

**DREAMKEY PARTNERS, INC.
GAFFNEY MILL APARTMENTS
DEFERRED DEVELOPER FEE AUTHORIZATION**

May 13, 2026

Resolution 26-14

WHEREAS, it is the mission of DreamKey Partners, Inc. (“DreamKey”) to transform lives, communities, and what is possible through affordable housing; and

WHEREAS, GAFFNEY MILL APARTMENTS, LLC, a South Carolina limited liability company (“Company”), desires to develop, operate and/or lease, as applicable, a low-income rental housing complex located in Chester, South Carolina, to be called GAFFNEY MILL APARTMENTS (the “Project”); and

WHEREAS, DreamKey desires to participate as the developer, guarantor and key principal of the Project; and

WHEREAS, DreamKey desires to authorize the execution and delivery of all documentation required in connection with the development of the Project, including without limitation organizational, loan and transaction documentation; and

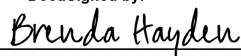
WHEREAS, DreamKey further desires to provide to Company with a deferred developer fee contribution in an amount up to fifty percent (50%) of the total developer fee associated with the Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby ratifies, approves, authorizes and consents to the ownership, rehabilitation, operation and/or leasing of the Project by Company, and the participation of DreamKey as developer, guarantor and key principle of the Project.

BE IT FURTHER RESOLVED that DreamKey hereby authorizes JULIE A. PORTER, in her capacity as President of DreamKey, acting individually and without the required joinder of any other person or entity, to enter into, execute, acknowledge and deliver all documentation and transaction documents required in connection with the Project on such terms as she deems appropriate and in the best interests of DreamKey.

BE IT FURTHER RESOLVED that DreamKey hereby specifically authorizes the provision of a deferred developer fee to Company in an amount up to fifty percent (50%) of the total developer fee associated with the Project.

Adopted and approved by the Board of Directors of DreamKey on the 13th day of May, 2026.

DocuSigned by:

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