

THE
CONSERVATION FUND

Taxable Green Bonds (Working Forest Conservation Program), Series 2019
Updated Disclosures

June 20, 2023

As per the terms of the Indenture of Trust dated as of September 26, 2019 (“Indenture”) among The Conservation Fund (the “Fund”), Sustainable Conservation, Inc. and the Bank of New York Mellon Trust Company, N.A., for The Conservation Fund Taxable Green Bonds (Working Forest Conservation Program), Series 2019, the following updated activity information is provided to bondholders by The Conservation Fund.

This information serves to update certain information in Appendix A to the Offering Memorandum dated September 19, 2019. In accordance with Section 6.09 of the Indenture, this information has been posted on the Fund’s website, on our Green Bonds page under “Updated Disclosures,” and is the fourth Updated Disclosure report provided by The Conservation Fund since the issuance of the Green Bonds.

For a broader discussion of the Fund’s activity, financial performance and impact, please refer to the Fund’s website (www.conservationfund.org). In addition to information contained therein, interested parties can find links to the Fund’s annual reports, audited financial statements, and specific information related to the use of bond proceeds.

Conservation Acquisition Line of Business Activity

The following tables show the five-year project history for acquisition projects, subsequent dispositions and “assist” projects, respectively, for the Conservation Acquisition business unit, including real estate transactions utilizing mitigation funding. The tables do not include Working Forest Fund transactions.

Acquisitions

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Number of Projects	82	78	76	66	53
Total Acres	81,081	34,181	37,724	49,842	32,990

Dispositions (Full and Partial)

	<u>2022</u>	<u>2021⁽¹⁾</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Number of Projects	83	76	65	77	67
Total Acres	78,576	30,001	52,574	70,965	34,023

Assists

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Number of Projects	39	40	50	74	39
Total Acres	53,354	12,268	53,600	77,570	52,796

⁽¹⁾The number of disposition projects completed in 2021 was revised from the number reported in the 2022 Updated Disclosure Report dated June 6, 2022 (“2022 Report”) to include conservation easement transactions, for consistency with prior year reports and this report. The number of total disposition acres reported for 2021 also was revised from the number reported in the 2022 Report to include acres encumbered by conservation easements (CEs) placed in 2021 and exclude acres from dispositions of encumbered fee interests in 2021 (i.e. land already encumbered by a CE) as those acres had been recorded in prior years.

Working Forest Fund Portfolio Summary

Set forth below is a summary of the Working Forest Fund's activities through December 31, 2022.

Working Forest Fund Acquisitions Summary by Year (\$ in thousands)

<u>Year</u>	<u># Acquisition Projects</u>	<u>Acres Acquired</u>	<u>Acres held as of 12/31/22</u>	<u>Purchase Price</u>	<u>Book Value as of 12/31/22(1)</u>
2009.....	1	2,400	2,041	\$ 0	\$ 3,582
2010.....	0	0	—	—	—
2011.....	4	36,090	18,265	57,485	12,380
2012.....	1	8,910	0	5,792	—
2013.....	5	33,746	19,553	38,150	22,723
2014.....	4	74,800	4,166	94,538	171
2015.....	6	82,288	27,002	57,019	19,182
2016.....	1	14,225	—	26,743	—
2017.....	2	37,823	26,265	40,441	24,484
2018.....	3	81,695	32,553	95,001	68,686
2019.....	4	96,293	36,591	95,647	46,287
2020.....	3	94,843	55,024	80,483	40,925
2021.....	5	127,258	127,244	200,022	194,501
2022.....	2	12,426	12,426	9,735	9,735
Total	41	702,796	361,129	\$ 801,056	\$ 460,591

⁽¹⁾ May reflect decrease in value due to sale of easements on certain properties over which the Fund continues to hold title.

Working Forest Fund Activity Metrics Since Inception in 2009 through December 31, 2022 (\$ in thousands)

	<u>Projects</u>	<u>Acres</u>	<u>Capital Deployed</u>
Acquisition of Properties	41	702,796	\$ 801,056
Loans to TIMOs	5	192,693	44,000
Total.....	46	895,489	\$ 845,056

Working Forest Fund Current Acquisition Portfolio
(\$ in thousands)

Working Forest Fund Transactions⁽¹⁾	Region	Year Acquired	Purchase Price	Original Acres	Acres held as of 12/31/22	Book Value as of 12/31/22
Project 1.....	Appalachia	2009	\$ 0	2,400	2,041	\$ 3,582
Project 2.....	Northeast	2011	12,000	12,010	4,352	4,620
Project 3.....	Pacific Northwest	2011	30,000	13,913	13,913	7,760
Project 4 (no longer held)						
Project 5.....	Pacific Northwest	2013	24,500	19,650	19,553	22,723
Project 6.....	Northeast	2014	20,265	30,234	4,166	171
Project 7 (no longer held)						
Project 8 (no longer held)						
Project 9.....	Southeast	2015	8,260	3,670	3,670	5,121
Project 10.....	Northeast	2015	8,438	8,162	7,211	4,008
Project 11.....	Appalachia	2015	20,237	32,454	16,121	10,053
Project 12 (no longer held)						
Project 13.....	Appalachia	2017	14,991	14,770	11,722	8,826
Project 14.....	Northeast	2017	25,450	23,053	14,543	15,658
Project 15 (no longer held)						
Project 16.....	Appalachia	2018	69,500	32,598	32,553	68,686
Project 17 (no longer held)						
Project 18.....	Northeast	2019	36,794	51,307	21,914	18,808
Project 19.....	Mid-Atlantic	2019	18,341	7,880	2,319	5,425
Project 20.....	Southeast	2019	22,058	10,366	10,366	22,058
Project 21.....	Northeast	2020	22,000	15,413	12,439	17,934
Project 22 (no longer held)						
Project 23.....	Lake States	2020	47,790	72,441	42,585	40,924
Project 24.....	Southeast	2021	(2)	7,172	7,172	(2)
Project 25.....	Southeast	2021	(2)	6,153	6,139	(2)
Project 26.....	Lake States	2021	(2)	69,623	69,623	(2)
Project 27.....	Pacific Northwest	2021	(2)	35,551	35,551	(2)
Project 28.....	Southeast	2021	(2)	8,759	8,759	(2)
Project 29.....	Northeast	2022	4,735	6,326	6,326	4,735
Project 30.....	Northeast	2022	5,000	6,100	6,100	5,000
Total			\$ 590,399	490,006	361,129	\$ 460,591

⁽¹⁾ Project numbers correspond to Projects identified in the Fund's initial Update Report dated June 30, 2020. Projects no longer listed in the table represent properties no longer held by the Fund as of 12/31/22.

⁽²⁾ Aggregate Purchase Price and Aggregate Book Value as of 12/31/22 for Projects 24 through 28 (acquired in 2021) were \$200,022 and \$194,501, respectively. Individual Project Purchase Prices and Book Values cannot be disclosed due to confidentiality agreements entered into for one 2021 Project.