# 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 or online, $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**

1. File Number 1312790200065

2. Corporate Name: (Required) Platform Commercial Real Estate SBC

3. The public benefit corporation's board of directors has reviewed and approved this report.

4. 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)

See attached

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

January 27, 2026

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:

renee@platformMN.com

[X] 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:**

| Renee Spillum | 651.785.6065 |
|---|---|
| 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 [X]

January 20, 2026

RE: Public Benefit Corporation Annual Benefit Report

During the fourth year of operations for Platform Commercial Real Estate, SBC ("Platform") we are proud to have continued to advance 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).

- Supported worker owned cooperatives in one business and building purchase and one building disposition to a community nonprofit
- Provided owner's representation and leasing brokerage support to two nonprofit dance companies
- Supported a community land trust in multiple site acquisitions, development planning, grant writing and community engagement
- Worked with the City of Minneapolis, Lake Street Council and LISC to provide technical assistance to 19 emerging developers
- Worked with Nexus Community Partners to provide real estate feasibility analysis for multiple community investment cooperatives
- Provided feasibility analysis and predevelopment project management for an organization considering a transgender homeless shelter project
- Supported two nonprofit transitional housing providers with disposition support for properties that were no longer possible to operate
- Provided asset management services to two community-based property owners
- Brokered additional neighborhood scale property acquisitions, including:
    - Woman/BIPOC owned co-working business
    - Woman/BIPOC owned bakery
    - Nonprofit legacy arts organization buying the building they'd been renting
- Secured funding from the Met Council's Livable Communities program for two redevelopment projects and supported implementation and compliance
- Supported long term property owners and their tenants in transitioning ownership of buildings to the tenants.

We have not had any significant barriers to achieving our intended benefit in 2025. (1-iii) Platform's Board of Directors consists of Renee Spillum and Erin Heelan. We approved this document via unanimous vote at our Board Meeting on January 20, 2025.

Attested:

Renee Spillum, Chief Financial Officer and Vice President

**Work Item 1624625700026**
**Original File Number 1312790200065**

STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED
**02/03/2026 11:59 PM**



Steve Simon
Secretary of State