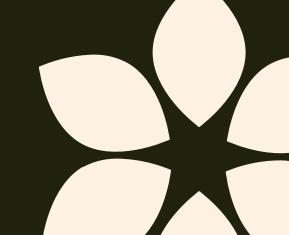


2024 IMPACT REPORT





Reflections on a Decade of Impact

This year has been exceptionally busy for Agriculture Capital. After nine years of Impact Reporting, we are excited to introduce a new way of sharing our aspirations, progress, and outcomes in regenerative farming. Our goal with this new format is to provide a more integrated perspective, combining regenerative progress with our financial reporting. Moving forward, we will present our reports quarterly in thematic chapters. In this report, we define and update our firm-wide goals. Future reports will showcase our impact outcomes, alignment with various reporting initiatives, and case studies that highlight the power of regenerative management on our farms.

Since our inception, we have believed that regenerative and sustainable farming practices not only mitigate risk, but also drive returns. Over the past decade, we have built two large, vertically integrated businesses with operations spanning the entire U.S. West Coast and a significant hub in Australia. Our commitment to impact practices on the farms and in midstream assets has led to numerous sustainability successes.

Notably, our funds are among the largest growers of organic blueberries in North America. Last year, we produced over 35 million pounds of blueberries. If AC's blueberry business were a state, it would rank as the seventh largest producer in the U.S., between New Jersey and North Carolina in terms of production volume¹.



We're breaking our Regenerative Impact Report into quarterly installments that will highlight:

CURRENT ISSUE

Q1 Our Goals

Q2 Our Outcomes

Q3 Our Alignment with various Impact Frameworks

Q4 Our Case Studies

Exemplifying our commitment to creating a better food system

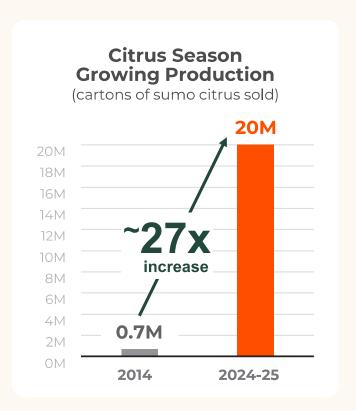


In citrus, our proprietary

Sumo Citrus® brand
is the fastest growing
brand in the produce aisle,
bar none.

NABC Crop Report 2024





We have achieved this while growing production from a mere 700 thousand cartons of production in 2014 to nearly 20 million in the 2024-2025 citrus season. That is a nearly 27x increase in volume produced in the United States.

Plus, we've secured promotions in **Food and Wine** and Well+Good Magazines, Parade's Best Things to Buy at Trader Joes, and returning appearances on Jen and Hoda and the Today Show.

And through it all, our teams on the farm and in the facilities have been working quietly to improve the soil on our farms, to measure and verify carbon emitted and sequestered, to reduce waste, and to build and grow habitats to create vibrant, working landscapes for plants, animals and people within the communities where we operate.

And work continues on the reporting front, as this year we seek to demonstrate our impact with greater emphasis on goals, outcomes, and the people and projects that are leading the charge.

We thank you for your continued support and interest in our impact work.







As seen on:







AC's History of Impact Innovation

- Closes Fund 1 at \$250 mm at hard cap
- Acquires and begins developing over 6,300 acres
- Grows operations to include over 7,900 acres
- Joins coordinating council of Stewardship Index for Specialty Crops
- Joins California Water Action Collaborative

- Closes Fund 2 at \$548 mm, over hard cap
- Grows operations to over 11,000 acres including 2,500 organic and transitional acreage

USDA

DRGANIC

F@ @ B

- 1st investment in Australia citrus
- Manages growth and operations on over 21,400 acres
- 1st conservation projects under California's Healthy Soils Program and the US Fish and Wildlife Service's Partners Program

REGENERATIVE FOR

 Becomes first Bee Better Certified blueberry grower on Oregon farms





 Hires regenerative leadership and integrates practices into

multi-year certified organic farm development

 Establishes longterm biodiversity relationship with Xerces Society



- Begins measuring and managing core impact data, including soil organic matter and soil organic carbon
- Initiates longitudinal field biology of invertebrate and avian health on Northwest blueberry farms
- 1st blueberry farm USDA Organic certified
- AC publishes first Impact Report
- Launches AC Way regenerative framework
- 1st blueberry farm named Oregon Bee Project Flagship Farm
- Founding member of Green America's Carbon Farming Innovation Network

 Completes first ecosystem services valuations with Stanford's Natural Capital Project and Earth Economics

2018

- Conducts first carbon storage portfolio analysis
- Becomes signatory of UNPRI

 Publishes first UNPRI transparency report

2019

 National Geographic at AC California ranch for article on intersection of biodiversity and farmland





- AC executive appointed to 5year seat on **National** Organic **Standards Board**
- Additional AC farms become **Bee Better** Certified
- 60% of AC blueberry farms become **Bee Better** Certified
- AC certifies first zero waste facility
 - CERTIFIED
- Launches first carbon projects on AC farms in the **United States and** Australia under Verra VM0042 standard for soil organic carbon removals
- Develops AC Carbon Fund to support regenerative grower expansion using leased lands
- Drives third-party validation and verification of first soil carbon projects using measureremeasure and baseline control sites



2022







2024



 California ranch becomes first **Sustainably Grown** certified table grape grower

2020

- Begins first of two **NRCS** Conservation **Innovation Grant** projects
- Launches citrus carbon sequestration project pilot in **Tulare County, CA**

2021

- Implements cloud-based impact data infrastructure and collection including soil carbon data
- AC wild pollinator conservation projects highlighted in The Atlantic and California Academy of **Sciences** magazine

 All AC organic blueberry farms earn Regenerative Organic Certification





AC's Portfolio Under Regenerative Management

38M

pounds of blueberries grown in 2024

116M

pounds of citrus grown in 2024

9M

pounds of tree nuts grown in 2024

1st

in sales growth in produce aisle (Sumo Citrus®)2

2,616

acres of organic farmland

varieties

grown

of hazelnuts

6

of farms tracking soil organic carbon organic matter percentage data

100%

varieties of almonds grown

200k

tons of carbon sequestered

Zero Wastecertified (SCS) facilities 34

6x

varieties of blueberries grown

42

cultivars of citrus grown

27%

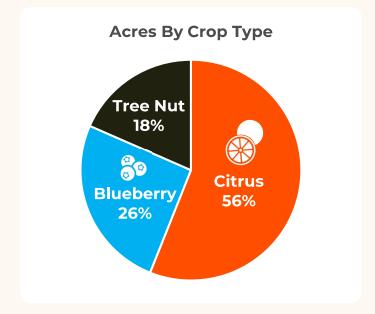
reduction in synthetic nitrogen use on our citrus farms in California

1st

blueberry grower to get Xerces Bee Better Certified status 8

miles of pollinator hedgerows planted in California

increase in pollinator species abundance in Oregon



Acres By Geography Australia 15% **California** 54% Oregon 31%

Nielsen Brand Ranking by Department 2024.





Q1 Overview: Fund-Level Goals

In order to assess risk within our portfolio, we created the proprietary AC Way. This is a framework which we use for all farms and farm managers and was fundamental in helping us articulate our "Zero Goals."

These goals were first articulated in our 2020 Impact Report, with a target date to achieve these goals by 2030. We can report this year we are on track with that initial intent.



Goal #1

Zero Waste

Operate all of our facilities as zero waste facilities

Goal #2

Zero Carbon

Operate net zero carbon verticals

Goal #3

Zero Toxics

Operate our businesses with a zero-toxics toolkit

Goal #4

Zero Plastics

Eliminate plastics from our crop verticals

Divert all solid waste away from landfills and incinerators by recycling, composting, source reduction, or other waste avoidance Sequester more carbon than we emit on a Scope 1 and 2 basis; maintain year-over-year reduction in Scope 1 and 2 carbon emissions

Critically evaluate and implement crop protection, nutrient management, and handling and sanitation program that eliminates harm to ecosystem and human health without losing efficacy

Manage single-use plastics out of the portfolio, focusing specifically on yearover-year improvements in plastics use efficiency

Acquired 5 midstream facilities with varying

levels of waste by-product

Acquired ~19,000 acres with no notable sustainability practices

BASELINE -

Acquired ~19,000 acres with no notable sustainability practices

Acquired 5 midstream facilities and ~19,000 acres with various applications of different types of single-use plastics

PLAN OF ACTION -

Achieve third-party Zero Waste certification or verification

Measure and verify net emissions on all farms; implement practices changes and measure results Measure and verify chemical usage; implement practices changes and measure results

Measure portfolio plastics usage and reduce plastic use per pound packed; work with suppliers to source reduce and eliminate inbound plastics; test packaging alternatives that reduce outbound plastics

- CURRENT PROGRESS



Achieved and Ongoing



Achieved and Ongoing



In Progress







Goal #1: Zero Waste

What do we mean by Zero Waste?

By zero waste, we mean diversion from a landfill using any of the following pathways: recycling, composting, re-use, reclamation, sale, or waste-to-energy.

Agriculture Capital manages vertically integrated agribusiness companies. This means we operate food processing assets, including two fresh citrus packing companies, a fresh blueberry packing company, and a frozen berry processor and cold storage operations.

We initiated a zero waste strategy to improve our environmental stewardship and identify opportunities to save money by reducing waste removal line items. Certification in this effort helps us better communicate to consumers and customers how we reduce, recycle and reuse our waste in our facilities.

Who Certifies Zero Waste Status and How?

All of our facilities engaged with SCS Global Services, specifically the SCS Zero Waste Standard, to provide a basis for certification for waste diversion and reduction at each facility.

Certification can be used to communicate a company's journey towards eliminating landfill-bound waste generation. The annual zero waste assessment captures the amount of waste diverted from landfill as a percentage of total waste generated. Facilities demonstrating at least 50% waste diversion can be recognized under this SCS standard. All claims are based on a twelve-month period.

How did AC mobilize on this effort?

Teams have actively executed on our zero-waste goal, identified as an early priority, and achieved third-party certification in our fresh blueberry packing facility in Oregon (99% landfill diversion, a 2% improvement over the prior year) and strong baseline results in every other facility.

Currently three of our facilities are Zero Waste Certified: Silver Mountain Packing (fresh blueberry processing), Legacy Packing (fresh citrus packing) and TreeSource Nursery (citrus nursery).



While we are currently averaging 85% landfill diversion across our seven facilities, with 99% diversion at our fresh blueberry packing facility, Silver Mountain Packing. We believe we can achieve zero by 2030 via a combination of diverting waste to compost and biproduct. This has been a tremendous success within our portfolio; it's a playbook by which we now have proven success and believe we can carry into our next fund cycles as well.

Goal #2: Zero Carbon



Why Zero Carbon?

The global food system is broken. Modern conventional agricultural practices, characterized by intensive use of synthetic chemicals and tilling machinery, have been in use for less than a century. In that short amount of time, these practices have exhausted stores of topsoil and groundwater, released dangerous amounts of greenhouse gases (GHGs) into the atmosphere, created dead zones the size of states in critical waterways and fisheries, and diluted the nutritional value of our food. Further, as the threat of unchecked climate change looms ever larger, food producers are increasingly vulnerable to the risks associated with higher average temperatures and more extreme weather patterns. The current state and outlook of the food system is a problem not just for farmers but for anyone who eats food, which is to say, all of us.

Agriculture, when focused on restoring soil carbon and biodiversity, represents a hopeful solution to this problem.

The world's soils are a crucial carbon sink. Globally, soils currently hold ~2,500 billion tons of carbon, which is more than three times the amount of carbon currently in the atmosphere.

As a direct result of agriculture, global soils have released

~133 billion tons of carbon into the atmosphere.



Which is roughly equivalent to 25% of all historical human greenhouse gas emissions. We can return billions of tons of carbon to agricultural soils each year for the next 30-40 years through regenerative practices and, by doing so, meaningfully diminish the risks posed by climate change, restore natural systems, and improve economic outcomes in rural communities. The role of soil-based carbon sequestration across working lands as the most financially efficient solution for sequestering atmospheric carbon at scale cannot be overstated.

What do you mean by Zero Carbon?

We don't mean our operations result in zero carbon emissions. We are striving for the amount of carbon that we sequester across our farms exceeds the emissions resulting from our operations. Farming at scale requires tractors, fuel, and energy. These practices emit greenhouse gases (GHGs). We assess the amount of carbon emitted based on our fuel and energy usage.

The amount of carbon captured by the farmland asset and held in the biomass of the plants and in the soil can be in excess of the GHGs that it emits. Thanks to innovations in soil measuring technologies, we can now accurately measure - not estimate - the amount of carbon in the soil every year.

In 2024, we continued to refine our measurement and verification of our portfolio as a net carbon sink: we emit less carbon than we sequester in the soil each year across our operations³. But this is just a baseline. Our focus now is on ensuring this stays in balance over time and as our productivity continues to grow. We want to reduce emissions and improve sequestration further on every farm and factory we manage.

Soil is the answer.

When asked about the difference between dirt and soil, one farmer replied:

"Dirt is what you sweep off the kitchen floor. Soil is the living skin of the earth."

Put more pragmatically: soil is alive, and by encouraging natural processes on the farms, we can create more of it. One teaspoon of healthy soil contains up to 6 billion different microorganisms (e.g., bacteria, fungi) and tens of thousands of different types of species4. Similar to the ecosystem of bacteria in the human digestive system, soil microbiomes determine the types of nutrients plants can absorb as well as the rate and effectiveness of absorption, they also provide defense against soilborne pathogens⁵. And these microorganisms also become the food for larger organisms within the food web, increasing their numbers literally increases the volume of soil.

The diversity and abundance of soil organisms is directly related to the organic matter content of the soil.

Unfortunately, on many farms, we have created dirt rather than built soils. Through excessive tillage and ripping, over-application of synthetic fertilizers, herbicides and pesticides, the dirt has become sterile; it is not a living ecosystem to foster nutrient uptake or retain water. As a result, farmers require increasing levels interventions to maintain their crop yields.

How does one measure the vitality of the soil?

AC tracks percentages of soil organic matter ("SOM") and soil organic carbon ("SOC"), via annual soil sampling, which depict the amount of overall organic life present in soil as well as the amount of organic carbon stored in soil. We can improve these figures annually via practice changes such as adding compost instead of synthetic fertilizers, cover cropping formerly barren rows, and reducing the amount of tillage and ripping of the soil.

In total, AC farmland soil organic carbon has sequestered an estimated 200,000 metric tons of carbon since 2016 - or 3 metric tons of CO_2 per acre year⁶.

³ AC will publish 2024 carbon data in the Q2 chapter

⁴ NSW Environment & Heritage, Soil Biodiversity (2023)
5 American Society for Microbiology, Unearthing the Soil Microbiome,

Climate Change, Carbon Storage Nexus (2021) 6 To normalize carbon sequestration performance, the single highest performing, single lowest performing farms were removed from calculations, as well as farms that were sold or in the process of being sold during 2023.

Goal #2: Zero Carbon

How does this goal benefit our investors?

Improving soil health can provide a myriad of advantages. It reduces the need for various existing and often more expensive practices. For example, spraying for weeds requires significant labor hours, fuel for the tractor, and costs for the pesticide itself. The cost of planting and maintaining cover crop that would shade out those weeds while creating more friable soil that is less likely to wash away during a rainstorm, may prove a much cheaper and less laborintensive weed-management option. Oh, and it also sequesters carbon.

In a world where water security is an increasing challenge, healthy soils can deliver true competitive advantages. For every 1% increase in organic matter, there results in as much as 25,000 gallons of available soil water per acre, which can be critical for improving yield, particularly during time of water stress⁷.

EMISSIONS DEFINITIONS:

SCOPE 1 EMISSIONS

refer to **direct** GHG emissions that occur from sources that are controlled or owned by an organization. These emissions are typically associated with fuel combustion in boilers, furnaces, vehicles, and other equipment that the organization directly operates.

SCOPE 2 EMISSIONS

are **indirect** GHG emissions associated with the purchase of electricity, steam, heat, or cooling. These are accounted for in an organization's GHG inventory because they result from the organization's energy use.

SCOPE 3 EMISSIONS

are the result of activities from assets not owned or controlled by the reporting organization but that the organization indirectly affects in its value chain. Scope 3 emissions can occur both upstream and downstream of the organization's activities and often represent the majority of an organization's total GHG emissions.

"Regenerative Organic Certified® brands such as AC Foods are fundamentally reshaping the landscape of agriculture by bridging the gap between farmers and consumers,"

says Christopher Gergen, CEO of the Regnerative Organic Alliance.



"Through their dedicated efforts in regenerative organic agriculture, AC Foods are one of the many ROC™ partners that are championing a more resilient future, paving the way for innovative agricultural practices that prioritize the health of the soil, the well-being of farmers, and the quality of the food that reaches our tables."

7 Bryant, Lara. "Organic Matter Can Improve Your Soil's Water-Holding Capacity." NRDC, 4 June 2025.



Can that effort be monetized?

There is a growing demand for quality carbon credits by large corporations looking to offset emissions from their operations.

We're engaged with several parties to assure we generate quality climate solutions, and we are working diligently to systematize and expedite the process for future works. It's a year of laying a solid foundation from which we can generate more credits in the future.

Throughout 2024, we expanded on an earlier innovative pilot to measure more of our acreage to bring much-needed granularity to our longstanding work of measuring carbon stored in the soil.

Our partner on the pilot—Earth Optics—scaled our data collection efforts, helping us identify which regenerative practices create the best opportunities for climate solutions.

The methodology we have followed is differentiated in that carbon stocks are not modeled, but measured, and remeasured.

We must continue to deliver measured outcomes over the years. This involves monitoring and reference sites that are compared against the farm. This allows us to view the impact of the practice changes on soil health, cancelling some of the noise that can occur from weather events such as drought or extreme heat. This is a huge undertaking, but the result will be the highest quality credits.



Our Team Is Prioritizing:



Assure Permanence and Quality In Our Carbon Projects



2

Understand How the Market Values Carbon



Goal #3: Zero Toxics

We view biodiversity on the farm as critical to ensuring healthy ecosystems, which in turn create valuable ecosystem services. The honeybee is considered to be relatively sensitive to pesticides and has historically been used as an indicator for ecotoxicological testing; it is also among the most studied indicator of insect health in U.S. agricultural lands.

Our zero toxics focuses on ensuring softer alternatives throughout our value chains, with an eye toward ecosystem health. This includes monitoring and reducing the use of synthetic fertilizers, herbicides, and pesticides, and promoting the use of organic and natural alternatives.



50% of global GDP is dependent on nature



75%

of global food crops relying on animal pollination



50%

of crops at risk to soil erosion

MSCI. "Nature and Biodiversity: Identify and Measure Portfolio Impacts and Risks." MSCI.







Xerces Society for Invertebrate Conservation

Given the honeybee's importance across all agriculture, we have found partners in both Bee Better Certification via the Xerces Society, and via the Finance for Biodiversity pledge, of which we are a signatory, and via Regenerative Organic Alliance.



Aligning ourselves with the Finance for Biodiversity pledge provides an appropriate platform against which to judge our progress. The goal of the Finance for Biodiversity Foundation is to align financial flows with biodiversity goals and targets, ensuring that investments support the protection, restoration, and sustainable management of natural resources8.



"[AC] has demonstrated a real dedication to pollinators and has taken direct, on-the-ground action far exceeding the industry norm. [AC's]' Bee Better Certified ranches meet the highest standard for supporting pollinators on farms. ...

We happily collaborate with AC staff at all levels of the organization and really value their dedication to on-farm sustainability and biodiversity."

Anna Murray,
 Senior Pollinator
 Habitat Specialist,
 Xerces Society

Our goal is to continue to drive positive invertebrate biodiversity outcomes, with a focus on Bee Better Certification across all our farm assets, further pollinator habitat establishment in key areas, and pollinator-safe farming practices that align with our zero toxics enterprise goal.









We aim to eliminate the use of single-use plastics across all fruit packing facilities by 2030

thereby reducing environmental impact and promoting sustainable practices.

Our zero plastics commitment will ultimately rely on partnerships with suppliers and customers to address what has become a systemic and global challenge.

At acquisition, we inventory plastic usage within the facilities to identify areas for reduction and replacement. We must then collaborate with suppliers and customers to develop and implement alternative packaging solutions that are environmentally friendly where possible, investing in development to adopt more organic materials.

We expect these efforts to contribute to not only a reduction in plastic usage, but also an improved environmental stewardship and corporate responsibility profile, as well as enhanced consumer and customer perception of the of our brands' commitment to sustainability and other values.

Conclusion

We are proud to have made considerable progress on our goals for 2030 and we know there is much more work to be done. We consider our work on the carbon front in particular to be a baseline. We have proven that we are a net carbon sink, but believe there is significant more value we can unlock in the years to come.

Thank you again for your engagement with our new Regenerative Impact Report format. We believe this quarterly distribution represents a living document, with more integrated reporting goals, that allows our readers to engage in our very live projects and work.



In our next installment, we'll review the progress of our existing portfolio over the past year.

(Q1) Our Goals

CURRENT ISSUE

NEXT ISSUE

Q2

Our Outcomes

Q3

Our Alignment

with various Impact Frameworks

Q4

Our Case Studies

Exemplifying our commitment to creating a better food system



As always, we welcome your feedback, questions and engagement.





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