



SHOPONE CENTERS

# SUSTAINABILITY REPORT

**2024**

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# A LETTER FROM THE CEO

I am pleased to present an overview of the results and progress of our 2024 corporate Environmental, Social, and Governance (ESG) Initiative. Reflecting on our efforts over the past year, ShopOne has shown a strong commitment to our primary goals:

- Dedication to employee engagement both within the company and with our communities
- Commitment to the long-term health of our environment
- Transparency and commitment to our stakeholders

Our achievements in these areas enable us to generate sustainable growth and produce favorable results and returns for our stakeholders.

Our accomplishments are substantial. At the property level, we are committed to the highest standards in sustainable business practices, ensuring long-term growth. These efforts include converting all common area lighting to LED, with the most recent properties added to our portfolio to be completed by Q1 2025, bringing us to 100% LED. We continue to utilize cool roofing in our most recent roof replacements and have used environmentally friendly fluids and refrigerants in HVAC system replacements. Additionally, we have incorporated green initiatives in our leases to ensure a partnership with our tenants in our sustainability efforts.

This year has seen initiatives led by our team with company-wide efforts to create a positive, community-oriented culture, getting involved directly with the communities we serve and finding ways to give back. The team engaged in several charitable opportunities within our communities, including:

- Team ShopOne participated in our third Morgan Stanley Corporate Challenge, a 3.5-mile run in New York City generating proceeds for the Central Park Conservancy.
- ShopOne's Ohio Team volunteered for a day of service at Toledo Grows, a local organization dedicated to growing fruits and vegetables for people in need in the Northwest Ohio area.
- ShopOne's Ohio Team volunteered for a day of service at the Toledo Food Bank, helping provide food for underprivileged residents of the Toledo area. The Toledo Food Bank is an affiliate of Feeding America, a non-profit organization dedicated to eliminating hunger across the US.
- Our New York team volunteered for a day of work cleaning gardens for The Department of New York Parks and Recreation.

At ShopOne, we continue to adhere to practices that ensure transparency and thorough reporting for our partners and stakeholders.

I look forward to continuing our efforts in 2025 to further ensure both a sustainable and profitable future.

Sincerely,

Chris Reed



Chief Executive Officer



# What People Need. Where People Need It.

## Business Strategy

ShopOne Centers is a fully integrated management and operating platform focused exclusively on designing and executing strategies in U.S. grocery-anchored neighborhood shopping centers through partnerships with institutional investors.



**Retail sector specialists with  
extensive public REIT experience.**

**Trusted partnerships with leading,  
national retailers.**

**Disciplined, value creation process.**

### ShopOne Centers

Graybar Building  
420 Lexington Avenue  
Suite 825  
New York, NY 10170

# Background

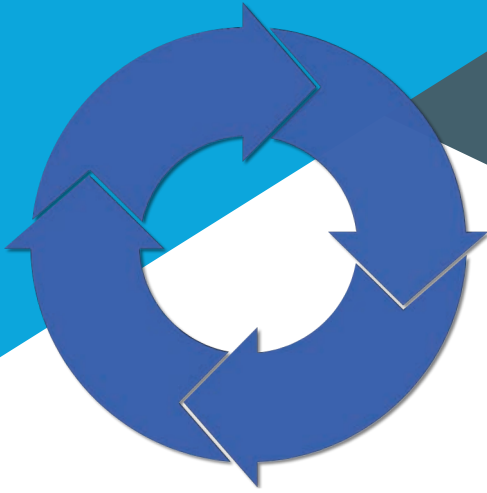
It is our responsibility to conduct business in the best long-term interests of our environment, our communities, our tenants, our vendors, and our stakeholders. Our ESG program is designed to establish ongoing principles that we adhere to each day focused on our commitment to best practices with these parties in mind. Our ESG program continued to evolve in 2024 to appropriately address the changing needs of our property portfolio, as well as the growing number of internal and external stakeholders that ShopOne serves.





## ESG COMMITTEE





**Our daily efforts are based on the integrity and high standards to which we adhere.**

- We are a company with managed real estate assets across 14 states. As such, we have an influence on numerous communities and a wide variety of tenants and vendors. While these parties are widely diverse, both geographically and culturally, we approach our interactions with a consistent theme of honesty, integrity, and civility.
- We hold ourselves to the highest standard, making us an ideal corporate citizen and business partner.
- We are problem solvers and both creativity and innovation are celebrated. We expect and get the most out of our team members as they are encouraged to share their thoughts and ideas so that we can thrive as a best-in-class organization.
- We strive as a team with regular group interactions, both professionally and socially, thus creating an environment of collaboration.
- We recognize that our revenue comes from our tenant rent and as such, we view our tenants as our customers. With this philosophy, sustainability of the landlord/tenant relationship is maximized.

# Core Environmental Objectives

## ENERGY

- Convert each property parking lot lighting to LED within 18 months of ownership
- Pursue the possibility of placing electric charging stations and solar panels at each property

## BUILDING

- Using cool (reflective) roofing on all property roofs as replacement is needed
- Placing high-efficiency HVAC units at all properties as older units need replacement

## WASTE

- Continued use of paperless business practices whenever possible by utilizing platforms such as VersaPay, Nexus, and DocuSign



# Environmental Perspective



As managers and operators of commercial shopping centers, we are continually mindful that our practices must protect and enhance the physical environments in which they exist. The foundation of our environmental policy is to adhere to all local environmental laws and regulations; however, to sustain the long-term viability of our assets, we go further and strive for sustainable processes, materials, and products in our construction and development efforts. Operating our centers sustainably enhances the quality of life of each of our tenants and our vendors. This also creates lasting value for the communities in which we operate.



# Social Engagement

ShopOne is committed to sustaining a healthy, engaged, and community-minded employee base. We also consider ourselves aligned with the communities in which we work and operate shopping centers. Our commitment to sustainability ensures that our employees, tenants, shoppers, and communities thrive in a healthy and safe environment. Through our operating practices, we have been capable of creating some of the healthiest places in which to work and shop.





## Governance

ShopOne operates within a framework of policies and procedures that were developed to ensure corporate responsibility, integrity, transparency, and accountability in all internal and external relationships. Consistent communication at all levels is paramount in that a rigorous assessment of financial results, investments, and overall business is adhering to the highest level of integrity. Due diligence processes are in place with the Board of Directors. External audits are conducted annually. Internal processes are institutional and formal, including thorough property investment reviews, annual operating budget reviews, and a formal real estate committee focused on a thorough review of leasing deals and capital allocation.

We provide accurate and relevant information to our stakeholders about our financial performance and if anything were to arise, we are well structured to deal promptly and appropriately with any actual or apparent conflicts of interest or regulatory irregularities.



# ESG INITIATIVES



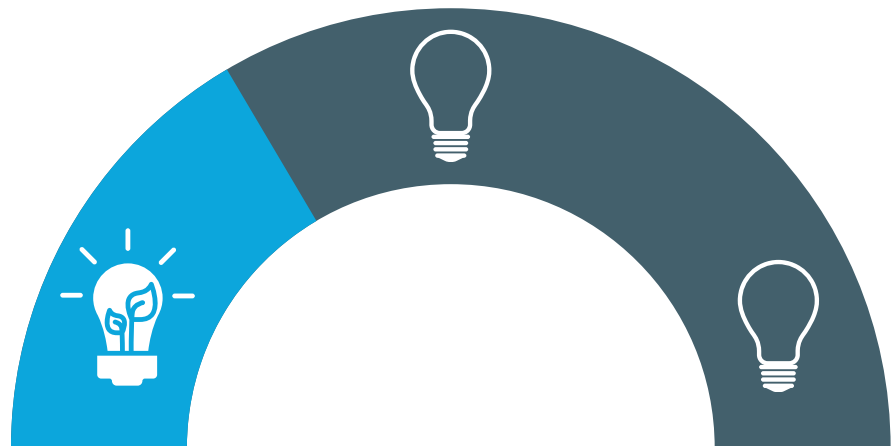
Caughlin Ranch - Reno, NV

# Environmental

## LED Lighting

ShopOne continuously converts parking lots lights at every property to LED (light-emitting diode). This undertaking will reduce energy consumption by 100,000-300,000 kilowatt-hours per year per property. LED lighting is also environmentally friendly, containing no mercury gases and materials are recyclable. Most recently, ShopOne has initiated or completed LED upgrades to common area lights at it's newest property at Kennesaw Walk in Kennesaw, GA.

KWH/Year usage expected  
to decrease by 2/3 with  
upgrade to LED lighting

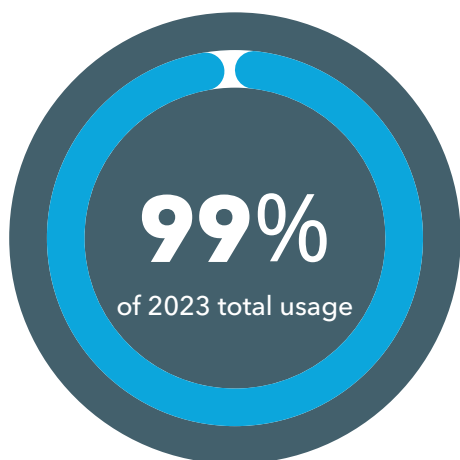


## SMART Timers

We have an internal energy management program that provides for SMART timers and controls, thus reducing uncontrolled lighting and precisely operating the common area lighting.

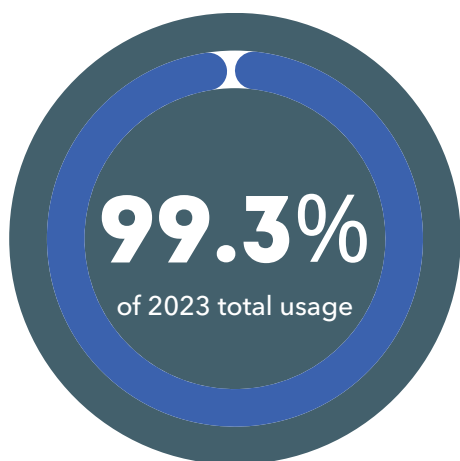
# ShopOne

## 2024 Consumption\*



### Energy Consumption

kBtu usage for 2024 is down 1%  
in comparison to 2023



### GHG Emissions (Greenhouse Gas)

Therms usage for 2024 is down .75%  
in comparison to 2023



## "Green" HVAC

When upgrading HVAC systems, we require high efficiency systems. According to the US Department of Energy, as much as 50% of a commercial building's energy usage is to operate HVAC. These newer systems also use "green" refrigerant.

Our policy requires the use of HVAC units with high-efficiency R-410A refrigerant when replacing HVAC as part of leasehold improvement.

In 2024, we replaced or added a total of 16 HVAC units.

## Cool Roofing

TPO (thermoplastic polyolefin) re-roof projects: When the roof is cooler – naturally, the interior of your building remains cooler. White TPO reflects harsh solar rays instead of absorbing them so less is spent keeping your facility cool during hot summer months. White TPO meets and often exceeds the U.S. Environmental Protection Agency's ENERGY STAR specifications. In addition to energy savings, TPO is 100% recyclable.

## Solar Panels

ShopOne evaluates all properties for the potential to sign leases with energy providers that allows them to lease shopping center rooftops for the implementation of solar panel farms. This initiative utilizes the ample space atop these centers to generate clean, renewable energy, reducing the carbon footprint and contributing to the local grid. By partnering with solar technology experts, ShopOne ensures efficient installation and maintenance, highlighting their commitment to environmental stewardship and sustainable business practices.

Harnessing solar power is a key component of sustainable energy solutions. Solar energy is abundant, renewable, and significantly reduces greenhouse gas emissions compared to fossil fuels. Solar panels convert sunlight into electricity without producing air pollution, making them an environmentally friendly option. Utilizing shopping center rooftops for solar farms optimizes space and supports the transition to a greener energy infrastructure, exemplifying how commercial properties can advance sustainable development and combat climate change.

Solar panel installation is underway at two centers in North Providence, RI and Corona, CA.





## Sustainable Practices

We have engaged with our tenants to act on sustainable initiatives, particularly as it relates to energy usage, trash collection and recycling. Additionally, we incorporate LED lights in all turnkey fit outs.

At the majority of our properties, we have created a formal waste management program in which we apply logistics, reducing the number of containers on sites, thus reducing the number of trash hauls per year.

## "Green" Leases

We are in the process of incorporating "green" lease clauses into our standard lease form to ensure that tenants comply with appropriate construction practices and materials when constructing their spaces as well as complying with environmental standards when operating their business.





# EVgo®



## EV Charging Stations

ShopOne is partnering with vendors on the installation of electric vehicle charging stations at various properties.



## Sustainable Partnerships

When upgrading or completing new landscape plans, we incorporate designs that help to reduce irrigation needs, and install local and native species that thrive in each climate, thus reducing the carbon footprint by offsetting green areas vs large asphalt surface areas.

We have formed relationships with regional and national vendors and contractors to ensure environmentally friendly practices at our properties.





# Social

## Team First Environment

Since July of 2021, the company has operated on a hybrid work environment with employees split between remote work and office attendance, which provides a collaborative, albeit more flexible quality of life for our team.



ShopOne provides company semi-paid benefits to its employees. The provider additionally offers discounts, tools, and resources for a healthy lifestyle and overall wellness.

## Ethical Workplace

We are establishing ethical standards for all vendor engagements.

Our ShopOne Employee Handbook provides policy on whistleblowing, code of conduct, harassment reporting, etc. All ShopOne employees are required to complete annually sexual harassment training to meet the New York State standard requirement. The ShopOne employee handbook was created with guidance and review from HRWS and ADP.

## Diversity & Inclusion

ShopOne is a dedicated equal opportunity employer with a stated commitment to diversity. This commitment is embodied in company policy and the way we do business and is a key element of a sustainable business.



## Corporate Giving

We have committed to anchor our volunteer efforts with Feeding America, a non-profit organization that strives to put an end to hunger in our communities. Through volunteerism and hunger awareness, we give back and support with the gift of food. Feeding America is the largest hunger-relief organization in the United States. They have partnerships with 200 Food Banks across the U.S. to help feed communities throughout the country. In addition, ShopOne has partnered with Toledo GROWS, a home base farm that serves 105 community gardens around the city, further supporting our efforts to help feed our communities.

ShopOne contributes to local events that propel the growth and success of our communities including the Lighting Robotics Team 862, a FIRST Robotics Competition team. This high school program is aimed at advancing STEM initiatives for the future.

The Trails Shopping Center in Ormond Beach, Florida hosts several for charity events benefiting local charities and non-profit organizations each year.

# Governance

## Cyber Security

Cybersecurity Testing and Training is completed annually by every member of the ShopOne team through KnowBe4.com. 2024 testing resulted in a 100% successful result for the ShopOne team. This is a testament to ShopOne's last line of defense against bad-actors.



## Responsible Policy & Procedure

Established institutional quarterly reporting framework with Board of Directors. ShopOne has in-place Corporate Governance policies that govern the company's decision-making process and overall business operations. ShopOne has a 4-member Board of Directors and a detailed set of policies and procedures for topics such as employee code of conduct, conflicts of interest, anti-corruption, anti-money laundering, and whistle blowing.

Formalized internal processes including regular committee-structured reviews of leasing, capital spending, budgeting, investments, and asset management.

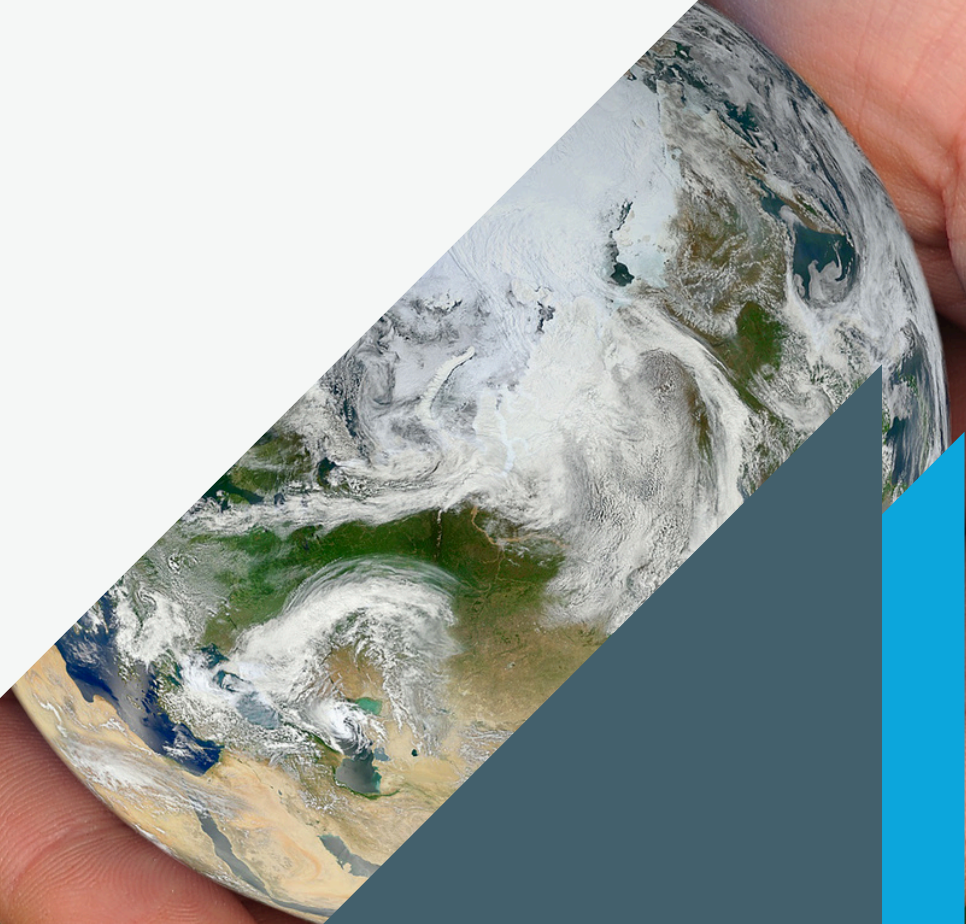
Formalized investment committee with internal executives and external stakeholders.



# PROMISE TO OUR FUTURE

ShopOne plans for  
2025 and beyond

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## ENVIRONMENTAL

In 2025, as we continue our aggressive expansion efforts, we will strive to create new opportunities to enhance our role as community participants in environmentally favorable activities. In 2025 we will unveil our first rooftop solar panel array in North Providence, RI and Corona, CA. We will continue our current efforts to further develop Green Lease elements. We are also partnering with local communities in providing reporting on our energy consumption.

## SOCIAL

Much of our efforts in 2025 will be geared towards establishing best practices in DEI initiatives. We will also continue our commitment to giving back through volunteer efforts oriented towards feeding underprivileged members of the communities in which we do business. Finally, we will also continue engagement with our employees in establishing an upbeat, positive corporate culture.

## GOVERNANCE

ShopOne will continue to provide high-quality institutional, and transparent financial and operational reporting to our Stakeholders and our financial partners.

