratings for our Green Bond framework. We also continued to play a leadership role across key industry organizations and were widely recognized for our sustainable business model, including being named to TIME Magazine's inaugural list of the World's Best Companies for Sustainable Growth and Newsweek's ranking of America's Greenest Companies. Additionally, our policy advocacy efforts helped foster dialogue with government leaders and contributed to shaping policies that further advance the energy transition.

Diversity, Equity, and Inclusion and social justice initiatives have come under scrutiny recently. However, we remain proud of our success in these areas and continue to experience meaningful commercial benefits from them. Our diverse workforce, supported by several active business resource groups, ensures a wide range of perspectives in evaluating challenges, leading to better outcomes and elevated employee motivation and retention. We also remain pleased with the HASI Foundation and the resulting employee engagement as we support climate-oriented non-profits.

Conclusion

"Resilient" is a word we frequently use to describe our company. One definition of resilient is "being able to respond to change or adversity proactively." This is an excellent description of HASI. We have acted prudently and thoughtfully for more than 12 years as a public company, overcoming many challenges, including policy changes and interest rate volatility. None of these challenges have impeded our resilience, as evidenced by our ongoing earnings growth, no matter the obstacle. Our Chair, Jeff Eckel, set us on a path many years ago of achieving higher risk-adjusted returns from climate positive investing opportunities and that thesis remains unchanged. Despite a team of more than 150 and Managed Assets greater than $13 billion, we believe we are just getting started achieving our ultimate goals!

Thank you to our shareholders, board of directors, and especially our team.

Respectfully,

Jeffrey A. Lipson

Chief Executive Officer

April 2025

About this Report

We are proud to present our eighth annual Sustainability and Impact Report, which details our approach, targets, and performance across a broad array of material Sustainability and Impact (S&I) issues.

At HASI, we have historically and consistently been a leader in transparent reporting on financially material and comparable S&I metrics. In fact, we were the first U.S. public company to report the avoided emissions associated with each of our investments using our proprietary CarbonCount® metric.

Our reporting boundary for the climate and sustainability-related disclosures that comprise this report covers 100% of our revenues from January 1 to December 31, 2024.

Double Materiality

HASI believes in the power of transparency and accountability in driving sustainable investment practices. As part of our ongoing commitment to Sustainability and Impact principles, we are dedicated to the concept of double materiality in our reporting.

Double materiality emphasizes not only the impact of environmental and social factors on financial performance, but also the influence of financial decisions on environmental and social outcomes. In our S&I reporting, we prioritize the identification and disclosure of both types of material risks and opportunities.

Alignment with Reporting Frameworks

HASI recognizes the critical importance of transparent and comprehensive sustainability reporting that enables investors and stakeholders to assess the long-term value and impact of our operations. As such, we are committed to adopting leading global standards that enhance the quality, consistency, and comparability of sustainability disclosures.

For the second year, we have structured this Sustainability & Impact Report to satisfy the disclosure recommendations outlined by the International Sustainability Standards Board (ISSB). The ISSB standards require companies to disclose information about all significant sustainability- and climate-related risks and opportunities to which they are exposed. Such critical disclosures help stakeholders better assess a company's enterprise value.

Additionally, HASI has consistently disclosed the avoided emissions resulting from each of our investments for the past 11 years, underscoring our commitment to transparency and accountability in addressing specific climate-related risks and opportunities. Through our membership in the Partnership for Carbon Accounting Financials (PCAF), we advocate for the standardized reporting of this metric across the financial services industry.

By integrating insights from frameworks such as the ISSB, Task Force for Climate-related Financial Disclosures (TCFD), PCAF, Greenhouse Gas Protocol (GHGP), the United Nations Sustainable Development Goals (SDGs) and our own CarbonCount® metric, we aim to build a more sustainable and inclusive global economy.

Impact Highlights

~$2.3 billion
invested in climate solutions

Published Green Bond Framework

Recognized
as A List by CDP for third consecutive year

>850 MT of incremental annual reductions in carbon emissions

Obtained "Dark Green" Second-Party Opinion (SPO) on Green Bond Framework

>$2.4 m
Social Dividend declared to support HASI Foundation

Continued to support "Emissions Matching" for GHG Protocol Scope 2 update

Awards & Recognition

Below is a list of recent awards and recognition that HASI has received for its sustainability efforts and achievements.

World's Best Companies – Sustainable Growth

TIME Magazine's list of 2025 World's Best Companies – Sustainable Growth (#64)

America's Greenest Companies

Newsweek's 2025 list of America's Greenest Companies (Ranked #1 in Specialty Finance Category)

Reuters Global Energy Transition Awards

2024 Green Business Culture Category Finalist

Ratings

STATE STREET GLOBAL ADVISORS R-Factor™ Leader
Top 10th Percentile

SUSTAINALYTICS Low Risk

ISS ESG B+
Top 10th Percentile

Climate CDP A List 2024

MSCI ESG RATINGS AA
CCC B BB BBB A AA AAA

S&P Global Ratings
Dark green
Activities that correspond to the long-term vision of a low-carbon climate resilient future.

Governance

Reinforcing Sustainability and Impact

For over four decades, HASI has been on a journey channeling capital towards investments that make a positive impact on our climate. It's not just a part of our business model; it's at the very heart of who we are. Our initial investment screen (while technology neutral) mandates that every proposed investment must avoid carbon emissions, maintain a neutral impact, or deliver other tangible environmental benefits, such as reducing water consumption.

Since our IPO in 2013, we have invested approximately $14 billion into assets that collectively avoid 8 million metric tons of carbon emissions and cumulatively conserve over 7 billion gallons of water each year, respectively.

Sustainability and Impact Governance

We recognize the importance of incorporating, evaluating, and monitoring sustainability-related opportunities and risks as integral components of our overarching vision and strategy. HASI's Board is charged with officially adopting our S&I policies and monitoring Sustainability and Impact risks and opportunities. The Nominating, Governance and Corporate Responsibility Committee (NGCR) assumes a pivotal role in consistently reviewing our strategies, activities, policies, and disclosures on a quarterly basis. This comprehensive review encompasses key documents such as our Sustainability Investment Policy, Environmental Policies, Code of Business Conduct and Ethics, Human Rights Statement, and Human Capital Management Policies. Through this robust Sustainability and Impact governance structure, we affirm our steadfast commitment to remaining aligned with our S&I objectives.

Our CEO is responsible for overseeing the execution of our S&I initiatives and ensuring internal resources are mobilized and deployed to forward our S&I goals.

An internal cross-functional Sustainability and Impact Leadership Team guides the implementation of these strategies and policies, meeting monthly to maintain oversight and assess progress in this area.

For additional information regarding our governance structure and S&I best practices, please see our 2024 Form 10-K item 1 – Business – Sustainability, Impact and Corporate Governance and our proxy statement for our 2025 annual meeting.

Board of Directors

Jeffrey W. Eckel
Board Chair

Jeffrey A. Lipson
President and CEO

Teresa M. Brenner
Lead Independent Director and Chair, Nominating, Governance and Corporate Responsibility Committee

Lizabeth A. Ardisana

Clarence D. Armbrister

Nancy C. Floyd

Charles M. O'Neil
Chair, Finance and Risk Committee

Richard J. Osborne
Chair, Compensation Committee

Steven G. Osgood
Chair, Audit Committee

Kimberly A. Reed

Laura A. Schulte

Barry E. Welch

Board Diversity

HASI values the contribution that diversity brings to our Board of Directors, while also not setting specific diversity targets. Diversity encompasses a wide range of factors, including, but not limited to, subject matter expertise, business experience, education, relevant skills, age, gender, race, ethnicity, LGBTQ+ identification, veteran status, and ability.

- » 83% Independent
- » 42% Female
- » 17% Racial or Ethnic Minority
- » 5.5 years Average Tenure of Board Members

In addition to delivering superior risk-adjusted returns, our investment strategy inherently delivers positive Sustainability and Impact outcomes. For over a decade as a public company, we have consistently demonstrated that investments in climate positive and energy transition infrastructure drive both long-term value for shareholders as well as a brighter tomorrow for future generations.

Teresa M. Brenner,
Lead Independent Director and Chair, Nominating, Governance and Corporate Responsibility Committee

Roles and Responsibilities

HASI Board of Directors

Nominating, Governance and Corporate Responsibility Committee

President and CEO

Cross-Functional S&I Leadership Team

Management Approach

The HASI Board of Directors works with our CEO to provide governance and strategic direction. The CEO, our officers, and employees advance the strategic guidance from the Board. Our 12-member Board is comprised of 10 independent directors, all of whom are annually elected by our shareholders.

In line with governance best practices, we have separated the roles of CEO and Board Chair. Our Board members are actively engaged in committees that include Audit, Compensation, Finance and Risk, and Nominating, Governance and Corporate Responsibility (NGCR) committees.

Our Board formalized oversight of the Sustainability and Impact strategies, activities, policies and communications under the purview of the NGCR committee in 2018. This proactive approach underscores our dedication to S&I issues at the highest levels of our organization.

Ethical Behavior

We are dedicated to upholding high standards of legal, moral, and ethical conduct across all facets of our operations. The HASI Code of Business Conduct and Ethics articulates the ethical and legal expectations for our directors, officers, and employees. Mandated annual compliance training ensures that all employees maintain a thorough understanding of these policies.

This commitment to ethical conduct extends to our business partners, who are expected to adhere to the HASI Business Partner Code of Conduct. These policies mandate ethical business practices, environmental responsibility, human rights, labor standards, and health and safety. This Code applies to a broad spectrum of stakeholders, including agents, distributors, dealers, contractors, intermediaries, joint venture partners, and suppliers. Holding ourselves and our partners to these high standards reinforces our pledge to conduct our affairs with integrity and fairness.

Whistleblower Policy

We maintain a confidential hotline for reporting potential violations and concerns relating to our Code of Business Conduct and Ethics as well as our policies addressing our accounting and auditing controls. Depending on the nature and departmental applicability of the concern, any whistleblower reports are respectively fielded by our Audit Committee, our NGCR Committee, or our Chief Legal Officer.

All reports are taken seriously. We commit to fully investigating each allegation, and, when necessary, taking appropriate action. Note that in our history as a public company, we have received zero substantive reports on our confidential whistleblower hotline.

More details can be found in the Code of Business Conduct and Ethics, available on our website.

Corporate Policies and Disclosures

We endeavor to keep our Sustainability- and Impact-related corporate policies aligned with industry best practices while fitting the unique needs of our organization. The following policies can be found on our website:

- Sustainability Investment Policy
- Environmental Policies
- HASI Code of Business Conduct and Ethics
- Business Partner Code of Conduct
- Corporate Governance Policies
- Human Capital Management Policies
- Tax Strategy and Governance Policy
- Human Rights Statement
- S&I Milestone Timeline
- S&I Governance and Roles & Responsibilities Table
- Materiality Assessment
- Cybersecurity Program Disclosure
- KYC/CIP Disclosure
- HASI Internal Carbon Price

Financial Position, Performance, and Cash Flows

We closed approximately $2.3 billion in climate solutions investments in 2024, and grew our portfolio by 7% with a corresponding increase in Adjusted Net Investment Income of 22%. As a result, we continued our strong financial performance in 2024, increasing Adjusted Earnings per Share by 10%.

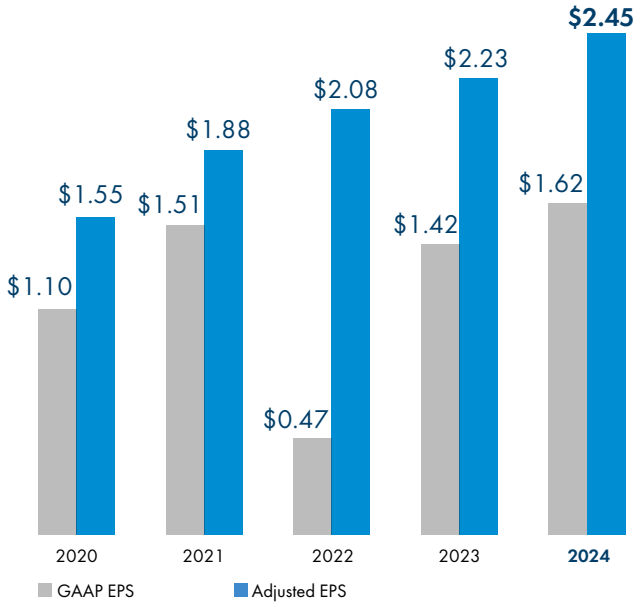
Recent Highlights

Key Performance Indicators

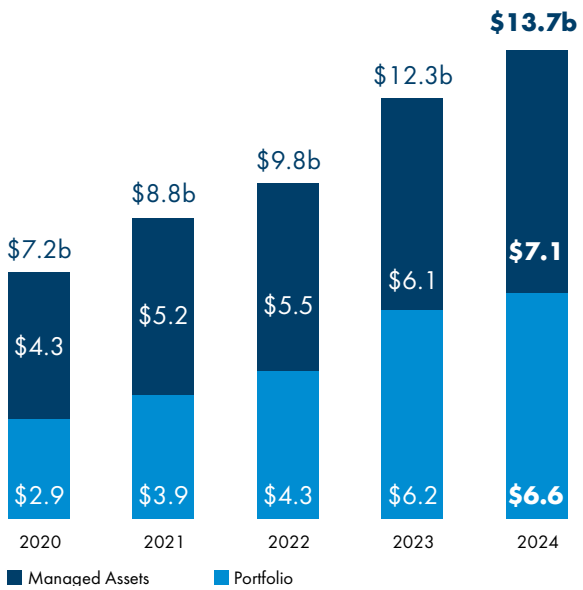
		FY24	FY23	Growth (YOY)
EPS	GAAP-based	$1.62	$1.42	
	Adjusted[1]	$2.45	$2.23	**+10%**
Net Investment Income	GAAP-based	$24m	$58m	
	Adjusted[1]	$264m	$217m	**+22%**
Portfolio Yield[1]		8.3%	7.9%	
Portfolio[2]		$6.6b	$6.2b	**+7%**
Managed Assets[1]		$13.7b	$12.3b	**+11%**
Adjusted ROE[3]		12.5%	11.8%	
Pipeline		**>$5.5b**	**>$5.0b**	
Transactions Closed		$2.3b	$2.3b	

Growth Highlights

GAAP and Adjusted EPS[1]



Managed Assets[1]



(1) As of the end of each period. See Item 7 to our Form 10-K, filed on February 14, 2025 with the SEC, for an explanation of Adjusted Earnings, Adjusted NII, Portfolio Yield and Managed Assets, including reconciliations to the relevant GAAP measures, where applicable.

(2) GAAP-based.

(3) Adjusted Return on Equity ("ROE") is not a financial measure calculated in accordance with GAAP. It is calculated as annual Adjusted Earnings as described above divided by the average of our GAAP stockholders' equity as of the last day of the four quarters during the year. GAAP stockholders' equity as of December 31, 2024, and December 31, 2023 is located on page 68 of our Form 10-K for the year ended December 31, 2024. GAAP stockholders' equity as of March 31, June 30, and September 30, 2024 and 2023 are located on page 1 of the respective quarter's Form 10-Q.

Green Debt Leadership

At HASI, we are committed to ensuring all debt we issue is dedicated to eligible green projects. Typically, for corporate unsecured debt, we pursue independent verification. Since 2013, we have raised approximately $13.4 billion of green debt (including off-balance sheet securitizations), spanning corporate and non-recourse issuances to securitizations. In 2024, we issued more than $2.6 billion in green CarbonCount-based debt.

The HASI Green Bond Framework sets out the guidelines for our green financing issuances in accordance with the Green Bond Principles (2021) and Green Loan Principles (2023) to inform our best-efforts alignment to the EU Taxonomy. In 2024, we obtained a Second-Party Opinion on our Green Bond Framework to ensure alignment with the 2021 Green Bond and Green Loan Principles, receiving the highest tier alignment assessment of Dark Green from S&P Global Ratings. This rating means that S&P has reviewed and verified HASI's commitment to allocate the net proceeds issued under our publicly-available Green Bond Framework exclusively to new or existing eligible green projects.

Green Debt Summary[1]

- Total Cumulative Issuance: $7.0b[1,2]
- Total Outstanding: $4.2b[3]
- % of Total Debt Outstanding: 95%

Corporate Green Bonds

Senior unsecured or convertible bonds issued as corporate obligations

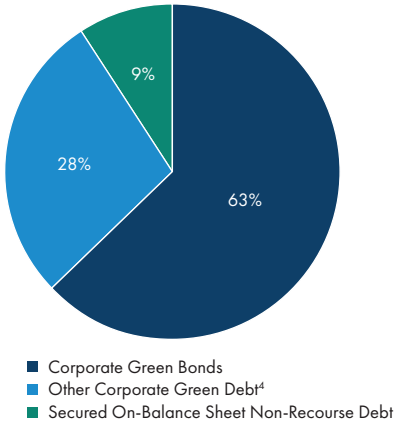
Secured On-Balance Sheet Non-Recourse Debt

Non-Recourse, asset-backed debt managed on balance sheet

Other Corporate Green Debt

CarbonCount®-Based Unsecured Revolving Line of Credit and Term Loan, Secured Revolving Line of Credit, and CarbonCount® Green Commercial Paper Program

Total Cumulative Issuance by Category[1,2]



(1) Excludes off-balance sheet securitizations.
(2) From IPO through 12/31/24.
(3) As of 12/31/24.
(4) Other Corporate Green Debt reflects total commitments of each facility which may differ from total outstanding debt during the same period.

Strategy

Sustainability- and Climate-Related Opportunities

Our comprehensive approach to evaluating sustainability- and climate-related risks and opportunities considers the concept of double materiality. Acknowledging the significance of both internal and external impacts stemming from corporate activities emphasizes dual accountability to internal and external stakeholders. Transparently determining Sustainability and Impact materiality aligns the issues most relevant to our stakeholders with HASI's financial performance.

Shareholder Engagement

In 2024 we hosted over 250 meetings with more than 120 existing and prospective investors.

Strengths & Opportunities

Our Sustainability & Impact Materiality Assessment (detailed on our website) revealed key strengths and opportunities. Strengths include our unique capabilities to make a differential impact. Opportunities are the foundational expectations critical stakeholders require us to address in light of our specific business model.

Strengths

1) Support standardized Sustainability and Impact reporting and best practices
2) Lead coordinated policy engagement on climate and Sustainability- and Impact-related issues
3) Leverage our mission-driven employee base to enhance community impact
4) Advance decarbonization reporting and thought leadership
5) Engage business partners across the value chain on material S&I risks, opportunities, and impact

Opportunities

1) Mitigate material social and environmental risks associated with investments and operations
2) Recruit and retain the best talent

S&I Goals

After delineating our strengths and opportunities, we developed specific corporate S&I goals.

Priority	Target	Progress
Climate	Obtained "Dark Green" Second-Party Opinion (SPO) Rating on updated Green Bond Framework	**Complete**
Climate	Implemented ISSB Reporting Recommendations	**Complete**
Philanthropy	Granted over $1M to >10 nonprofits at the intersection of climate action and equal opportunity	**Complete**
Climate	Implemented Client Sustainability and Impact Engagement surveys	**Complete**
Climate	Avoid 1M metric tons of emissions from 2025 investments	**In Progress**
Climate	Participate in WRI GHGP governance bodies to support inclusion of "emissions matching"	**In Progress**

S&I Policies and Disclosures

Supplemental S&I disclosures available at hasi.com include:

- S&I Milestone Timeline
- S&I Roles & Responsibilities
- Materiality Assessment
- Cybersecurity Program Disclosure
- KYC/CIP Disclosure
- HASI Internal Carbon Price
- HASI Political Engagement Report

Risk Management

Assessing Sustainability- and Climate-Related Risks

In line with our long-standing commitment to sustainable finance, HASI was among the first public companies to adopt the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD) starting in 2018. Enhancing the transparency and analytical rigor of our climate-related disclosures has enabled us to effectively manage emerging risks and create strategies that deliver attractive risk-adjusted returns for our shareholders.

The TCFD was established by the Financial Stability Board to promote consistent, climate-related financial disclosures that benefit all stakeholders.

Now integrated within the ISSB reporting framework, the TCFD recommendations are structured around four key themes: governance, strategy, risk management, and metrics and targets. We align our core principles with the TCFD's thematic areas of focus, which informs our management processes, decision-making, and public disclosures.

Strategy

Given the scientific consensus that human activities are the primary cause of climate change and its resultant extreme weather events, we are confident in our ability to generate attractive risk-adjusted returns by investing in and managing a portfolio of assets that avoid carbon emissions. Additionally, we see investment opportunities in infrastructure assets that can withstand and reduce the impact of these weather events. Our investments have verifiable, quantifiable impacts that often counter the consequences of climate change, the risks of which we consider to be material to our stakeholders.

Our Sustainability Investment Policy outlines the process of evaluating the environmental risks and opportunities associated with our investments. To pass our sustainability evaluation, a proposed investment must either reduce carbon emissions or offer other environmental benefits, such as reducing water usage. Our investment strategy is discussed further in Item 1 of our 2024 Form 10-K, "Business - Investment Strategy."

Our formal policies to minimize the impact of our operations on the environment include purchasing 100% of our electricity from renewable energy sources or offsetting our consumption with renewable energy credits (RECs). We continue our endeavor to reduce waste generation by improving the collection and processing of recyclable and compostable waste. We run a continuous e-waste recycling initiative where employees are encouraged to bring in their outdated tech products to help divert these products from local landfills. In addition, our lightbulb recycling program offers employees an opportunity for the safe disposal of LED, CFL, and incandescent light bulbs. To address food waste, we operate a composting program that diverted approximately 7,000 lbs of food waste in 2024, and we have eliminated carbon-intensive foods from corporate events and the staff canteen.

Climate Risk Management

Investing in climate solutions also necessitates vigilance toward the climate change-induced risks our work seeks to mitigate. In mapping such risks to traditional financial services industry enterprise risk management categories, assets located in regions prone to flooding, wildfire, or other climate change-related events are classified primarily as operational risks due to the variable impacts on investment cash flows. Climate risks we consider and actively monitor include:

- Wildfire risk in regions where a portion of our residential solar assets are exposed to damage from wildfire events;
- Weather events such as blizzards, tornadoes, and lightning strikes, which have the potential to damage wind turbines or solar panels;
- Long-term changes in wind resources because of climate change events;
- Force majeure events that could diminish the ability of assets to deliver power under firm delivery offtake contracts, which could trigger financial liabilities.

Mitigants

To mitigate these risks, our due diligence process involves relying on independent experts to perform engineering and weather analyses, as well as insurance reviews.

After a transaction closes, we continue to track our portfolio's exposure to these environmental risks, regularly analyzing the impact of seasonal climate trends, such as drought, El Niño/La Niña, and changes in wind patterns, as well as any major weather events that may negatively impact our assets. For example:

- While the largest share of our residential portfolio is located in California, less than 0.8% is located in "very high" wildfire risk California communities. As a result, we do not expect a material risk to the cash flows from wildfire events.
- Community solar is a growing segment of our portfolio and is currently located in geographic areas with low risks of flooding and wildfires.
- To mitigate extreme weather damage, we make conservative assumptions when underwriting our investment opportunities regarding performance and operational expenses that protect our returns from a certain level of unexpected potential performance or operational issues throughout an investment's useful life.

We continue to adjust our assumptions as the evolution and severity of relevant climate risks are assessed. We manage our existing portfolio to preemptively and proactively address any operational or maintenance issues.

In addition, to improve the resilience of our business operations, we have adopted cloud-based IT systems to enable remote work in the event of disruptions due to weather or other causes. The Board's Finance and Risk Committee oversees our risk management policies and procedures, including those related to environmental risks.

Additional background on our environmental risk management can be found in our 2024 Form 10-K, Item 7A – Management's Discussion and Analysis of Financial Condition and Results of Operations – Quantitative and Qualitative Disclosures about Market Risk.

Where quantitative data is unavailable, we rely on stakeholder interviews, outputs of the scenario workshop discussion, desk research, and benchmarking to inform the risk and opportunity timelines and financial impact level. As part of our Enterprise Risk Management processes, we regularly review our risk exposure on a quarterly basis.

Climate Scenario Analysis

In our implementation of ISSB (preceded by TCFD) and evaluation of the prospects and challenges linked to climate change, we have taken into account the Paris Agreement's goal to maintain the global average temperature below 2 degrees Celsius above pre-industrial levels and strive to limit the temperature increase to 1.5 degrees Celsius. In the analysis that follows, we have demonstrated the potential effects on our investment portfolio as of December 31, 2024, resulting from the physical impacts of climate change and the transition toward a low-carbon economy.

Employing internationally recognized greenhouse gas concentration trajectories, our climate scenario analysis conjectures how climate-related transition risks can impact our operations. Adopted by the UN Intergovernmental Panel on Climate Change, Representative Concentration Pathways (RCPs) model greenhouse gas emissions increases that instigate higher global temperatures contributing to climate change-related risks. Time horizons in the scenario analyses span up to the years 2050 and 2100.

Risks and Opportunities

Physical

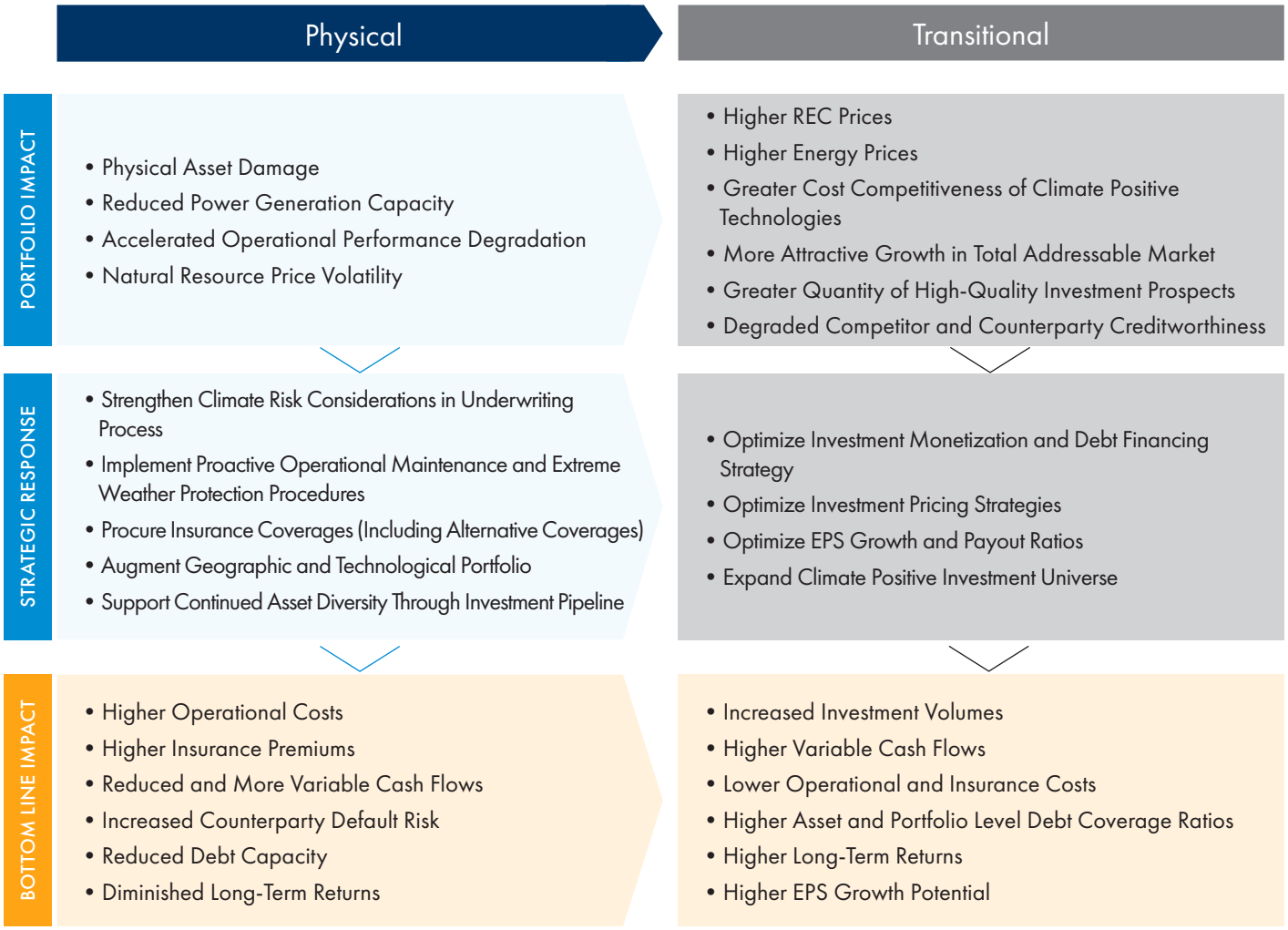
The assessments of the United Nations' Intergovernmental Panel on Climate Change (IPCC) and other leading climate research organizations suggest that the probability of restricting global warming to 1.5°C is low with substantial climate repercussions predicted even under aggressive emissions reduction strategies. Consequently, we foresee our investment portfolio encountering physical climate risks regardless of the actions taken. We assume the types of risks to which our investment portfolio is exposed are similar under Scenario 1 (RCP 1.9) and Scenario 2 (RCP 6), albeit at varying degrees of severity.

Transitional

A transition to a low-carbon economy may entail changes in market regulations, legal and regulatory frameworks, reputational risks, and technology. The impact of these changes will vary by scenario. In Scenario 1 (RCP 1.9), sufficient globally coordinated action is taken to limit the global temperature increase to 1.5 degrees Celsius above pre-industrial levels. In Scenario 2 (RCP 6), global temperatures increase more than 2 degrees Celsius above pre-industrial levels.

Climate Scenario 1 (RCP 1.9)

Climate Scenario	Scenario analysis coverage	Temperature alignment of scenario
Transitional Scenario; RCP 1.9	Company-wide	1.5ºC
Physical Scenario; RCP 1.9	Company-wide	1.5ºC



Parameters & Assumptions

Physical

We assessed the RCP 1.9 physical scenario to understand the impact of global temperature increase on the operational performance of projects in which we invest. The analysis showed that solar and wind projects can be affected by an increase in global temperature. If the efficiency of solar grids decreases by 5%, the expected cash flows from solar equity investments decrease 11%. Similarly, high temperature faults create more wear and tear on wind turbines. A decrease of wind production by 5% negatively impacts the cash flows from wind equity investments by 7%. Scenario analyses have also influenced management's objective to augment our ability to monitor and manage utility-scale solar and wind investments with advanced software tools. For example, given estimated increases in grid-connected investments, we have licensed a portfolio modeling tool to help us better monitor and optimize the investment opportunities suggested by International Energy Agency (IEA) and other similar scenarios.

Transitional

The parameters of the RCP 1.9 transitional scenario dictated an increase in the prices of Renewable Energy Credits (RECs) or similar instruments due to implementation of aggressive renewable energy targets. According to our analysis, the implementation of a carbon pricing mechanism might influence power prices, operating costs for certain entities, and the competitive landscape for renewables. Our analysis showed that cashflows from wind equity investments will increase by 3% if a carbon tax increases power prices by 10%. However, there would not be a material impact on solar equity, renewable energy debt, or energy efficiency investments.

Climate Scenario 2 (RCP 6)

Climate Scenario	Scenario analysis coverage	Temperature alignment of scenario
Physical Scenario; RCP 6	Company-wide	3ºC - 3.5ºC
Transitional Scenario; RCP 6	Company-wide	3ºC - 3.5ºC

	Physical	Transitional
PORTFOLIO IMPACT	• Physical Asset Damage • Reduced Power Generation Capacity • Accelerated Operational Performance Degradation • Natural Resource Price Volatility	• Greater Power Grid Instability • Higher Power Prices Driven by Extreme Climate-Instigated Disruptions • Greater Commodity and Natural Resource Price Levels and Volatility • Increased Demand for Climate Positive Investments
STRATEGIC RESPONSE	• Strengthen Climate Risk Considerations in Underwriting Process • Implement Proactive Operational Maintenance and Extreme Weather Protection Procedures • Procure Insurance Coverages • Augment Geographic and Technological Portfolio • Support Continued Asset Diversity Through Investment Pipeline	• Optimize Asset Monetization Strategy, Risk Management and Underwriting Processes • Optimize Investment Pricing Strategy
BOTTOM LINE IMPACT	• Higher Operational Costs • Higher Insurance Premiums • Reduced and More Variable Cash Flows • Increased Counterparty Default Risk • Reduced Debt Capacity • Diminished Long-Term Returns	• Increased Investment Volumes • Higher Long-Term Financial Returns

Parameters & Assumptions

Given the assessments of the United Nations' Intergovernmental Panel on Climate Change (IPCC) and other leading climate research organizations regarding the probability of limiting the global temperature increase to 1.5 Celsius and likely serious climatic impacts even with aggressive emissions reduction initiatives, we believe our investment portfolio will be impacted by physical risks regardless of the actions taken. We assume our investment portfolio is exposed to similar risks under Scenario 1 (RCP 1.9) and Scenario 2 (RCP 6), albeit at varying degrees of severity.

Climate and Sustainability Risk Identification, Assessment, and Response Strategy

We proactively seek to identify climate and sustainability risks and opportunities throughout our upstream and downstream value chain, as well as within our direct operations. Our integrated approach to this process is embedded within our multidisciplinary company-wide risk management program. Our broader risk management program maps these climate- and sustainability-related risks and opportunities to traditional financial services industry risk classifications in order to prioritize and adequately address such risks and opportunities.

Within HASI, the senior management team and a variety of departments, including Portfolio Management, Accounting, Legal, Investments, and our Engineering personnel, identify climate and sustainability risks and opportunities at least once a quarter. Once identified, we stratify such climate- and sustainability-related risks and opportunities by their short-, medium-, or long-term impacts, before we run upside and downside scenarios on our cashflows to evaluate the nuances of particular risks.

Definition of Time Horizons

- Short-term: 0-2 years
- Medium-term: 2-7 years
- Long-term: 7-35+ years

Impact Thresholds

We define impacts to be of substantive financial or strategic significance when such impacts exceed a threshold of $1 million of financial implications on our business. Therefore, when identifying or assessing climate-related risks, risks and opportunities with potential financial implications above $1 million per year are considered substantive.

Quantifiable indicators that inform our identification and assessment of such substantive financial or strategic impacts include $USD revenue projections, climate scenario analysis measured by temperature fluctuations, increased insurance costs due to climate-related risk appraisals, and our portfolio's exposure to changes in the market price of power due to increased demand driven by climate change.

Emerging Short-, Medium-, and Long-Term Risks & Opportunities

Medium-Term Climate Risk

Risk Type & Primary Driver	Acute Physical: Flood (coastal, fluvial, pluvial, groundwater), Storm, Fire
Location of Risk within Value Chain	Direct Operations
Primary potential financial impact	Decreased asset value or asset useful life leading to write-offs, asset impairment, or early retirement of existing assets
Financial Services Industry Risk Classification	Operational
Time Horizon	Medium-term
Likelihood	>50%
Magnitude of Impact	Low
Estimated Potential Financial Impact Figure (USD)	~$27M
Estimated Cost of Response to Risk (USD)	~$760K

Explanation

With the geography of our managed assets primarily in the United States, extreme weather events such as earthquakes, floods, severe convective storms (including tornados and hail), and wildfire have the greatest potential to impact our investments. Increased severity and frequency of both have been modelled along with financial implications. Analysis results found below:

- Flood: Fewer than 15% of our ~$13.7 billion of managed assets comprise projects located in Special Flood Hazard Areas.
- Severe Convective Storm and Hail: Approximately 11% of the projects that comprise our $13.7 billion of managed assets are located in high- or very high-risk locations.
- Fire: Fewer than 14% of the projects that comprise our $13.7 billion of managed assets are located in high-risk locations.

Response and Mitigation

We mitigate our liability to extreme weather events through geographic, technological, and financial structure diversification. We also ensure that we have sufficient liability insurance to cover our investments against severe flooding or cyclone events. To protect against the potential impact of customary and climate change-induced natural disasters on asset value and revenue, our assets typically all have construction and operational risk insurance that covers physical damage (to replacement cost) and business interruption (typically to one year of annual revenue) with specific sub limits for windstorm, earthquake, and flood, along with other usual and customary sub limits.

For new investment opportunities, we evaluate risks related to climate change-induced natural catastrophe damage through internally developed tools, external models (such as those referenced above), and diversification of assets by technology and geography. As of December 31, 2024, our assets located across nearly all U.S. states are dispersed among nearly 10 different asset classes.

When underwriting our investments, we also negotiate structural projections to mitigate any loss we may incur from operations or inability of the projects to operate.

For example, wildfires and floods are natural occurrences within certain geographies where our assets are located. Any natural catastrophic event that damages the property such that the performance standards cannot be met may require a review of the event and a determination of fault and necessary corrective actions (if any). One example of our management of a meteorological event was the restructuring of a mezzanine debt investment in a wind project located in Illinois following major flooding of the project during the construction period. After the flood, the insurance assessor re-evaluated the site's flood risk, which materially increased the projected cost of insurance. In response to the projected increased cost of insurance, we reduced the size of our debt investment to insulate our portfolio from the additional risk and insurance expense.

Medium-Term Climate Risk

Risk Type & Primary Driver	Chronic Physical: Changing wind patterns
Location of Risk within Value Chain	Direct Operations
Primary potential financial impact	Decreased revenues due to reduced production capacity
Financial Services Industry Risk Classification	Operational
Time Horizon	Medium-term
Likelihood	>50%
Magnitude of Impact	Medium-Low
Estimated Potential Financial Impact Figure (USD)	~$13M
Estimated Cost of Response to Risk (USD)	~$760K

Explanation

Increased variability in wind speeds and potential shift from historical wind patterns due to climate change pose a threat to our wind power projects.

Additionally, a portion of our portfolio is comprised of different types of solar PV projects. Rising mean temperatures decrease the efficiency of those panels because solar panel efficiency is degraded by higher temperatures. In addition, the increase in mean temperatures could result in wildfires causing damage to some of our investments. There could also be an impact on water scarcity, which could reduce the efficiency of panels due to lack of water for cleaning the panels.

As of December 31, 2024, 40% of our $6.6 billion balance sheet portfolio was comprised of grid-connected projects.

Expected yields from a subset of projects are directly connected to the productivity of the projects. Several recent industry studies along with independent engineer reports suggest that chronic increases in global temperatures impact the efficiency of solar and wind energy generating equipment as a result of ambient temperatures affecting both equipment (especially in the case of solar) and air density (primarily in the case of wind); however, at the current time, we do not believe that we have experienced a material degradation in project performance as a result of these temperatures. Chronic temperature increase can, however, also increase the requirement to repair and maintain equipment, thus increasing operating costs. Our internal analysis incorporating independent engineer reports suggests that if there were both a decrease in production of 5% and higher operating expenses of 5%, our cash flows from wind equity and solar equity investments would be expected to decline by 14% and 7%, respectively. Typically, we evaluate these impacts based on the weighted average life of our assets, which stood at 16 years as of the end of 2024.

Response and Mitigation

HASI seeks to diversify its portfolio of wind assets geographically in order to reduce exposure to changes in wind patterns and impacts on financial returns. We also size our investments using conservative wind resource predictions that already assume the projects will produce less than the P50 scenario. In addition, our investments are typically structured equity investments, which offer more stable returns and are less subject to wind resource variations.

When underwriting our investment opportunities, we make conservative assumptions regarding performance and operational expenses that protect our returns from a level of unexpected performance and operational issues in the future. We actively manage our existing portfolio to preemptively and proactively address any operational or maintenance issues. Specifically, our portfolio management team monitors performance on at least a monthly basis, and on this basis, we adjust our assumptions.

For example, on a wind farm investment in west Texas, we noticed a decline in electricity output and increase in operating expenses that spurred weekly calls with the on-site management teams to identify and rectify the operational issues through additional maintenance procedures, among other modifications. Through our review, amendment, and approval of the operating budget, our portfolio management team continues to work to address the project issues.

Another example is a set of solar investments in Cape Cod, where natural rainfall was insufficient to clean the bird droppings off a solar investment. This resulted in a degradation in performance. To rectify this issue, we worked with the project operator to install a safe laser system that dissuaded the birds from soiling the solar panels, thus improving performance.

Medium-Term Climate Risk

Risk Type & Primary Driver	Acute Physical: Flood (coastal, fluvial, pluvial, groundwater), Storm, Fire
Location of Risk within Value Chain	Downstream
Primary potential financial impact	Increased indirect operating costs
Financial Services Industry Risk Classification	Operational
Time Horizon	Medium-term
Likelihood	>50%
Magnitude of Impact	Medium
Estimated Potential Financial Impact Figure (USD)	~$5M
Estimated Cost of Response to Risk (USD)	~$760K

Explanation

Due to the physical factors previously discussed and our investments' geographic context primarily in the United States, we may see an increase in insurance premiums.

In anticipation of climate change-related physical risks, projects related to our investments in particularly vulnerable regions, such as low-lying coastal areas may face increases in insurance costs. An increase in insurance costs may reduce the cash flows and financial returns from these investments and may cause us to reduce the amount of financial leverage we utilize and cause a decline in our overall profitability.

- Flood: Fewer than 15% of our ~$13.7 billion of managed assets comprise projects located in Special Flood Hazard Areas
- Severe Convective Storm and Hail: Approximately 11% of the projects that comprise our $13.7 billion of managed assets are located in high- or very high-risk locations
- Fire: Fewer than 14% of the projects that comprise our $13.7 billion of managed assets are located in high-risk locations

Response and Mitigation

We negotiate insurance policies and structural protections into our investment agreements. We require that the projects in which we invest are insured against certain natural catastrophe events, such as flood, severe convective storm and hail, and fire that could impact our cash distributions.

Long-Term Climate Risk

Risk Type & Primary Driver	Acute Physical: Flood (coastal, fluvial, pluvial, groundwater)
Location of Risk within Value Chain	Downstream
Primary potential financial impact	Decreased asset value or asset useful life leading to write-offs, asset impairment or early retirement of existing assets
Financial Services Industry Risk Classification	Operational
Time Horizon	Long-term
Likelihood	>50%
Magnitude of Impact	Low
Estimated Potential Financial Impact Figure (USD)	~$27m
Estimated Cost of Response to Risk (USD)	~$760k

Explanation

Assuming an existing 100-year flood plain becomes a 10-year flood plain, our assets in this 100-year flood plain would be subject to catastrophic flood effects during their useful life.

Response and Mitigation

By leveraging our internal enterprise risk management expertise to identify the risk, then applying the discipline of actuarial science to assess insurance premium fluctuations engendered by this flood-plain risk, we are in a position to respond to such a climate-related risk by adapting our short-, medium- and long-term projections to this new financial reality, as well as other strategies to prolong the useful life of our investment in this climate scenario. By applying this assessment, identification, and response to our direct business operations, our upstream value chain and downstream results, we aim to adequately manage our exposure to climate-related physical and transitional risks.

Transitional Climate-Related Opportunities

Scenario 1 (RCP 1.9) Transitional Opportunities

	Qualitative and Quantitative Opportunities
Higher Renewable Energy Credits ("RECs") prices	• Increased expected cash flows and financial returns for certain investments to the extent the RECs are sold at higher market prices. • Increased debt/lease service coverage ratio for the obligors of our renewable energy debt investments and solar real estate leases that sell RECs at higher market pricing. • Resulting cash flow increases allow us greater financial leverage and enhanced profitability.
Carbon Tax Increases (i) Power Prices, (ii) Operating Costs for Certain Entities, and (iii) Competitiveness of Renewable Energy	• Resulting cash flow increases allow us greater financial leverage and enhanced profitability. • Increased energy cost savings from energy efficiency solutions. • An increase in the above items may increase the volume of assets available in which we can invest. • A carbon tax that increases the price of power by 10% may allow our wind equity investments to generate approximately 3% in additional cashflows over their life compared to the current baseline scenario.
Significant increase in research and development in renewable energy, energy storage, and energy efficiency technologies by public and private entities	• More cost competitive renewable energy technologies may increase investment opportunities available to us.
Significant growth in positive public sentiment for sustainable infrastructure investment	• Increased demand for sustainable infrastructure investment would increase the volume of transactions in which we may invest, reduce our overall cost of capital, and increase our profitability.

Scenario 2 (RCP 6) Transitional Opportunities

	Qualitative Opportunities
No meaningful government policy to shift the trajectory of global climate change	• With the current trend of improved economics and cost competitiveness of climate solutions, a growth in demand may increase the volume of investment opportunities available to us, increasing the number of transactions, which would positively affect our profitability.
Greater variability and instability in the commodity market	• Potential increases in the price of commodities (e.g., natural gas) due to climate change induced supply chain and transport disruptions, such as a major hurricane striking a series of gulf coast pipelines, may drive power prices higher, thus increasing financial returns from certain of our investments to the extent the power is sold at market prices rather than under fixed price contracts.

Physical Climate-Related Opportunities

Scenarios 1 (RCP 1.9) and 2 (RCP 6) Physical Opportunities

	Qualitative Opportunities
An increase in water scarcity potentially resulting in an increase in the price of water	• Climate change-related impacts to the amount of potable water supplies, such as irregular rainfall and salt water intrusion, may drive increases in the price of water. These increases in cost may increase the demand for assets that increase water use efficiency, resulting in an increase in the volume of investment opportunities available to us, an increase in the number of transactions we process, and increased profitability.

Short-Term Climate Opportunity

Opportunity Type and Primary Driver	Products and Services: Development and/or expansion of low emission goods and services
Location of Risk within Value Chain	Downstream
Primary potential financial impact	Increased revenues resulting from increased demand for products and services
Time Horizon	Short-term
Likelihood	>50%
Magnitude of Impact	Medium
Estimated Potential Financial Impact Figure (USD)	~$57M
Estimated Cost to Realize	~$41M

Explanation

With our full investment portfolio primarily located in the United States, HASI's core business is to provide financing for renewable energy and energy efficient assets that reduce emissions. Increased demand for renewable energy, energy efficiency, and water-use efficiency assets would increase HASI's total addressable market.

HASI President and CEO Jeffrey A. Lipson on a panel discussion at the Reuters Global Energy Transition conference.

Human Rights

Respect for human rights is a fundamental value of HASI. We strive to respect and promote human rights in accordance with the United Nations Guiding Principles on Business and Human Rights and the United Nations Global Compact in our relationships with our employees, suppliers, and the communities where we operate.

Human Rights Assessment, Mitigation, and Remedy

We conduct an annual internal human rights assessment. Our approach to this assessment allows us to map human rights risks by evaluating our own operations, our value chain, and business relations through their respective policies. Business partners may be requested to provide an assessment of their respective political and regulatory environments to ensure compliance with existing Human Rights and Human Capital Management Policies. To the extent that we become aware of violations or the risk of violations, including but not limited to, forced labor, child labor, human trafficking, or discriminatory practices, including against employees, contractors, women, children, and indigenous people, we will first engage with the business partner to understand their mitigation or management of these issues before determining the appropriate course of action regarding our business relationship going forward.

Diligence on Forced Labor

As affirmed in our Human Rights Statement[1], violations of basic human rights in any portion of our business activities value chain are unacceptable. The discovery of forced labor in the global solar supply chain forced us to develop safeguards in our business practices and investments as a means to uphold human rights standards beyond base-level legal compliance.

To ensure, to the best of our organizational ability, that forced labor is not used to support the projects we finance, we review that our clients conduct forced labor diligence on their suppliers. Often through deep engagement with American Clean Power (ACP) and the Solar Energy Industries Association (SEIA), our clients work to map their supply chains and verify, to the degree possible, product traceability to ensure that the manufacture of the solar components installed are not products of forced labor. To this end, we require from our clients diligence plans that provide information on their respective supply agreements, audits, and codes of conduct.

Engagement on some combination of the following points informs our own forced labor diligence process:

- **Traceability Protocol:** The SEIA Solar Supply Chain Traceability Protocol outlines the traceability requirements that vendors must implement to demonstrate that products being imported into the U.S. are free of forced labor. As signatories to the Protocol, our clients and their module suppliers have attested that their products do not include forced labor, do not include Hoshine Silicon Industry inputs, and do not include inputs from the Xinjiang region of China. Additionally, we are signatories to the American Clean Power Forced Labor Prevention Pledge, which reaffirms our commitment to eradicating forced labor from any part of the solar industry value chain.
- **Third Party Audits:** Our clients generally engage with one or more of the three independent audit firms to support ongoing verification of the attestations made by their suppliers regarding their traceability programs, controls, and the traceability of the products provided to them.
- **Independent Factory Audits:** Our clients conduct onsite independent audits of solar module suppliers as part of their ongoing reliability programs. These audits generally review process controls and onsite production. They are designed to ensure compliance with quality control standards, materials specifications, and performance. In addition, many of our clients have added a Certificate of Compliance process requiring their suppliers to update their audit programs and contractual agreements. This also includes requirements for end-to-end material traceability of subcomponents and raw materials incorporated into solar products.
- **Contractual Language:** Many of the Master Supply Agreements developed by our clients require that suppliers participate in Vendor Quality Management Programs. Such programs mandate and require independent oversight of supplier production processes, annual or more frequent factory audits, and extensive third-party reliability testing.
- **Business Partner Code of Conduct:** In addition, our clients are subject to our Business Partner Code of Conduct. This document requires that they not use slave labor, forced labor, prison labor, or indentured labor and requires that they will not support such human rights violations in their supply chains.

Though we acknowledge the inherent limitations in proving a negative (i.e. evidence of absence), we subject every transaction we finance to forced labor diligence. Working with global clients who also care to address this issue has allowed us to supplement our diligence work often with contractual language to create covenants, which advance both parties toward the goal of eliminating forced labor from the global solar supply chain.

To date, we have not discovered any indication of forced labor within any portion of our solar supply chain.

(1) Available at HASI.com.

Biodiversity Protection

At HASI, we are dedicated to protecting biodiversity and natural ecosystems across the geographies where our assets operate and throughout our supply chain. We prioritize the conservation of forests, wetlands, and other habitats essential for biodiversity.

We believe that companies that can demonstrate that they are better positioned to mitigate biodiversity risk can and should earn a lower cost of capital, not dissimilar from how some companies who are better at managing the decarbonization transition are now able to access sources of lower-cost capital.

Nature-Related Opportunity Capture

We are committed to pursuing investment opportunities that support biodiversity. Developed by our longstanding client Ecosystem Investment Partners (EIP), Lookout Slough is a multi-benefit project in the Sacramento-San Joaquin River Delta estuary in California, which seeks to enhance habitat conditions for fish and wildlife and improve flood control infrastructure. The project involves the creation of 3,200 acres of tidal marsh habitat beneficial to Delta Smelt fish, a cornerstone prey species in the greater Sacramento River and San Francisco Bay ecosystem, as well as other special-status fish and wildlife species, including the giant garter snake. In addition to supporting California in its efforts to comply with the requirements of the Endangered Species Act, the project involves levee modifications, grading, placement of fill material, and revegetation to reduce flood risk in the region. Our investment of more than $40 million is underpinned by cash flows generated by pay-for-performance contracts with the California Department of Water Resources. Our investment's primary objective of protecting biodiversity differentiates us from many other U.S.-based investors.

Going forward, we plan to continue engagement with EIP and other leading clients in this space to source biodiversity-enhancing investment opportunities that offer superior risk-adjusted returns.

Lookout Slough, California, USA

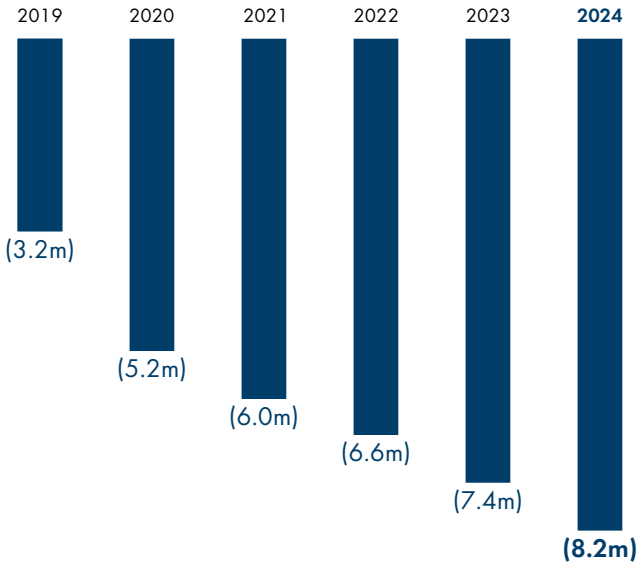
Metrics and Targets

Climate-Related Metrics and Targets

In assessing our operational and financial performance, we calculate the environmental profile of our business operations and infrastructure investments using a combination of well-established reporting protocols and proprietary tools for measuring carbon emissions and water savings.

Carbon Avoided

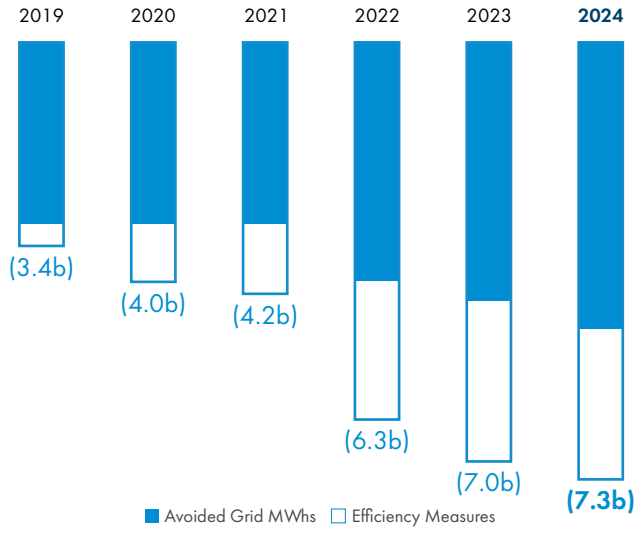
Cumulative metric tons of CO_2 avoided annually



carboncount®
2024: 0.38

Water Savings

Cumulative gallons of water saved annually



watercount®
2024: 170

Sustainability Report Card

The twelfth annual edition of our Sustainability Report Card discloses the CarbonCount® associated with each HASI investment. CarbonCount® is a proprietary scoring tool for evaluating real assets to determine the efficiency by which each dollar of invested capital avoids annual carbon dioxide equivalent (CO_2e) emissions.

Market	Region	CarbonCount
BTM	National	5.53
BTM	National	4.95
BTM	National	3.15
FTN	East	2.32
GC	South	0.81
GC	South	0.78
BTM	West	0.74
GC	South	0.72
GC	South	0.69
GC	South	0.64
GC	South	0.55
BTM	South	0.54
BTM	South	0.52
GC	South	0.51
BTM	National	0.44
BTM	Midwest	0.4
BTM	National	0.39
BTM	Midwest	0.36
BTM	National	0.35
BTM	Midwest	0.34
BTM	Midwest	0.34
BTM	East	0.32
BTM	Midwest	0.32
BTM	Midwest	0.32

Market	Region	CarbonCount
BTM	National	0.31
BTM	National	0.28
BTM	National	0.28
BTM	National	0.27
BTM	National	0.27
BTM	National	0.27
GC	West	0.23
BTM	National	0.21
BTM	West	0.21
BTM	National	0.21
BTM	South	0.21
BTM	National	0.21
BTM	International	0.20
GC	West	0.19
GC	West	0.19
BTM	West	0.18
GC	West	0.12
FTN	Midwest	0.08
BTM	South	0.06
FTN	West	0.06
BTM	East	0.06
FTN	West	0.05
BTM	South	0.04
GC	East	0.01

Total 2024 Investments

CarbonCount	MT CO_2 Avoided	WaterCount	Gallons of Water Saved
0.38	856K	170	~382M

BTM = Behind-the-Meter, which includes energy efficiency, C&I/community/residential solar, and solar-plus-storage investments.

GC = Grid-Connected, which includes solar, solar-plus-storage, storage, solar land, and onshore wind investments.

FTN = Fuels, Transport & Nature, which includes RNG, fleet decarbonization, and ecological restoration.

CarbonCount® is a proprietary scoring tool for evaluating real assets to determine the efficiency by which each dollar of invested capital avoids annual carbon dioxide equivalent (CO_2e) emissions. Estimated carbon savings are calculated using the estimated kilowatt hours ("kWh"), gallons of fuel oil, million British thermal units ("MMBtus") of natural gas and gallons of water saved as appropriate, for each project. The energy savings are converted into an estimate of metric tons of CO_2 equivalent emissions based upon the project's location and the corresponding emissions factor data from the U.S. Government, International Energy Administration, and Locational Marginal Emissions factors. Portfolios of projects are represented on an aggregate basis. WaterCount™ is a scoring tool that evaluates investments in U.S.-based projects to estimate the expected water consumption reduction per $1,000 of investment. Estimated water savings are calculated as the sum of the direct annual estimated water savings from energy efficiency measures such as low-flow water fixtures and the annual indirect water savings associated with the annual kWh generated and saved by our investments. The annual kWh of electricity generated and saved by our investments are multiplied by the amount of water withdrawn and not returned to local water systems based upon the project's location and the existing grid electricity generating units in that region. Indirect water savings is estimated using data prepared by the U.S. Government's Energy Information Administration and the Union of Concerned Scientists.

Science-Based Targets Initiative

Science-Based Targets Initiative (SBTi) defines and promotes best practices in emissions reductions and net-zero targets in line with the latest climate science to provide companies with independent assessment and target validation. Our Scope 1 and 2 emissions reduction targets were verified by the SBTi in 2021.

Decarbonizing with science-based targets solidifies our GHG emissions reduction roadmap, another key step to combat climate change that competitively positions us as a leader in the broader transition to a net-zero economy.

View our SBTi-validated targets at hasi.com/sustainability.

GHG PROTOCOL	DEFINITION	TARGET[1]	STATUS[1] (2024)	VERIFICATION[2]
SCOPE 1 Direct Emissions	Emissions from operations that are owned or controlled by a reporting company.	Commitment to reduce absolute emissions 100% by 2030 from a 2019 base year	0 MT CO2e	Apex
SCOPE 2 Indirect Emissions (Market-based Method)	Emissions from the generation of purchased or acquired energy such as electricity, steam and heating, and cooling, consumed by a reporting company, but excluding the impact of the purchase of renewable energy credits.	Commitment to reduce absolute emissions 100% by 2030 from a 2019 base year	0 MT CO2e	Apex
SCOPE 3[3] Indirect Emissions	All other indirect emissions that occur in the value chain of a reporting company, including both upstream and downstream emissions, but excluding the emissions avoided as a result of our investments. (>850 MTs of CO2 in 2024)	Target for Category 1-14 emissions in development	239 MT CO2e	Apex
		Net-Zero Target for Category 15 financed emissions set in 2023 for GC Renewables, Residential, Community, and C&I Solar assets	93,703 MT CO2e	Apex

(1) Expressed in metric tons (MT).

(2) In addition to our internal review, Apex Companies, LLC was commissioned as an independent organization to verify our GHG emissions reporting as estimated in accordance with GHG measurement and reporting protocols of the World Resources Institute (WRI) / World Business Council for Sustainable Development Greenhouse Gas Protocol Corporate Accounting and Reporting Standard (Scope 1 and 2) and Corporate Value Chain Accounting and Reporting Standard (Scope 3). Verification Statement at www.hasi.com/sustainability.

(3) Scope 3, Categories 1-15.

Financed Emissions Accounting

We continue to refine the quantification of the majority of our Scope 3, Category 15 (financed) emissions in line with the Partnership for Carbon Accounting Financials (PCAF) standards.

		2024						
PORTFOLIO/ SECURITIZED		**TOTAL OUTSTANDING LOAN AND INVESTMENTS COVERED (X $M)**	**% OF TOTAL MANAGED ASSETS**	**EMISSIONS (tCO2e)**	**EMISSION INTENSITY (tCO2e/$M)**	**WEIGHTED DATA QUALITY SCORE[2]**	**AVOIDED EMISSIONS (tCO2e)**	**AVOIDED EMISSION INTENSITY (tCO2e/$M)**
Securitized	Project Finance	1,174	9%	–	–	1		–
Portfolio	Project Finance	6,032	44%	93,695	16	3	2,868,258	398
Portfolio	Business Loans and Preferred Equity	1	0%	8	18	5		
	Total Portfolio Assessed	6,033	44%	93,703	16	3		
	Total Managed Assets Assessed	7,207	53%	93,703	13	3	2,868,258	398
Portfolio	Unassessed	561	4%					
Securitized	Unassessed	5,934	43%					
	Total Unassessed[1]	6,495	47%					
		13,702						

(1) Unassessed portion of our managed assets includes energy efficiency projects which employ solar power generation, electric storage, or energy efficiency improvements such as heating, ventilation, and air conditioning systems (HVAC), lighting, energy controls, roofs, windows, building shells, and/or combined heat and power system for which emissions data is not presently available.

(2) By its very nature, the calculation of greenhouse gas emissions is subject to various estimates and assumptions. In order to inform users of the emissions data as to the nature of the estimates and assumptions used, the PCAF standard prescribes Data Quality scores which reporting companies are to use (from 1 – 5, with 1 being the best quality data) reflecting the extent to which calculations are reliant on estimates and assumptions. We plan to increase our data quality scores in subsequent years as we increase our access to emissions data associated with our projects.

Emissions First Partnership

Steering Committee

Created by World Resources Institute (WRI) and World Business Council for Sustainable Development (WBCSD), the GHG Protocol (GHGP) arose out of the need to help countries and companies account for, report, and mitigate emissions. As the international standard for corporate accounting and reporting emissions, the GHGP categorizes greenhouse gases into Scope 1, 2, and 3 based on the source. Nearly all Fortune 500 companies responding to the Carbon Disclosure Project (CDP) report in accordance with the GHGP.

Since its release a decade ago, the GHGP Scope 2 Guidance has played a key role in fostering corporate clean energy purchases and the development of clean energy markets, leading to the creation of hundreds of gigawatt hours of renewable energy. Unfortunately, the current GHGP guidance has not kept up with the increasing focus of many corporations on addressing decarbonization goals through a range of intervention approaches, technologies, or increasing availability of associated emissions data.

Recognizing this unique opportunity to evolve the current GHGP (especially Scope 2) guidance to incentivize the most impactful actions, HASI – in cooperation with many of the largest corporate procurers of clean energy – co-founded the Emissions First Partnership (EFP) in 2022.

The term *Emissions First* is a recognition that the way organizations account for carbon emissions from electricity use should incentivize actions that deliver the greatest possible decarbonization benefits to the grid. Today, all clean energy on a given grid is valued equally. Yet, we know the carbon impact of clean energy varies significantly, depending on the electricity it displaces. Using modern data allows us to measure and account for these variations and understand the real-world emissions impact of clean energy deployment. This method can empower organizations to identify and prioritize efforts that will most effectively accelerate grid decarbonization.

The Emissions First Principles provide a measurement approach that can work for a range of organizations, including smaller companies that are beginning to reduce their Scope 2 emissions, companies looking to maximize emissions reductions through their electricity decisions, and companies pursuing hourly goals that seek to match their company's hourly electricity usage to certain carbon-free energy generation sources. By enabling clean energy procurement in grids with higher GHG intensity, the Emissions First Principles will be especially important for companies that are operating in jurisdictions where there are substantial barriers to clean energy procurement.

By shaping the future GHGP accounting standards, we are contributing to the development of more accurate, robust, and transparent frameworks for measuring and reporting emissions. This, in turn, will enable companies across sectors to make more informed decisions regarding their energy consumption and related investments. Ultimately, our participation in the Emissions First Partnership and advocacy for improved GHGP standards reflect our commitment to driving meaningful progress toward a more sustainable future.

Applied Impact Accounting: A Case Study

As the GHG Protocol Scope 2 Guidance revision process continues, HASI believes it can best contribute to the collective conversation by becoming the first U.S. company to publicly report the emissions impact of its procurement efforts to source the equivalent of 100% of its electricity consumption from renewable resources. In addition to reporting the current Scope 2 Market-based and Location-based metrics, HASI is disclosing its emissions impact and the related methodology through an *Impact-based Method (IBM)*, an approach supported by the Emissions First Partnership (EFP).

As a relatively small financial services firm with just over 150 employees, HASI's Scope 2 emissions result from operations in just two facilities: (1) its headquarters located in Annapolis, MD; and (2) a second office located in New York City. Both office spaces are leased. Unfortunately, given lease constraints and small footprints, in neither location is HASI able to directly procure its electricity from renewable resources through onsite generation, a green utility tariff, or a virtual PPA. Instead, like so many other medium-sized or smaller organizations, HASI has no other option but to procure unbundled RECs from willing sellers in order to meaningfully reduce its Scope 2 emissions.

Location-Based Method

To calculate its Scope 2 location-based emissions, HASI multiplies electricity consumption by the average emissions factors in local grids. Under the existing Scope 2 location-based method (LBM), HASI's 2024 emissions are 143 MT of CO2.

LOCATION	ANNUAL CONSUMPTION (MWh)	EPA 2023 eGRID ANNUAL EMISSIONS FACTOR (MTs / MWh)	EMISSIONS (MTs OF CO2)
Annapolis HQS	470	0.271	127
NYC Office	35	0.443	16
Total	**505**		**143**

Market-Based Method

Under the existing Scope 2 market-based method (MBM), organizations are permitted to source zero emissions electricity for their load using RECs from within the U.S. on an annual basis. To this end, HASI has procured 599 RECs to address its load, achieving 0 MT Scope 2 market-based emissions[1].

LOCATION	ANNUAL CONSUMPTION (MWh)	RECs PROCURED (MWh)	EMISSIONS (MTs OF CO2)
Annapolis HQS	470	471	0
NYC Office	35	35	0
Additional RECs	–	93	–
Total	**505**	**599**	**0**

Impact-Based Method

Traditional Scope 2 accounting methods rely on energy-matching and average emission factors, which, while appropriate for some accounting purposes, don't reflect the environmental impact of corporate actions. As a result, HASI and EFP advocate for an *emissions-matching* approach. The *emissions-matching* approach leverages marginal emissions rates (MERs) instead of average emissions rates to tie load consumption and clean energy procurement to their impacts on the local grid. MERs capture the impact of marginal generators that meet incremental changes in demand or generation at a given location and point in time. Without the impacts of these often fossil-fueled marginal generators, the *energy-matching* approach often underestimates the emissions impact of electricity consumption.

By applying *emissions-matching*, HASI can address its Scope 2 footprint by procuring from impactful clean energy projects within carbon-intensive locations and times, thus verifiably avoiding fossil fuel-dependent generation. This approach is consistent with HASI's development of, long-standing use of, and advocacy for CarbonCount®. This proprietary decision tool evaluates how efficiently HASI's investments reduce CO2 equivalent (CO2e) emissions per $1,000 of investment.

(1) Note that HASI has once again this year procured more RECs than were needed to ensure zero MBM emissions given market availability and other corporate sustainability goals (including satisfaction of IBM objectives discussed below).

In practice, *emissions-matching* compares avoided emissions from procurement decisions to induced emissions from consumption, calculated using the most granular available activity (ideally hourly and at the nodal level) and marginal emissions rates. This methodology is informed by the Guidelines for Quantifying GHG Reductions from Grid-Connected Electricity Projects, which supplements the GHGP Protocol for Project Accounting. To align with the Project Protocol, this calculation uses both build and operating marginal emissions rates (MERs) — weighted equally, the default established in the Guidelines.

Build Margin (BM)	Estimates the change in emissions from how an action affects how much of which type of new power plants get *built*.
Operating Margin (OM)	Estimates the change in emissions from how an action affects how existing power plants *operate*.
Combined Margin (50% BM / 50% OM)	Provides a comprehensive estimate of the overall consequential effect of an action, known as the long-run marginal emissions rate.

According to the Granular Registry Methodology, the OM data provider is chosen based on model quality and the highest available spatial and temporal resolution. For the RECs sourced by HASI, REsurety provided hourly, nodal operating MER data. ClimateTRACE provided BM data that explicitly references the GHG Protocol Guidelines in its BM methodology. It uses a "last 20% of power plants built" approach to identify the build margin, a recognized technique in project accounting. For more detail, refer to the GHGP Guidelines or the ZEROgrid initiative whitepaper.

The following sections detail HASI's calculation approach for the impact-based method.

Induced Emissions

Induced emissions = (Consumption * Combined MER)

Due to metering limitations, metering data for HASI's offices is only available monthly. The MER data has been reduced to monthly granularity to match the consumption data.

	Energy Consumption (MWh)	Induced Emissions (MT CO2e)
Annapolis HQS	**470**	**206.8**
NYC Office	**35**	**15.2**
TOTAL	**505**	**222.0**

	ANNAPOLIS HQS					***NYC OFFICE***				
	ENERGY USAGE (MWh)	**OPERATING MER (MT CO2e/ MWh)**	**BUILD MER (MT CO2e/MWh)**	**COMBINED MER (MT CO2e/MWh)**	**INDUCED EMISSIONS (MT CO2e)**	**ENERGY USAGE (MWh)**	**OPERATING MER (MT CO2e/ MWh)**	**BUILD MER (MT CO2e/ MWh)**	**COMBINED MER (MT CO2e/ MWh)**	**INDUCED EMISSIONS (MT CO2e)**
January	45	0.570	0.295	0.432	19.5	2	0.628	0.301	0.464	0.9
February	46	0.563	0.276	0.419	19.3	2	0.614	0.263	0.438	0.9
March	38	0.551	0.272	0.412	15.6	2	0.576	0.288	0.432	0.9
April	35	0.579	0.270	0.425	14.9	3	0.594	0.299	0.446	1.3
May	37	0.578	0.280	0.429	15.9	2	0.599	0.291	0.445	0.9
June	38	0.763	0.293	0.528	20.1	3	0.596	0.320	0.458	1.4
July	36	0.681	0.312	0.496	17.9	4	0.507	0.314	0.411	1.6
August	33	0.559	0.306	0.433	14.3	4	0.527	0.303	0.415	1.7
September	32	0.677	0.301	0.489	15.6	3	0.487	0.312	0.400	1.2
October	31	0.575	0.276	0.426	13.2	4	0.519	0.272	0.396	1.6
November	43	0.551	0.276	0.413	17.8	3	0.57	0.254	0.412	1.2
December	55	0.543	0.289	0.416	22.9	3	0.796	0.266	0.531	1.6
Total	**470**	**0.599**	**0.287**	**0.443**	**206.8**	**35**	**0.584**	**0.290**	**0.437**	**15.2**

Avoided Emissions

Avoided emissions = (procurement * Combined MER)

HASI sourced unbundled RECs to both support annual energy-matching goals and maximize environmental impact. Central to this strategy is Clean Incentive's Granular Registry, which converts traditional RECs into Granular Certificates (GCs) by assigning precise hourly timestamps based on hourly meter data from renewable projects, adhering to the EnergyTag Standard.

Once timestamped, the GCs are further enriched with a combined MER to determine the avoided emissions as defined by the GHG Protocol's Project-Based Standard. This standardized approach is suitable for project-level claims and is used in many other consequential frameworks. It's easy to implement globally, and the GHG Protocol's combined margin approach is the recognized default for globally standardized project-level claims.

Project Selection

The selection of the El Campo Wind Farm illustrates this advanced procurement method. HASI strategically employed Clean Incentive's Impact Ranking, a system that evaluates the carbon impact for all RECs across the U.S., allowing HASI to identify and procure high-impact RECs effectively. By leveraging the Granular Registry, HASI ensures a transparent, credible, and easily understandable procurement process that supports robust impact accounting and facilitates consistent, high-impact renewable energy sourcing across all geographies.

Note also that the selection of this project, which came online less than five years ago and displaces fossil generation, satisfies principles of RE100's Impactful Procurement Criteria. These criteria provide initial guidance on how corporate procurement can drive *additionality* – meaning adding new renewable capacity to grids which would not have been added without such procurement.

LOCAL DATE AND TIME	GENERATION (MWh)	OPERATING MER (MT CO2e/MWh)	BUILD MER (MT CO2e/MWh)	COMBINED MER (MT CO2e/MWh)	AVOIDED EMISSIONS (MT CO2e)
1/13/2024 7:00	41	0.718	0.047	0.383	15.7
1/20/2024 17:00	15	0.721	0.047	0.384	5.8
1/23/2024 16:00	10	0.683	0.047	0.365	3.7
1/30/2024 6:00	60	0.686	0.047	0.366	22.0
2/3/2024 1:00	112	0.691	0.040	0.365	40.9
2/10/2024 2:00	20	0.736	0.040	0.388	7.8
2/10/2024 3:00	25	0.688	0.040	0.364	9.1
3/9/2024 23:00	21	0.698	0.040	0.369	7.7
5/7/2024 9:00	16	0.662	0.080	0.371	5.9
5/14/2024 22:00	50	0.648	0.080	0.364	18.2
6/26/2024 1:00	160	0.657	0.081	0.369	59.1
6/29/2024 8:00	69	0.683	0.081	0.382	26.4
Total	**599**	**0.689**	**0.056**	**0.373**	**222.2**

Net Impact

To determine HASI's net emissions impact, HASI compares its avoided emissions with its induced emissions. Indeed as a result of its procurement efforts, HASI has avoided emissions greater than 100% of the emissions it has induced.

LOCATIONS	INDUCED EMISSIONS (MT CO2e)	AVOIDED EMISSIONS (MT CO2e)	NET EMISSIONS IMPACT (MT CO2e)[2]	AVOIDED EMISSIONS (% OF INDUCED EMISSIONS)
Annapolis HQS + NYC Office	222.0	222.2	0	>100%

(2) Note that while HASI's procurement avoided more emissions than its consumption induced (by 0.2 MT CO2e), in the absence of GHGP guidance, HASI is reporting in alignment with the view of certain thought leaders that net emissions impact should never be less than zero.

Conclusion

Having selected unbundled RECs for renewable energy procurement, HASI calculated its Scope 2 footprint using the Location-based, Market-based, and Impact-based Methods. HASI identified a few key takeaways from this exercise.

First, HASI found that all three methods were straightforward to calculate. While the granularity of the calculation varied (for example, the Location-based Method used prior-year national averages, which are less granular than the MER used in the Impact-based Method), the calculations are straightforward in all cases. Moreover, the Impact-based Method uses operating marginal emissions data that is now globally available for free and build margin data that is also globally available for free, so anyone can easily access the data needed to perform this granular accounting method.

HASI also gained valuable insights from the different calculation approaches. The Impact-based method accurately accounted for the consequences of HASI's electricity consumption and ultimately directed HASI's REC purchases to the project and generation profile that had the greatest emissions impact on the grid. Unlike traditional LBM and MBM accounting approaches, a granular emission matching approach enables and encourages HASI to target procurement decisions in the times and geographies with the greatest emissions reduction benefits.

By disclosing its emissions impact alongside its traditional Scope 2 footprint, HASI effectively demonstrates transparency and precision in its renewable procurement strategy, solidifying its position as a leader in sustainable finance and carbon accountability.

Sustainability-Related Metrics and Targets

Diversity, Equity, and Inclusion (DEI)

HASI's recognition of the importance of diversity, equity, and inclusion is an important aspect of our human capital approach. Our company is more than just the sum of individual roles, skills, and productivity. We are also a team that values the mutually reinforcing empowerment of people of all races, cultures, identities, gender expressions, sexual orientations, and learning and engagement styles. By opening ourselves to the broadest range of talent, we improve both our company performance and our ability to attract and retain talent.

Strategic Implementation

Our comprehensive, values-driven approach comprises initiatives intended to foster an innovative, creative culture of belonging.

We incorporate our efforts throughout all levels of our organization by:

- Management trainings, which include, but are not limited to, a focus on multicultural leadership, understanding bias, and anti-racism;
- Supporting consistent conversations within our team (often facilitated by outside experts) to better learn from and understand our different respective experiences and perspectives;
- Actively expanding the sourcing of our candidate pool to increase the breadth of its diversity;
- Tracking, analyzing, and furthering employee pay equity; and
- Regularly reviewing existing company policies and practices to make updates where and as needed to align our actions with our values.

Goals and Metrics

Tracking internal talent metrics including workforce demographics, critical role pipeline, diversity data, and engagement and inclusion indices informs our collaborative decision-making with diverse perspectives. Our Human Resources team manages and reports these metrics to our executive officers and Board of Directors on a quarterly basis.

Because transition planning is a foremost consideration in our recruiting strategy, identifying and developing our next generation of leaders means onboarding the most qualified individuals from the diverse talent pool we actively recruit. We remain focused on recruiting and promoting highly-qualified personnel from all demographics, including women, people of color, and other recognized groups for management and Board positions.

Our commitment to diversity is a continuous effort that requires supporting our diverse population of employees in their onboarding, training, development, and advancement within the Company.

Currently, our Board of Directors is 42% female and 17% racial or ethnic minority. We recognize the need to maintain diversity across our organization and continue to keep qualified personnel top of mind as our needs mandate.

Workforce Representation

	Board of Directors		Managerial		Non-Managers		Workforce	
	12/31/24	12/31/23	12/31/24	12/31/23	12/31/24	12/31/23	12/31/24	12/31/23
Female	40%	36%	39%	41%	35%	31%	36%	35%
Male	60%	64%	61%	59%	65%	69%	64%	65%
Racial or Ethnic Minority	20%	18%	33%	42%	45%	39%	41%	38%
White	80%	82%	67%	58%	55%	61%	59%	62%
LGBTQ+[1]	0%	0%	2%	2%	3%	3%	3%	3%

(1) Self-reported

2024 Workforce Age

AGE	2024	2023
18-24	4%	2%
25-34	34%	33%
35-44	36%	39%
45-54	20%	16%
55-64	5%	7%
65+	1%	3%

2024 Promotion Rates

AGE	2024	2023
18-24	0%	0%
25-34	40%	48%
35-44	40%	40%
45-54	20%	8%
55-64	0%	4%
65+	0%	0%

Equal Pay

Our policy is "equal pay for equal work" in compliance with applicable state law. Employee compensation is based upon factors such as experience, tenure, educational background, individual contribution, as well as company performance against goals. We regularly perform a review of our equal compensation practices. This evaluation encompasses auditing job classifications and descriptions, as well as consolidating various internal data sources essential for our analysis. Our objective is to identify and rectify any gender pay disparities that may exist.

» +12 person growth in employee headcount in 2024

» 96% retention of our female employees in 2024

Board Oversight

In accordance with its charter, the NGCR Committee of our Board of Directors oversees our Sustainability- and Impact-related affairs. This includes identifying and assessing Director candidates (in anticipation of vacancies), helping steer the Company's strategy and monitoring performance metrics. The NGCR Committee convenes at least quarterly to offer supervision, share updates, and shape the overall trajectory of our S&I efforts to DEI. Moreover, the Committee's Chair occasionally engages in discussions with investors who express particular interest in DEI-related matters.

HASI's 2024 summer internship cohort.

Company Engagement

Placing emphasis on an engaged, collaborative, and fairly compensated staff, is an important factor in our financial success. Our culture is focused on hiring and retaining highly-talented employees with diverse perspectives and empowering them to create value for our shareholders, and our success is dependent on employees' understanding of, and investment in, their role in that value creation. Our employees are responsible for upholding our mission, purpose, and values. Through the working groups, inclusive business resource groups (BRGs), and participation in service days and site visits, we aim to foster a shared appreciation for the range of backgrounds and experiences our workforce embodies. These initiatives are designed to broaden our employees' perspectives and bring them together. These resources are available to all employees, regardless of race, culture, identity, gender expression, sexual orientation, political orientation, religion, and learning and engagement styles.

Business Resource Groups

Q+ BRG representing HASI at Annapolis Pride.

Business Resource Groups (BRGs) are an integral component of HASI's commitment to creating an inclusive culture and fostering a sense of belonging.

BRGs at HASI further our shared goal to represent and support the communities in which we live and work. These groups offer their members opportunities to actively create a workplace that reflects our organizational values. BRG members play a role in shaping the Company's future by providing mentorship and guidance to new employees of various backgrounds, and helping them navigate internal and external dynamics and policies to fuel their professional development. Our aspiration is that each of our employees feel their own unique and authentic perspectives are valued in our workplace. BRGs are proposed, organized, and led by our team members.

BRGs established at HASI are open to all team members:

Black Professionals Group

- The Black Professionals Group at HASI creates a safe space for employees of African descent to connect, support one another and focus on initiatives like employee development, retention, recruiting, and community outreach.

HOLA!

- HOLA! is a collective of Hispanic and Latino professionals committed to celebrating and acknowledging their unique cultural heritage.

Q+

- Q+ at HASI focuses on empowering members of the LGBTQ+ community and its allies, promoting the community's advancement at all levels.

Parenthood BRG

- Parenthood BRG supports working parents with community-building resources, sharing of expertise, and enhancing work-life balance among all members.

Women United

- HASI Women United focuses on empowering women and allies, promoting their success at all levels, engaging in community service, and organizing events.

Health and Well-Being

Because our people create the long-term success of our business, we endeavor to support the health and well-being of our full-time employees and their families with benefits that address the varied needs of our growing workforce. Our organizational mission and our track record of success drive our attraction and recruitment of top talent. Opportunities for meaningful career growth in line with our mission are vital to support and advance the interests of all stakeholders in our organization.

Our remuneration policies ensure that our team members are fairly compensated. We also reward elite performance in multiple ways. Beyond the competitive base salaries and cash bonuses we offer, employees also generally receive a portion of their compensation in the form of time-based equity grants. Each full-time employee in good standing who remains with the Company for at least one year is eligible to become a shareholder. Providing employees with an interest in the prosperity of our organization further distinguishes our compensation packages and employee retention efforts.

For all full-time employees, attractive non-salary benefits supplement the compelling career opportunities we offer. We continuously assess the competitiveness of our benefits offerings to meet the varying

needs of our employees and their families. We continue to cover nearly all employee healthcare insurance costs. Further, in addition to what we believe to be market total rewards benefits, we provide additional benefits, such as employee assistance programs, back-up childcare solutions, and a tuition reimbursement program. We also recognize that accommodating the varied needs of all employees maintains morale and improves retention, and accordingly offer benefits reflective of our inclusive culture and our team's needs.

Health Plan Highlights and Total Rewards include:

- Medical/Prescription Drug Insurance
- Dental Insurance
- Vision Insurance
- Group Life/AD&D Insurance
- 401k Retirement Plan (including match and immediate vesting of individual contributions)
- Flexible Unlimited Vacation
- Tuition Reimbursement
- Employee Assistance Program (including mental health, wellness, legal, financial tools and resources)
- Leave policies including 12 paid holidays, maternity and paternity leave, wellness, legal and paid time off (including sick leave, dependent care leave, and other special leave)
- $0 Employee Contribution to Health Plan
- Flexible working hours and work-from-home arrangements
- Infertility Treatment
- Adoption Assistance
- Egg-Freezing Coverage
- Contraception Coverage
- Nanny Network
- On-Site Breast-Feeding/Lactation Room
- Gender Reassignment/Affirmation Coverage
- Gender-Inclusive Restroom Policy

Measuring Employee Satisfaction

Each year, we conduct periodic Employee Satisfaction Measurement Surveys to help us adapt our work environment to the varied needs of our employees. We maintain that gathering such information anonymously through confidential personal surveys prompts our team to respond directly and transparently. This level of forthrightness enables us to more quickly make the necessary adjustments to ensure employee satisfaction. We report a 73% response rate for our Employee Satisfaction Measurement Survey conducted in Q1 2025.

Employee Satisfaction Measurement Survey Results	
If I raised a concern about ethics and integrity, I am confident my employer would do what is right	89%
My organization makes a positive impact on people and the planet	97%
It is clear to me how my work contributes to our stated purpose	96%
I feel I am contributing to the success of the Company	95%
This company respects individuals and values their differences	91%
At this company, employees appreciate others whose backgrounds, beliefs, and experiences are different from their own	91%
I am likely to recommend working at HASI to a friend or colleague	93%

Employee Stock Ownership Plan

To foster collaboration and alignment, 100% of full-time employees in good standing are eligible for Employee Stock Ownership Plan (ESOP) participation within their first year.

» 158	» 100 %	» 4.5 years
Full-Time Employees	Employees Eligible for Employee Stock Ownership Plan	Average Employee Tenure

Skills for the Future

We adhere to a blended learning approach with the understanding that our people learn from experiences (on the job and outside of work), from other people (mentors or supportive managers), and from formal learning and training programs. We run a periodic education series that includes internal and external speakers presenting topics of interest that are relevant to our employees. We provide multiple learning solutions that cover a wide range of areas such as leadership skills, financial knowledge, technology training, presentation skills, and training. We also support the pursuit of advanced certifications and degrees in areas including business, science and engineering, and liberal and fine arts and employ formal and informal coaching arrangements.

We care about our team members' employment experience and recognize them as individuals who are motivated in different ways. Managers hold performance conversations with their employees on a periodic basis, generally quarterly or biannually, to ensure that employees receive adequate performance feedback, and to allow managers to both obtain insight into how to support the development of their staff and to ensure that performance expectations are clear and aligned with the Company's overarching objectives. We also facilitate continuous dialogue between these formal touchpoints.

» 35	» 5,010	» $2,425
Average Number of Training Hours per Employee	Cumulative Number of Training Hours	Average Number of Training Dollars Invested per Employee

Learning and Development

We prioritize employees' career growth through the following human capital programs:

HASI U

Name and Description of Program: HASI U is an innovative online learning library developed with a focus on the professional growth of our team members. HASI U courses and resources cover a wide spectrum of topics to cultivate the technical skills and core competencies that drive our financial results.

Objective/Business Benefits: HASI U is designed to strengthen technical skills and core competencies including leadership skills, sales, data science, business skills, AI optimization and various soft skills. HASI U aims to enhance positive business outcomes while providing employees with valuable skills that are directly applicable to their roles at HASI and beyond.

Quantitative Impact of Business Benefits (monetary or non-monetary): By upskilling our team in areas such as financial modeling, data analytics and people management, we aim to bolster our collective expertise and facilitate overall productivity by cultivating a resourceful workforce equipped with the sharpened skills necessary to position the Company for continuous success.

Development Program

Name and Description of Program: Our Development Program aims to drive excellence at HASI through active collaboration, talent development, and horizontal partnership across the Investments and Portfolio Management Teams. Participants are assigned to a deal lead on a specific transaction from inception to closing, emphasizing the application of their skills to a greater variety of workstreams and asset classes.

Objective/Business Benefits: Cross-functionally encouraging skillset diversification across asset classes broadens the business perspective for team members and strengthens the internal network of personnel expertise as participants share knowledge.

Quantitative Impact of Business Benefits (monetary or non-monetary): The benefit for HASI of cross-pollination among teams and the sharing of best practices leads to greater cross-functional collaboration, talent development, and retention of high-performing employee participants.

Stakeholder Engagement

Engagement

We believe that engaged employees advance our sustainability mission. Our employees advance our business, recruit from their networks, and grow their careers with us. We convene the Company at least quarterly to update our entire team on the progress of our mission, strategic planning, and financial performance. We proactively seek input from team members on ways to improve our work environment and incorporate feedback on how we can positively impact our local communities.

Because our employees embody our organization, our employees are who ultimately uphold our purpose, values, strategy, and talent leadership expectations. People from all departments connect through:

Book Club

Quarterly meetings where we gather to share insights on selected books that relate to our investment thesis and the economics, politics, physics, and impacts of climate change.

Business Resource Groups

Diversity-focused BRGs at HASI further our shared goal to represent and support the communities in which we live and work. These groups offer their members opportunities to actively create a workplace that reflects our organizational values.

Lunch & Learns

Employees of all levels lead quarterly lunch and learn discussions about topics relevant to our business.

Women United BRG convening with female members of the HASI Board of Directors.

Employees in Action

Women Building for Women, a Habitat for Humanity Effort

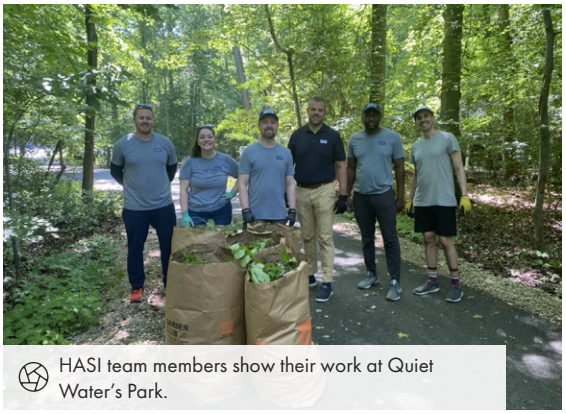
HASI team members combat the rain to help build houses in support of Habitat for Humanity.

In April 2024, HASI Women United, HASI's women-focused BRG, volunteered at a build day for Habitat for Humanity's Women's Build. This collaboration resulted in successful relocation of materials equivalent to 1.5 buildings, crucial for the ongoing construction project. The result was the creation of three homes specifically earmarked for women head of households.

Habitat for Humanity relies on volunteer labor and donations of money and materials to fulfill their mission, embodying a 'hand up, not hand out' philosophy where homeowners help build their homes and pay an affordable mortgage.

Invasive Plant Removal

HASI team members undertook an eco-friendly initiative at Quiet Waters Park in Annapolis to combat the invasive Asiatic bittersweet vine. This vine poses a significant threat to local ecosystems, strangling tree trunks and disrupting nutrient and water flow, leading to the host tree's death. The team's meticulous efforts to remove these vines helped preserve the park's natural balance. Quiet Waters Park, a 340-acre sanctuary between the South River and Harness Creek, offers lush trails and picnic spots. Thanks to diligent actions like these, the park continues as a thriving haven for both visitors and local wildlife.



HASI team members show their work at Quiet Water's Park.

Oyster Restoration in North America's Largest Estuary

HASI team members fill 200 oyster bags intended for the creation of new oyster reefs.

The Chesapeake Bay, the largest estuary in North America, is home to the native oyster species, Crassostrea virginica. These oysters perform a vital ecological function by filtering pollutants from the water and providing habitat for a variety of other marine species.

In July 2024, a team from HASI visited the Chesapeake Bay Foundation at their new Oyster Restoration Center in Shady Side, Maryland. During this visit, the group filled a tank with 200 oyster bags intended for the creation of new oyster reefs. These reefs are a crucial component of the Bay's ecosystem and contribute to improving water quality. The team also prepared ropes and nets for use in the restoration project, demonstrating a hands-on commitment to ecological preservation and sustainability. This experience underscored the importance of collective efforts in restoring the Bay's oyster population and overall health.

Strategy and Decision-Making

Business Partner Sustainability and Climate Engagement

We endeavor to engage our business partners, including our suppliers, customers, and clients, on climate and sustainability issues to address shared risks and identify impact opportunities. Our Materiality Assessment guides our evaluation of various aspects of our partners' activities, including reputational and legal controversies. This due diligence significantly contributes to our human rights assessment by proactively identifying potential high-profile human rights risks stemming from our business relationships.

Engagement Strategy

Understanding Business Partner Behavior

- Information Collection: Gather GHG emissions data and other climate- and sustainability-related data from suppliers
- Periodicity: Annual
- 100% of top 40 suppliers and customers, by total procurement spend and transaction volume
- Target Threshold: 50% total procurement spend (direct and indirect)

Scope of Assessment, Metrics, & Targets

In 2024, we conducted due diligence on our top 40 business partners, which represents a majority of our material partnerships and as in years past, surpasses our internal target of over 50% engagement. Partners include finance parties, vendors, clients, and legal entities. We assessed operational context, climate progress, industry influence, and regional factors. This aligns with our U.S.-based Business Partner Engagement Program to address Sustainability and Impact issues across our value chain. While we primarily operate in the U.S., our suppliers and vendors are sometimes found to operate as multinational entities, and thus the impact of conducting such supplier assessment activities is to ensure that our respective S&I priorities are aligned.

Changing Supplier Behavior

- Engagement: Discussion of the diversity of staffing on matters with our partner law firms
- Periodicity: Annual & on a matter-by-matter basis

Scope of Engagement, Metrics, & Targets

Of our top business partners by transaction volume, law firms represent a sizable procurement spend as among our top suppliers/vendors. In 2024, senior leaders of the HASI Legal Department hosted discussions with several partner firms to emphasize the importance of assigning the most qualified attorneys from the widest available pool of talent to the climate solutions transactions these partner firms are contracted to facilitate on our behalf. These discussions were targeted at law firms specifically due to their influence within the climate solutions project finance industry as a whole. In the future, we wish to engage a greater number of partner firms on climate change-related issues concerning the breadth and diversity of staffing in our external business matters. Engaging partner firms on matters of diversity as they relate to the climate solutions we finance encourages such firms to devote more robust partner or associate resources to our business needs.

Climate-Related Client Engagement

- Collaboration: Engaging clients (direct customers) and corporate buyers (indirect consumers) on HASI's co-founding of the Emissions First Partnership to minimize impact from electricity use.
- Periodicity: Annually, Ongoing

Scope of Engagement, Metrics, & Targets

We co-founded the Emissions First Partnership with corporate partners to reduce emissions from electricity use. Members prioritize minimizing GHG emissions impact and maximizing carbon reductions. By engaging with clients who are at the forefront of climate solutions development, we aim to influence the GHG Protocol accounting standards by improving accuracy in emissions accounting while facilitating investments in clean energy. Engaging our top five clients (direct customers, by transaction volume) on our collaborative effort to update the GHG protocol accounting standards prioritizes emissions impact of electricity, moving past ineffective megawatt-hour matching.

Public Policy Advocacy

As a leading sustainable infrastructure investor, we believe we have a responsibility to engage meaningfully on policy issues aligned with our values. We advocate for policies that advance the energy transition through key partnerships, lobbying efforts, and political contributions.

Most of our political activity occurs through trade associations, nonprofits, and NGOs of which we are a member company. Our bipartisan lobbying efforts, which aim to educate policymakers, are actualized through in-person meetings and calls, trade association initiatives, direct responses to bills, and sign-on letters.

In 2024, HASI executives participated in 72 meetings with U.S. legislators, executive branch officials and/or their staff, and state policymakers, discussing topics such as IRA implementation, trade policy, grid-enhancing technologies, transmission planning and interconnection, energy permitting, and other policies impacting energy storage, renewables, and energy efficiency market.

Through our employee-funded HASI Climate Solutions Political Action Committee ("HASI PAC"), we make limited contributions to the campaigns of federal and state office candidates who align with our business priorities. HASI PAC collects voluntary contributions from eligible employees and files a monthly public report of its receipts and disbursements with the Federal Election Commission.

In 2024, HASI PAC contributed $22,300 to candidate campaign committees and industry political action committees. HASI also reported $150,000 in expenses related to federal lobbying during the year.

HASI Chief Client Officer Susan Nickey pictured alongside other industry leaders during ACP's CLEANPOWER on the Hill 2024 fly-in.

Policy Mission:

HASI advocates for policies that will harness private capital investment to address climate change — creating jobs and boosting the economy through an accelerated build-out of sustainable infrastructure.

Policy Priorities:

- **Promote Long-Term Clean Energy Tax Incentives:** Secure swift and sound implementation of the energy tax credits in the Inflation Reduction Act (IRA) to maximize clean energy deployment and ensure market stability.
- **Modernize the Electric Grid:** Support practical siting and permitting rules at federal, state, and local levels for a reliable, secure, and clean electric grid. Advocate for the expansion of transmission infrastructure and other reforms in the wholesale power market. Establish rules that expand the use of Grid Enhancing Technologies (GETs) to increase capacity, address transmission constraints, and enable the development of renewables.
- **Boost Sustainable Infrastructure Investment:** Facilitate private investment in climate change mitigation and resilient infrastructure projects through public sector programs, agency procurement mandates, public-private partnerships, and other policy instruments.
- **Enhance Emissions Reporting:** Update public sector and corporate emissions reporting standards to move beyond megawatt-hour matching and focus on the quantified emissions impact of electricity consumption and generation.

Climate Lobbying Commitment

In keeping with our Sustainability Investment Policy only to invest in assets that improve our climate future, we have consistently aligned our climate change lobbying activities with the objective of limiting global temperature rise to 1.5°C above pre-industrial levels, as articulated in the Paris Agreement. We firmly believe that constraining global temperature rise to 1.5°C above pre-industrial levels represents the foundational corporate response to the pervasive global risks posed by climate change.

The members of our Leadership Team bear the ultimate responsibility for defining our policy priorities and overseeing our climate change lobbying practices. The direction they set is informed by regular reviews that actively involve our stakeholders, whose views help to shape our positions on specific policy issues.

In adherence to this commitment, we annually release a comprehensive Policy Engagement Report. This report outlines our climate change lobbying activities and sheds light on the efforts of the associations and coalitions to which we proudly belong.

Policymaker Engagement

Year	Engagement Counterparty	Number of Meetings	Discussion Topics
2024	U.S. Senate	29	IRA Implementation, Energy Permitting Reform Act of 2024 (EPRA), Carbon Border Adjustment Mechanism
	U.S. House of Representatives	33	IRA Implementation, Transmission Policy, SEC Climate Disclosure Rule, Greenhouse Gas Reduction Fund
	U.S. Executive Branch (WH, DOC, FERC, EPA, USTR)	7	IRA Implementation, Trade Policy, Grid-Enhancing Technologies, Transmission Planning and Interconnection
	State of Michigan	1	Community Solar, Energy Permitting
	Public Utility Commission of Texas	1	Energy Storage, Renewables
	State of Maryland	1	State Climate Plan, Energy Savings Performance Contracting

HASI Climate Solutions PAC Contributions

Year	Recipient	State	Office	Amount
2024	CLEANPOWER	N/A	Federal Trade Association PAC	$ 5,000
	Angela Alsobrooks	Maryland	U.S. Senate	$ 3,300
	Jacky Rosen	Nevada	U.S. Senate	$ 2,500
	Andrew Garbarino	New York	U.S. House	$ 2,000
	Sean Casten	Illinois	U.S. House	$ 1,500
	John Curtis	Utah	U.S. Senate	$ 2,500
	Martin Heinrich	New Mexico	U.S. Senate	$ 1,500
	Mariannette Miller-Meeks	Iowa	U.S. House	$ 2,000
	Sarah Elfreth	Maryland	U.S. House	$ 1,000
	Darin LaHood	Illinois	U.S. House	$ 1,000
Total				**$ 22,300**

Corporate Lobbying Expenditures

Year	Total
2024	**$ 150,000**

Our prior-year contributions are available on our website.

Transformative Giving

HASI Foundation

"Our initiatives aim to provide equal access to the enormous opportunities presented by the energy transition."

Chad Reed, Executive Director

Letter from the Executive Director

Funded by annual Social Dividends declared by HASI and the proceeds from an internal price on carbon assessed against HASI's Scope 1, 2, and 3 emissions (net of the avoided emissions resulting from investments), the HASI Foundation focuses its philanthropic leadership at the intersection of climate action and social justice. HASI has contributed more than $9 million to the Foundation since its inception.

In 2024, driven by our HASI employee leadership and majority independent Board of Directors, we granted a record ~$1.2 million to over a dozen organizations. These initiatives included:

(1) Energy efficiency and solar-plus-storage investments for nonprofits providing essential services to local communities;

(2) Scholarships and fellowships for several young professionals from disadvantaged backgrounds seeking to enter the climate, sustainability, and energy sectors;

(3) Critical support for local organizations promoting economic and climate resilience, among others.

Also early in 2025, the Foundation expanded its Board and enhanced its independence with the addition of a new leader from the local community.

Going forward, we encourage HASI employees to continue to push us to be more thoughtful and impactful in our strategic grantmaking as our commitment to both climate action and equal opportunity remains as strong as ever.

Chad Reed
Executive Director
HASI Foundation

HASI Foundation Vision

We seek to accelerate a just transition toward an equitable, inclusive, and climate positive future.

Foundation Leadership Team

Jeffrey Lipson
Board Director and President

Chad Reed
Executive Director

Kimberley Arigbede
Legal Officer

Charles Melko
Treasurer

Katherine Dent
Employee Engagement Officer

Dean Shuron
Program Officer

Hilary Langer
Program Officer

Gil Jenkins
Communications Officer

Tyler Broyles
Impact Reporting Officer

Foundation Board of Directors

Jeffrey Eckel
Board Chair

Richard Chow
Board Director

Havaca Ganguly
Board Director

Gia Grier McGinnis
Board Director

Jeffrey Lipson
Board Director and President

Tanya Millner
Board Director

2024 Grantee Spotlights

Civic Works: Expanding Solar Career Pathways in Baltimore

Civic Works, in partnership with the HASI Foundation, is creating sustainable career pathways in the solar industry for Baltimore residents. Through hands-on training, industry certifications, and case management support, the Center for Sustainable Careers (CSC) is equipping individuals from historically underrepresented communities with the skills needed to secure family-sustaining jobs in the growing clean energy sector. With support from the HASI Foundation, Civic Works has:

- Trained and placed 27 Baltimore residents in solar installation and related careers, with an average starting wage of $20.66 per hour
- Provided 20 incumbent solar workers with NABCEP training to support career advancement

Together, Civic Works and the HASI Foundation are building a stronger, more inclusive clean energy workforce in Baltimore.

Civic Works trainees learn hands-on installation of PV solar panels.

Southface Institute: Building Efficiency Upgrades for Nonprofits

HASI Foundation Supports GoodUse Grants to Save Energy for Nonprofits

HASI has partnered with the Southface Institute to implement the GoodUse program. GoodUse provides real, measurable value to nonprofits through ongoing operational savings that will in turn increase mission-critical funds.

In 2024, HASI funded 7 GoodUse projects to conserve over 180,000 kWh, saving well over $35,000.

Case in Impact

Boy and Girls Club of MetroWest (BGCMW) in Marlborough, MA, strives to provide social, educational, physical, and cultural programming for the boys and girls of the MetroWest. The intent of their programs is to enable all young people to reach their full potential as productive, caring, and responsible citizens.

The location serves over 1,500 youths annually through their Afterschool Drop In, Summer Camp, and Transportation Program. The building is well "loved" and as an over 100-year-old building, was in need of significant improvements to ensure program success. BGCMW came to Southface asking for help with all their mechanical systems, and most importantly, their windows.

This GoodUse project replaced and air-sealed all front and back-facing windows with state-of-the-art triple-pane low-E windows. This upgrade not only enhances the aesthetic appeal of the building but also delivers tangible benefits in terms of energy efficiency and occupant comfort.

These improvements will save them 3,236 kWh of electricity and 368 therms of gas each year. This also keeps 4.2 metric tons of CO_2e greenhouse gas emissions out of the atmosphere annually. BGCMW and the communities they serve will also benefit enormously from annual cost savings of $5,664. With the GoodUse Assessment Report, they also now have a roadmap to upgrade their HVAC and transition from oil boilers to full electrification of their building.

Conversations with Climate Solutionists

Climate Positive is an interview format podcast aimed at enhancing our mission-driven thought leadership, fostering deeper engagement with employees and investors as well as supporting our sustainability and advocacy initiatives. Hosted by Chad Reed (VP, Strategic Initiatives and Sustainability and Impact), Hilary Langer (Senior Director, Middle Office), Gil Jenkins (VP, Corporate Affairs), and Guy Van Syckle (Director, Client Engagement) the podcast features engaging and enlightening discussions with leaders and experts on the most impactful clean energy and climate developments in the United States and around the world.

Over more than 85 episodes since 2021, Climate Positive has hosted a diverse range of guests from business leaders and venture capitalists to nonprofit executives, authors, and industry veterans. The podcast covers a wide array of topics such as renewable technologies, carbon removal, sustainable agriculture, ecosystem restoration, sustainable ocean farming, urban green building, emerging climate technologies, and many more.

Climate Positive has also received notable industry recognition, including:

- Million Podcasts' Top 100 Earth Podcasts of 2025 (#20)
- Nominated for Top Clean Energy and Sustainability Podcast (People's Choice) at the Cleanie Awards
- Featured on Canary Media's Best Of Playlist for Energy Climate Podcasts
- Ranked among Feedspot's Top 30 Climate Podcasts

Climate Positive is available where you get your podcasts

2024 Episodes

- ➜ E63 | Speeding GETs for a clean and reliable grid
- ➜ E64 | Markets for valuing biodiversity
- ➜ E65 | Leading the charge in commercial solar
- ➜ E66 | Not every battery is created equal
- ➜ E67 | 2024 Sustainable Energy in America Factbook
- ➜ E68 | Climate Capitalism
- ➜ E69 | Navigating new climate disclosure rules
- ➜ E70 | Wood that's stronger, lighter, and cheaper than steel
- ➜ E71 | 'Life As We Know It (Can Be)'
- ➜ E72 | The Carbon to Sea Initiative
- ➜ E73 | Enabling global emissions matching with data-enhanced RECs
- ➜ E74 | Innovation at the grid edge
- ➜ E75 | Transferring tax credits has never been so fun (and easy)
- ➜ E76 | HASI leadership in conversation
- ➜ E77 | Eavor Loop – the underground underdog
- ➜ E78 | Reimagining the maritime industry to cut emissions
- ➜ E79 | Revolutionizing wind power with the world's largest aircraft
- ➜ E80 | Climate and the Court
- ➜ E81 | Nature's best hope
- ➜ E82 | Insights from a climate and energy reporter's notebook
- ➜ E83 | Critical Minerals: Made in the USA
- ➜ E84 | The evolution of climate disclosures
- ➜ E85 | Scaling nuclear for data centers
- ➜ E86 | Networked geothermal for the neighborhood

Appendix

HASI Environmental Metrics for Fiscal Year Ending December 31, 2024

	December 31, 2024
Reporting Boundary	
% of Occupied Facilities Covered in Reporting	100%
Revenues Covered in Reporting	100%
Full Time Employees	158[1]
Total Energy Consumption	
Total Annual Energy Consumption (MWh)	505
Total Annual Renewable Energy Consumption	505
Percentage of Total Energy Consumed Supplied by Renewable Energy	100%
Total Onsite Power Generated (MWh)	0
Self-Generated Renewable Electricity	0
Onsite Fuel Used - Natural Gas (mmbtu)	0
Onsite Fuel Used - Oil/Diesel (mmbtu)	0
Onsite Fuel Used - Coal/Lignite (mmbtu)	0
Onsite Fuel Used - Biomass (mmbtu)	0
Renewable Energy Certificates (MWh)	599
Renewable Energy Purchased Under Power Purchase Agreement	0
Alternative Fuel Use %	0%
Solar % Total Energy	0%
Nuclear % Total Energy	0%
Biomass Fuel Use %	0%
Greenhouse Gas Emissions Reported in Metric Tons of CO_2 Equivalent Emitted or (Offset) Over Annual Reporting Period	
Scope 1	0[2]
Scope 2 - Location Based	143[2]
Scope 2 - Market Based	0[2]
Scope 3 - Total (excluding Category 15 - Investments)	239
Scope 3 Upstream - Subtotal	239
Scope 3 Category 1 - Purchased Goods and Services	33[2]
Scope 3 Category 2 - Capital Goods	0
Scope 3 Category 3 - Fuel and Energy Related Activities	0
Scope 3 Category 4 - Upstream Transportation and Distribution	0
Scope 3 Category 5 - Waste Generated in Operations	2[2]
Scope 3 Category 6 - Business Travel	70[2]
Scope 3 Category 7 - Employee Commuting	134[2]
Scope 3 Category 8 - Upstream Leased Assets	0
Scope 3 Downstream - Subtotal	0
Scope 3 Category 9 - Downstream transportation and distribution	0
Scope 3 Category 10 - Processing of sold products	0
Scope 3 Category 11 - Use of sold products	0

HASI Environmental Metrics for Fiscal Year Ending December 31, 2024

	December 31, 2024
Scope 3 Category 12 - End of life treatment of sold products	0
Scope 3 Category 13 - Downstream leased assets	0
Scope 3 Category 14 - Franchises	0
Direct CO_2 Emissions	0
Indirect CO_2 Emissions	382[(2)]
Total CO_2 Emissions	0
Methane	0
Direct Nitrous Oxide Emissions	0
Direct Sulfur Hexafluoride Emissions	0
Direct Methane Emissions	0
Direct Nitrous Oxide Emissions	0
Direct SF6 Emissions	0
Direct HFC Emissions	0
Direct PFC Emissions	0
Other Emissions Reported in Metric Tons	
Criteria Pollutants	0
HFC	0
PFC	0
SF6	0
VOC Emissions	0
SOx Emissions	0
NOx Emissions	0
Particulate Matter	0
HAPs	0
CO Emissions	0
ODS Emissions	0
Particulate Emissions	0
Gas Flaring	0
SO_2 Emissions	0
Total Water Use Reported in kgals	
Total Water Withdrawal for Corporate Uses	101
Municipal Water Use	101
Groundwater Withdrawals	0
Salt Water Withdrawals	0
Surface Water Withdrawals	0
Reclaimed Water Use	0
Total Water Recycled	0
Process Water Use	0
Water/Unit of Prod	0
Cooling Water Inflow	0
Cooling Water Outflow	0

HASI Environmental Metrics for Fiscal Year Ending December 31, 2024

	December 31, 2024
Water Discharged	0
Discharges to Water	0
Biological Oxygen Demand of Discharges	0
Chemical Oxygen Demand of Discharges	0
Nitrogen Discharges	0
Phosphorus Discharges	0
% Water Recycled	0
Water Stress Exposure %	0
Total Waste Reported in Metric Tons	
Total Paper Consumed	10
Waste Recycled	3
Hazardous Waste	0
Waste Sent to Landfills	32
Post-Consumer Recycled Paper as Percentage of Total Paper	100%
Fines	
Environmental Fines #	0
Environmental Fines $	$0
Investments/Costs	
Investments in Operational Sustainability	0
Certified Sites	0
Number of Sites	0
ISO 14001 Certified Sites	0
% Sites Certified	0

(1) As of 12/31/2024 we employed 158 people. During the period from 1/1/2024 to 12/31/2024, we calculated that an average of 64 people occupied the office each day, which figure we used for calculating Scope 3 emissions, water usage, and office waste.

(2) FY24 Scope 1, Scope 2, and Scope 3 Emissions: Verification Statement at www.hasi.com/sustainability.

HASI U.N. Sustainable Development Goals (SDGs)

U.N. SDG	U.N. Target	Alignment with our Program
GENDER EQUALITY	Ensure women's full and effective participation and equal opportunities for leadership at all levels of decision-making in political, economic, and public life; Ensure universal access to sexual and reproductive health and reproductive rights as agreed in accordance with the Programme of Action of the International Conference on Population and Development and the Beijing Platform for Action and the outcome documents of their review conferences.	We have begun in earnest to track and report on several gender equality metrics impacting our employees, including the percentage of female employees at all levels of our company and associated compensation, to support gender equity. To promote the advancement of female leaders in a traditionally male-dominated industry, we launched a new internal program whereby our female Board members mentor high-achieving female managers. In addition, our benefits ensure access to sexual and reproductive healthcare.
CLEAN WATER AND SANITATION	By 2030, improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, halving the proportion of untreated wastewater and substantially increasing recycling and safe reuse globally. Protect and restore water-related ecosystems, including mountains, forests, wetlands, rivers, aquifers, and lakes.	Our portfolio includes investments in stormwater remediation and ecological restoration, which reduce pollution runoff into downstream waterways, restore wetlands and streams, and ensure equitable access to clean water resources. We actively seek additional investment opportunities in this space to drive positive environmental and social impact through our client relationships with leading environmental development firms.
AFFORDABLE AND CLEAN ENERGY	By 2030, increase substantially the share of renewable energy in the global energy mix.	As a leading investor in climate positive infrastructure assets in the United States, we provide solutions to enable the deployment of more reliable, resilient, and affordable clean energy. Our continued financing of community solar, which represents 7% (or approximately $477 million) of our $6.6 billion portfolio (as of the end of FY24), promotes the accessibility and adoption of clean energy for a diverse array of communities, typically at a discount to retail electricity rates. The community solar model provides customers with equal access to the benefits of clean energy — regardless of the specific physical structure or ownership status of their residence.
DECENT WORK AND ECONOMIC GROWTH	Achieve higher levels of economic productivity through diversification, technological upgrading and innovation, including through a focus on high- value added and labour-intensive sectors Promote development-oriented policies that support productive activities, decent job creation, entrepreneurship, creativity and innovation, and encourage the formalization and growth of micro-, small-, and medium- sized enterprises, including through access to financial services. Protect labour rights and promote safe and secure working environments for all workers, including migrant workers, in particular women migrants and those in precarious employment.	Industries related to the clean energy economy continue to experience steady growth in the United States and create new employment opportunities. We estimate our investments support nearly 400,000 jobs across the U.S. The HASI Foundation's Climate Solutions Scholarship program, which provides financial support to sustainability-focused undergraduate students from disadvantaged backgrounds at Morgan State and Miami Universities, further demonstrates our commitment to supporting high quality jobs in this sector.
INDUSTRY, INNOVATION AND INFRASTRUCTURE	Develop quality, reliable, sustainable and resilient infrastructure, including regional and transborder infrastructure, to support economic development and human well-being, with a focus on affordable and equitable access for all By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes, with all countries taking action in accordance with their respective capabilities.	We invest in infrastructure that reduces dependence on vulnerable grid-connected energy and enhances the reliable supply of distributed clean energy. In 2024, our energy efficiency investments modernized aging infrastructure for residential, retail, industrial, and government customers. Improved performance across these sectors saves money, reduces carbon emissions, and enhances local infrastructure resilience. In addition, integrating proven battery energy storage systems into our projects allows for the deployment of intermittent renewable resources during off-peak hours.
REDUCED INEQUALITIES	By 2030, empower and promote the social, economic and political inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion, economic, or other status. Adopt policies, especially fiscal, wage and social protection policies, and progressively achieve greater equality.	The HASI Foundation is funded by an annual Social Dividend declared by HASI. The Foundation seeks to accelerate a just transition toward an equitable, inclusive, and climate positive future, and focuses on three areas: Climate Solutions for Disadvantaged Communities, Climate Solutions Career Pathways, and Local Impact. Last year, the Foundation supported multiple nonprofit organizations operating at the intersection of climate action and equal opportunity. Our commitment to providing all employees and contractors with a living wage endeavors to advance economic equality.
SUSTAINABLE CITIES AND COMMUNITIES	By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality and municipal and other waste management.	Our investments in energy efficiency, renewable energy, seismic retrofits, and stormwater mitigation improve the sustainability of cities and communities. To provide these services to underserved markets, we actively leverage commercial property assessed clean energy (C-PACE) financing programs. The expansion of our distributed solar investments brought commercial and industrial solar to cities across the United States.
CLIMATE ACTION	Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries. Integrate climate change measures into national policies, strategies, and planning.	Climate action is the central pillar of our business model. Since our initial public offering in 2013, we have invested over $13 billion in climate solutions. To advance climate policy, our advocacy in 2024 included bipartisan lobbying of lawmakers to support meaningful climate legislation. Our investment thesis attests to the business case for climate solutions.
LIFE ON LAND	Ensure the conservation, restoration, and sustainable use of terrestrial and inland freshwater ecosystems and their services, in particular forests, wetlands, mountains, and drylands, in line with obligations under international agreements. Mobilize and significantly increase financial resources from all sources to conserve and sustainably use biodiversity and ecosystems.	Our portfolio includes investments in ecological restoration, which restores wetlands and streams. We actively seek additional investment opportunities in this space to drive positive environmental and social impact through our client relationships with leading environmental development firms.

The content in HASI's Sustainability & Impact Report, including documents or reports incorporated herein by reference, is accurate as of December 31, 2024. This Sustainability & Impact Report should be read in conjunction with HASI's Annual Report for the year ending December 31, 2024, and our 2025 Proxy Statement, both of which contain additional information about our company. This report uses certain terms, including those that reflect the issues of greatest importance to HASI and our stakeholders. Used in this context, these terms should not be confused with the terms "material" or "materiality," as defined by or construed in accordance with securities law, or as used in the context of financial statements and financial reporting. Furthermore, any forward-looking statements contained in this report should not be unduly relied upon, as actual results could differ materially from expectations. For more information about such statements, please refer to the "Forward-Looking Statements" and "Risk Factors" sections of our Form 10-K in HASI's Annual Report for the year ended December 31, 2024, which can be found at www.investors.hasi.com.

This material does not constitute an offer or solicitation in any jurisdiction where or to whom it would be unauthorized or unlawful to do so. Nothing in this material is incorporated by reference or shall be deemed to be incorporated by reference into the documents that we have filed or will file with the U.S. Securities and Exchange Commission.

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Stock Listing

HA Sustainable Infrastructure Capital, Inc.'s common stock is listed on the New York Stock Exchange under the symbol "HASI".

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Al Jacobs
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Katherine McGregor Dent
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Director and Liaison to Chief Client Officer

Suzanne Logan
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Special Thanks

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