

MINUTES OF REGULAR MEETING OF DIRECTORS OF SA F&P PROPERTY HOLDING CORP.

A regular meeting of the Board of Directors of SA F&P PROPERTY HOLDING CORP. (“Corporation”) was held at the San Antonio Fire & Police Pension Fund Office on the 23rd day of November 2022, in accordance with the provisions of the Bylaws of the Corporation.

At 11:40 a.m., President Shawn Griffin called the meeting to order. Warren Schott, Secretary of the Corporation, called the roll and announced that a quorum was present. President Griffin, Dean Pearson, and Mr. Schott were present. Pension Fund Trustees Jimmy Foster, Larry Reed and Jim Smith, and Pension Fund Staff Mark Gremmer, and Nancy Ybarra also were in attendance.

The first order of business was the approval of the Minutes of the October 19, 2022, Regular Meeting of the Board of Directors and the Minutes of the October 19, 2022, Annual Meeting of Shareholders. Upon motion by Mr. Pearson, seconded by Mr. Schott, the Minutes were approved unanimously.

The next order of business was a review of the Corporation’s Annual Audit. Mr. Gremmer provided the report on behalf of BDO, and noted that the Corporation’s financial statements were given an Unqualified Opinion, meaning the financial statements accurately reflect the position of the Corporation. Upon motion by Mr. Pearson, seconded by Mr. Schott, the 2021 Annual Audit was approved unanimously.

Next, Sullivan Commercial presented the proposed 2023 Annual Budgets for the three buildings. There were no major expenditures on the budgets for 2023. Upon motion by Mr. Schott, seconded by President Griffin, the 2023 Annual Budgets were approved unanimously.

The Corporation next received a leasing update from Sullivan Commercial. Shavano Center III is 86% leased and Shavano Center IV is 100% leased. Parkway Center is 64% leased, but the Healthcare Fund has begun construction on its new space on the second floor, with the intent to relocate into the space by year-end. Another lease for approximately 2,700 square feet of the second-floor space is in the final stages of negotiation. These two leases will get Parkway Center to approximately 80% leased.

CBRE also was in attendance and provided an update on the sale of the two Shavano Center buildings. They noted that the overall interest in the buildings has been lighter than expected due to the rising interest rates and a weakening leasing environment. However, instead of removing the buildings from the market, they recommended the Corporation consider selling the buildings individually. After discussion, the Corporation concurred and directed CBRE to continue to market the buildings for a possible sale.

There being no further business, upon motion duly made by Mr. Schott, seconded by Mr. Pearson, the meeting was adjourned at 12:16 p.m.

Warren Schott, Secretary

APPROVED:

Shawn Griffin, President