

**MINUTES OF ANNUAL MEETING OF SHAREHOLDERS  
OF THE SA F&P PROPERTY HOLDING CORP.**

The 2023/2024 Annual Meeting of the Shareholders of the SA F&P PROPERTY HOLDING CORP. ("Corporation") was held at the San Antonio Fire & Police Pension Fund Office on the 17<sup>th</sup> day of June 2024, at 9:31 a.m., in accordance with the provisions of the Bylaws of the Corporation.

President Shawn Griffin called the meeting to order and stated its purpose. Warren Schott, Secretary of the Corporation, presented a complete list of the Shareholders entitled to vote at the meeting, arranged in alphabetical order, with the addresses and number of shares held by each, which list had been kept on file in the office of the Corporation, subject to inspection, for a period of ten (10) days preceding the meeting. (See attached List of Shareholders.) Mr. Schott noted that the San Antonio Fire & Police Pension Fund is the sole shareholder of the Corporation, and that it had designated Mr. Shawn Griffin, Ms. Amanda Viera, and Mr. Harry Griffin as the Shareholder's proxies. (See attached Appointment of Proxies.) It was noted that all three appointed individuals were present in person, and accordingly, a quorum was present, and the meeting was qualified to proceed.

The first order of business was the election of the Corporation's Directors. President Shawn Griffin nominated Shawn Griffin, Amanda Viera and Harry Griffin to serve as directors of the Corporation until the next annual meeting of the Shareholders. The nomination was seconded by Mr. H. Griffin. There being no other nominations, Mr. Schott called for a vote and a unanimous vote was cast in favor of said nominees.

The second order of business was a Statement of the Business and Condition of the Corporation, provided by Mr. John Mansfield from Sullivan Commercial.

There being no further business, upon motion duly made and seconded, the meeting was adjourned at 9:44 a.m.

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Warren Schott, Secretary

APPROVED:

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Shawn Griffin, President

## **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 17<sup>th</sup> day of June 2024, in accordance with the provisions of the Bylaws of the Corporation.

At 9:45 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. Shawn Griffin, Amanda Viera, and Harry Griffin were present. Pension Fund Trustee Jim Smith, and Pension Fund Staff Gail Jensen, Mark Gremmer, Rick Matye and Christine Tejeda were also in attendance.

The first order of business was the approval of the Minutes of the May 21, 2024, Regular Meeting of the Board of Directors. Upon motion by Mr. H. Griffin, seconded by Ms. Viera, the Minutes were approved unanimously.

The next item of business was the election of the Corporation's officers. Mr. H. Griffin made a motion to elect the following slate of officers: Shawn Griffin as President, Amanda Viera as Vice President, Harry Griffin as Second Vice President and Warren Schott as Secretary. The motion was seconded by Ms. Viera, and it passed unanimously.

Next, the Corporation received a brief update from General Counsel Gail Jensen on the tenant default litigation. Ms. Jensen reported that settlement discussions had stalled, and the case has progressed into the discovery phase.

The Board then discussed the status of the appraisals on the three buildings. John Mansfield from Sullivan Commercial reported that the appraisals are ongoing and expected to be completed by the end of June.

The Corporation next received a leasing update. Mr. Mansfield reported that Shavano Center III was 87% leased; Parkway Center is 75% leased; and Shavano Center IV is 80% leased. He noted that leasing interest in all three buildings remains strong.

Lastly, Mr. Mansfield updated the Corporation on the progress of renovations at Shavano Center III and Shavano Center IV. With respect to Shavano Center III, Mr. Mansfield reported that the updates to the common areas are ongoing, and will be completed in phases over the next several months, with all work expected to be finished by the end of September. With respect to Shavano Center IV, Mr. Mansfield reported that the build-out of the space for the tenant, Sono Bello, is progressing and the project is expected to be completed on-time, by the end of August.

There being no further business, upon motion duly made by Second Vice President Mr. H. Griffin, seconded by Vice President Ms. Viera, the meeting was adjourned at 9:55 a.m.

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Warren Schott, Secretary

APPROVED:

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Shawn Griffin, President