



Office of the Minnesota Secretary of State
Minnesota Public Benefit Corporation / Annual Benefit Report
Minnesota Statutes, Chapter 304A

Read the instructions before completing this form
 Must be filed by March 31
 Filing Fee: \$55 for expedited service in-person, \$35 if submitted by mail

The Annual Benefit Report covers the 12 month period ending on December 31 of the previous year.
 Notice: Failure to file this form by March 31 of this year will result in the revocation of the corporation's public benefit status without further notice from the Secretary of State, pursuant to Minnesota Statutes, Section 304A.301

- File Number
- Corporate Name: (Required)
- The public benefit corporation's board of directors has reviewed and approved this report.
- In the field below, enter the information required by section 304A.301 subd. 2 or 3 for the period covered by this report, (see instructions for further information): Note: Use additional sheets if needed. (Required)

5. I, the undersigned, certify that I am the chief executive officer of this public benefit corporation. I further certify that I have signed this document no more than 30 days before the document is delivered to the secretary of state for filing, and that this document is current when signed. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

Signature of Public Benefit Corporation's Chief Executive Officer

Date (Must be dated within 30 days before the report is delivered to the Secretary of State for Filing)

Email Address for Official Notices

Enter an email address to which the Secretary of State can forward official notices required by law and other notices:

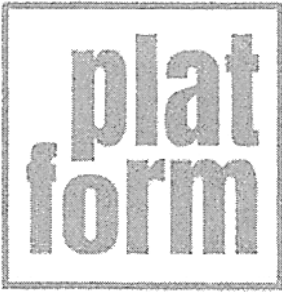
Check here to have your email address excluded from requests for bulk data, to the extent allowed by Minnesota law.

List a name and daytime phone number of a person who can be contacted about this form:

Contact Name Phone Number

Entities that own, lease, or have any financial interest in agricultural land or land capable of being farmed must register with the MN Dept. of Agriculture's Corporate Farm Program.

Does this entity own, lease, or have any financial interest in agricultural land or land capable of being farmed?
 Yes No



January 17, 2024

RE: Public Benefit Corporation Annual Benefit Report

During the second year of operations for Platform Commercial Real Estate, SBC ("Platform") we are proud to have taken meaningful steps toward advancing our public purpose, which is "to democratize access to real estate development as a driver of community power."

We have provided a number of services that meet that purpose (1i and 1ii).

1. Supported a social enterprise catering company in identifying a new kitchen to lease with a future option to buy. Work included a tailored leasing approach and rent ramp up to allow them to grow into the building over time. Completed at a discounted rate in collaboration with a pro-bono attorney.
2. Consulted for a nonprofit affordable housing developer and neighborhood organization on a financial approach for community oriented commercial space in a new development.
3. Initial feasibility analysis for a future multistakeholder redevelopment led by a nonprofit land trust.
4. Assisted another Public Benefit Corporation in purchasing a building for their operation, after many decades of renting.
5. Assisted a woman owned sustainable architecture firm in acquiring a multi tenant building to preserve space for existing tenants and create an office for themselves in the vacant storefront unit.
6. Supported a Latino community organization in initial feasibility for a major potential acquisition.
7. Completed financial analysis to assist a for profit arts center seeking conversion to cooperative or nonprofit ownership.

We have not had any significant barriers to achieving our intended benefit in 2024. (1-iii)
Platform's Board of Directors consists of Renee Spillum, Erin Heelan, and Marq Sung. We approved this document via unanimous vote at our Shareholder Meeting on January 17, 2024

Attested:

A handwritten signature in black ink, appearing to be "Renee Spillum", written over a horizontal line.

Renee Spillum, CEO

PLATFORM COMMERCIAL REAL ESTATE, SBC.



Work Item 1451632200031
Original File Number 1312790200065

STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED
01/30/2024 11:59 PM

Steve Simon

Steve Simon
Secretary of State