

Exhibit C

If you rented an apartment at one of Brookfield's Washington, D.C. apartment buildings and were charged certain fees, the settlement of the Class Action Lawsuit Propst v. Brookfield Properties Multifamily, LLC, No. 1:25-cv-00636-GMH may affect your rights.

For complete information, visit [settlement website] or call [toll-free number].

You are not being sued. This is not a solicitation from a lawyer. This Email Notice was authorized by U.S. District Court for the District of Columbia.

You received this email notice because you may be a member of the group of people affected, called the "class." This notice tells you how to get more information.

If you leased an apartment at Guild, Estate, Twelve12, Foundry Lofts, or Vela and were charged application, utility, or service fees anytime since December 2021, you may be entitled to payment as part of the settlement of this lawsuit.

What is the lawsuit about?

A Settlement has been reached in a class action lawsuit against Brookfield Properties Multifamily, LLC. The lawsuit claims that Brookfield charged tenants unlawful application, utility, and service fees at its Washington, D.C. apartment buildings between December 11, 2021 and April 30, 2026. Brookfield Properties Multifamily, LLC in the lawsuit denies it did anything wrong. The Settlement is a compromise to end the lawsuit – it does not determine who is right. The lawsuit is called Propst v. Brookfield Properties Multifamily, LLC, No. 1:25-cv-00636-GMH, and is pending in the District of Columbia.

Your options:

Option 1: Do nothing. You will automatically receive payment by check. There is no claim form. You give up the right to sue Brookfield about the same issues.

Option 2: Submit an Opt Out form to get no payment but keep the right to sue Brookfield about the same issues.

Option 3: Object. Tell the court why you don't like the settlement.

For complete information, visit [settlement website] or call [toll-free number].



United States District Court

Norman Propst v. Brookfield Properties Multifamily, LLC

Case No. 1:25-cv-00636-GMH

Class Action Notice

Authorized by the U.S. District Court

Did you rent an apartment from Brookfield at Guild, Estate, Twelve12, Foundry Lofts, or Vela in Washington, D.C. and pay fees such as an application fee or "holding deposit," common area electricity or trash charges, or utility service fees before April 30, 2026?

There is a \$1,100,000 settlement of a lawsuit.

You may be entitled to money.

To be part of this settlement, you should:

Read this notice.

Respond by [opt-out/objection deadline].

Important things to know:

- If you take no action, you will still be bound by the settlement, and your rights will be affected.
- You can learn more at: [settlement website].

Table of Contents

About This Notice	3
Why did I get this notice?	3
What do I do next?	3
What are the most important dates?.....	3
Learning About the Lawsuit	4
What is this lawsuit about?	4
Why is there a settlement in this lawsuit?.....	4
What happens next in this lawsuit?	5
Learning About the Settlement.....	5
What does the settlement provide?.....	5
How do I know if I am part of this settlement?.....	6
How much will my payment be?	6
Deciding What to Do.....	7
How do I weigh my options?.....	7
What is the best path for me?	8
Submitting a Claim	9
How do I get a payment if I am a class member?.....	9
Do I have a lawyer in this lawsuit?	9
Do I have to pay the lawyers in this lawsuit?	9
Opting Out.....	10
What if I don't want to be part of this settlement?.....	10
How do I opt out?	10
Objecting	11
What if I disagree with the settlement?.....	11
Doing Nothing	12
What are the consequences of doing nothing?.....	12
Key Resources	12
How do I get more information?	12

About This Notice

Why did I get this notice?

This notice is to tell you about the settlement of a class action lawsuit, *Norman Propst v. Brookfield Properties Multifamily, LLC*, brought on behalf of people who were charged certain fees while renting an apartment at one of Brookfield's Washington, D.C. apartment buildings. **You received this notice because records show that you are a member of the group of people affected, called the "class."**

This notice gives you a summary of the terms of the proposed settlement agreement, explains what rights class members have, and helps class members make informed decisions about what action to take.

What do I do next?

Read this notice to understand the settlement and to determine if you are a class member. Then, decide if you want to:

Options	More information about each option
Do Nothing	You do not need to do anything. A check will be mailed to you automatically, and you will be bound by the settlement's release of claims.
Opt Out	Get no payment. Allows you to bring another lawsuit against Brookfield about the same issues.
Object	Tell the Court why you don't like the settlement.

Read on to understand the specifics of the settlement and what each choice would mean for you.

What are the most important dates?

Your deadline to object or opt out: **[opt-out/objection deadline]**
Settlement approval hearing: **[fairness hearing date]**

Learning About the Lawsuit

What is this lawsuit about?

Beginning in 2024, a class action lawsuit was filed against Brookfield. The lawsuit was brought on behalf of tenants who were charged application, utility, or service fees by Brookfield. The lawsuit claims that Brookfield charged tenants unlawful fees — including application fees and “holding deposits” above the amount allowed by law, common area electricity and trash charges, and third-party utility service fees — in violation of the District of Columbia Consumer Protection Procedures Act.

Brookfield denies they did anything wrong.

Where can I learn more?

You can get a complete copy of the proposed settlement and other key documents in this lawsuit at: [settlement website]

Why is there a settlement in this lawsuit?

In 2026, the parties agreed to settle, which means they have reached an agreement to resolve the lawsuit. Both sides want to avoid the risk and expense of further litigation.

The settlement is on behalf of the class members who were charged application, utility, or service fees by Brookfield. The Court has not decided this case in favor of either side.

What is a class action settlement?

A class action settlement is an agreement between the parties to resolve and end the case. Settlements can provide money to class members and changes to the practices that caused the alleged harm.

What happens next in this lawsuit?

The Court will hold a Fairness hearing to decide whether to approve the settlement. The hearing will be held at:

Where: [Courthouse name and address].

When: [fairness hearing time] on [fairness hearing date].

The Court has directed the parties to send you this notice about the proposed settlement. Because the settlement of a class action decides the rights of all members of the proposed class, the Court must give final approval to the settlement before it can take effect. Payments will only be made if the Court approves the settlement.

You do not have to attend, but you may at your own expense. You may also ask the Court for permission to speak and express your opinion about the settlement. If the Court does not approve the settlement or the parties decide to end it, it will be void and the lawsuit will continue. The date of the hearing may change without further notice to members of the class. To learn more and confirm the hearing date, go to [settlement website].

Learning About the Settlement

What does the settlement provide?

The settlement pays money to class members who were charged application, utility, or service fees by Brookfield and requires Brookfield to change how it discloses fees to current and prospective tenants. Brookfield has agreed to pay \$1,100,000 into a settlement fund and to update its websites and application processes to provide clearer disclosures about the fees it charges.

Brookfield has agreed to pay \$1,100,000 into a settlement fund. This money will be divided among the class members and will also be used to pay attorneys' fees and a service award approved by the Court. The costs of notifying the class and administering the settlement will be paid separately by Brookfield and will not reduce the Settlement Fund.

Members of the settlement class will “release” their claims as part of the settlement, which means they cannot sue Brookfield for the same issues in this lawsuit. The full terms of the release can be found in the Settlement Agreement, available at [settlement website].

As part of the settlement, Brookfield has agreed to update the websites and application processes for each of its D.C. properties to provide enhanced disclosures about the fees it charges to current and prospective tenants.

Any settlement checks that remain uncashed twelve months after they are mailed will be transferred to the District of Columbia’s unclaimed property fund, as required by D.C. law.

How do I know if I am part of this settlement?

If you leased (or renewed a lease for) an apartment at Guild, Estate, Twelve12, Foundry Lofts, or Vela between December 11, 2021 and April 30, 2026 and were charged any of the fees described above, you are part of this settlement.

How much will my payment be?

Your payment depends on the total fees charged to your apartment (your “Household”) and on how many settlement class members lived there. After Court-approved attorneys’ fees, a service award, and any costs are deducted from the \$1,100,000 Settlement Fund, the remaining money will be divided into two tiers. Households charged less than \$200 in certain fees (from December 1, 2021 through March 24, 2026) receive a “Base Award.” Households charged \$200 or more receive an “Enhanced Award,” equal to 2.5 times the Base Award. Each Household’s amount is then divided equally among the settlement class members who lived in that Household. The table below provides the estimated Base Award and Enhanced Award recovery before attorneys’ fees and costs.

Enhanced Award (per Household)	\$598.61
Base Award (per Household)	\$239.44

You may request Household's Allocation Data from the Settlement Administrator to learn whether your household will receive the "Base Award" or "Enhanced Award."

You do not need to do anything to receive your payment. The Settlement Administrator will automatically mail a check to every settlement class member entitled to payment. There is no claim form.

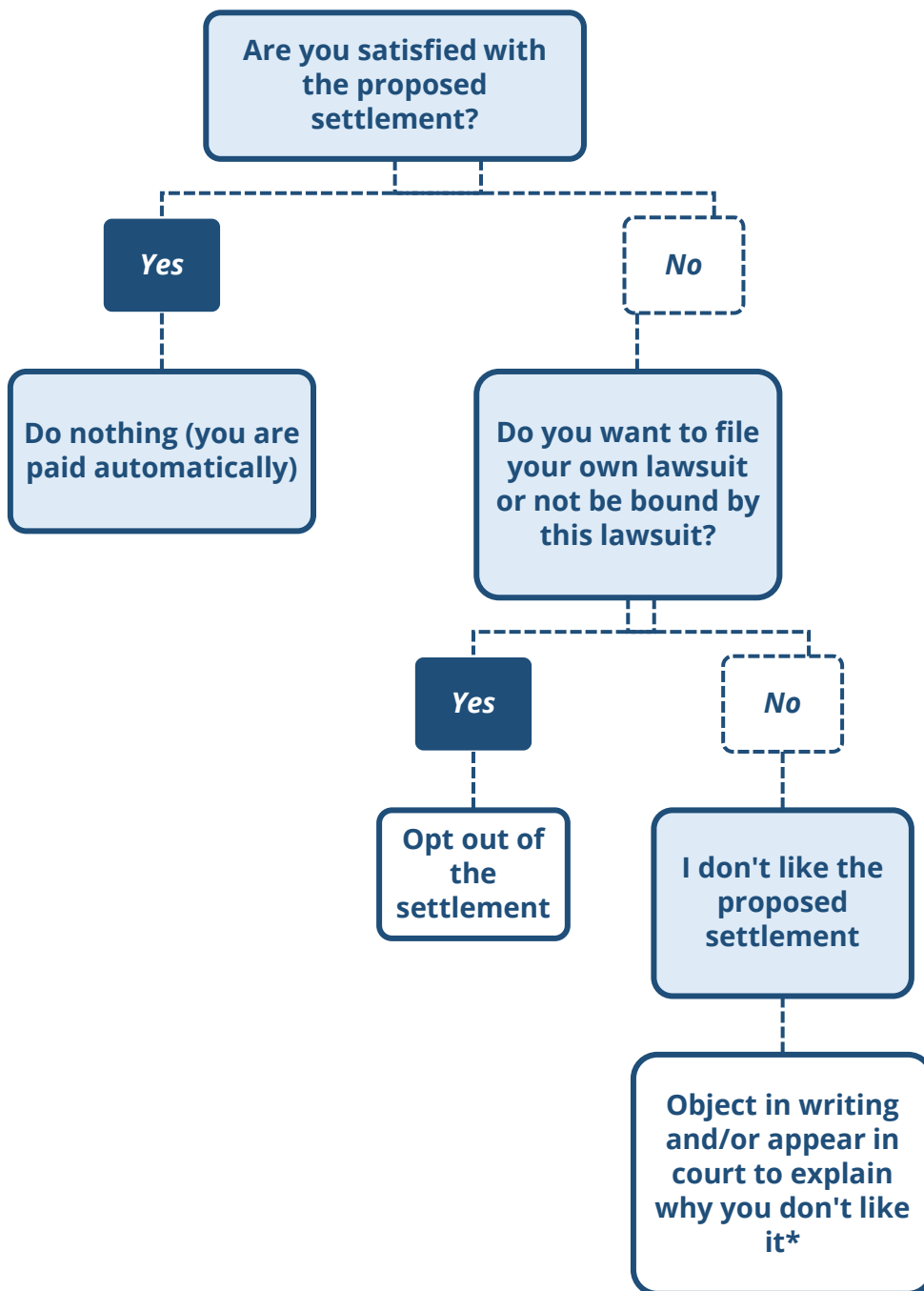
Deciding What to Do

How do I weigh my options?

You have three options. You can do nothing to stay in the settlement, you can opt out of the settlement, or you can object to the settlement. This chart shows the effects of each option:

	Do Nothing	Opt out	Object
Can I receive settlement money if I . . .	YES	NO	YES
Am I bound by the terms of this lawsuit if I . . .	YES	NO	YES
Can I pursue my own case if I . . .	NO	YES	NO
Will the class lawyers represent me if I . . .	YES	NO	NO

What is the best path for me?



**You can object to the settlement and still receive your payment.*

Submitting a Claim

How do I get a payment if I am a class member?

You do not need to submit a claim or take any action to receive a payment. If you are a settlement class member and do not exclude yourself, the Settlement Administrator will automatically mail a check to you. To make sure your payment reaches you, keep your mailing address current with the Settlement Administrator (contact information below).

Do I have a lawyer in this lawsuit?

In a class action, the court appoints class representatives and lawyers to work on the case and represent the interests of all the class members. For this settlement, the Court has appointed the following individuals and lawyers.

Your lawyers: F. Peter Silva II and Hassan A. Zavareei of Tycko & Zavareei LLP, and Jason S. Rathod, Nicholas A. Migliaccio, and Randolph T. Chen of Migliaccio & Rathod LLP. These are the lawyers who negotiated this settlement on your behalf.

If you want to be represented by your own lawyer, you may hire one at your own expense.

Do I have to pay the lawyers in this lawsuit?

Lawyers' fees and costs will be paid from the Settlement Fund. **You will not have to pay the lawyers directly.**

To date, your lawyers have not been paid any money for their work or the expenses that they have paid for the case. To pay for some of their time and risk in bringing this case without any guarantee of payment unless they were successful, your lawyers will request, as part of the final approval of this Settlement, that the Court approve a payment of up to one-third of common fund in attorneys' fees plus the reimbursement of out-of-pocket expenses.

Lawyers' fees and expenses will only be awarded if approved by the Court as a fair and reasonable amount. You have the right to object to the lawyers' fees even if you think the settlement terms are fair.

Your lawyers will also ask the Court to approve a payment of up to \$5,000 to the Class Representative, Norman Propst, for the time and effort he put forth to serve a class representative and achieve this settlement.

Opting Out

What if I don't want to be part of this settlement?

You can opt out. If you do, you will not receive payment and cannot object to the settlement. However, you will not be bound or affected by anything that happens in this lawsuit and may be able to file your own case. You cannot exclude yourself from the program changes called for by the proposed settlement.

How do I opt out?

To opt out of the settlement, you must complete the opt out form included with this notice and mail it by [opt-out/objection deadline] to the Settlement Administrator at:

[Settlement Administrator — to be appointed]
[Settlement Administrator address]
[City, State ZIP]
[Settlement Administrator phone]

Be sure to include your name, address, telephone number, and signature.

Objecting

What if I disagree with the settlement?

If you disagree with any part of the settlement (including the lawyers' fees) but don't want to opt out, you may object. You must give reasons why you think the Court should not approve it and say whether your objection applies to just you, a part of the class, or the entire class. The Court will consider your views. The Court can only approve or deny the settlement — it cannot change the terms of the settlement. You may, but don't need to, hire your own lawyer to help you.

To object, you must send a letter to the Court that:

- (1) is postmarked by [opt-out/objection deadline];
- (2) includes the case name and number (Norman Propst v. Brookfield Properties Multifamily, LLC, No. 1:25-cv-00636-GMH)
- (3) includes your full name, address and telephone number, and email address (if you have one);
- (4) states the reasons for your objection;
- (5) says whether either you or your lawyer intend to appear at the final approval hearing and your lawyer's name;
- (6) your signature.

Mail the letter to:

[Settlement Administrator — to be appointed] [Settlement Administrator address] [City, State ZIP] [Settlement Administrator phone]	United States District Court for the District of Columbia Office of the Clerk [Courthouse address] Washington, D.C. [ZIP]
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Doing Nothing

What are the consequences of doing nothing?

If you do nothing, you will receive a check at your current mailing address. You will be bound by the settlement and its “release” provisions. That means you will not be able to start, continue, or be part of any other lawsuit against Brookfield about the issues in this case. A full description of the claims and persons who will be released if this settlement is approved can be found in the Settlement Agreement, available at [settlement website].

Key Resources

How do I get more information?

This notice is a summary of the proposed settlement. The complete settlement with all its terms can be found here. To get a copy of the settlement agreement or get answers to your questions:

- contact your lawyer (information below)
- visit the case website at [settlement website]
- access the Court’s electronic case records system (PACER) online or by visiting the Clerk’s office of the Court (address below).

Resource	Contact Information
Case website	[settlement website]
Settlement Administrator	[Settlement Administrator — to be appointed] [Settlement Administrator address] [City, State ZIP] [Settlement Administrator phone]
Your Lawyers	Tycko & Zavareei LLP [firm email] 2000 Pennsylvania Ave. NW, Suite 1010

	Washington, D.C. 20006 Migliaccio & Rathod LLP [firm email] 412 H St., NE, Suite 302 Washington, D.C. 20002
Court (DO NOT CONTACT)	United States District Court for the District of Columbia Office of the Clerk [Courthouse address] Washington, D.C. [ZIP]

[To access the Court's eCourt Public Portal online found at www.pacer.uscourts.gov, you will need to create an account. You can then access documents by clicking on "Searches," on the next page clicking on "Case Number Search," then entering the case number 1:25-cv-00636-GHM and clicking "Search." On the following page, click the link Norman Propst v. Brookfield Properties Multifamily, LLC. You may then download images of every document filed in the case for a fee. You may also view images of case documents for free at one of the computer terminal kiosks at court locations.]