

CORPORATE SUSTAINABILITY REPORT

2021





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LETTER FROM OUR CEO

After another tremendous year for our team at SITE Centers, I am pleased to present to you our 2021 Corporate Sustainability Report, which is our eighth sustainability report and our sixth completed to the Global Reporting Initiative (GRI) Standards. As we look back at our efforts throughout 2021, our team has much to be proud of in terms of accomplishments and progress to date on our goals. We continue to prioritize our stakeholders, including the environment, our people, and our communities, to work to ensure that they remain a focus throughout every facet of our business.

2021 was a year of adaptation, on both a small and large scale. The summer of 2021 saw us shift to a new, hybrid, in-person work environment, which allows our employees to work from the office two to three days per week and from home the remainder of the week. However, the pandemic and its new variants propelled us to quickly shift back to entirely remote work toward the end of the year; fortunately, workplace flexibility has become second nature over the past few years, and our team members continue to adjust to the changing landscapes with profound agility and patience. 2021 also included the commencement of the construction phase of our corporate headquarters renovation, and we are excited for our employees to have a more collaborative, more efficient, and more modern work space surrounding them upon its completion.

The year also saw our Environmental, Social, and Governance (ESG) committee shift into a new era, with a dedicated, full time ESG manager and an expanded roster of members from every department of our organization allowing for a broader perspective and alignment with ESG goals. Those goals are structured into sub-categories centered around employee engagement, community engagement, and sustainability. Our overarching goal remains a focus and investment in employee engagement, our environment, and our properties, which allow us to generate sustainable growth and generate favorable outcomes and returns for our stakeholders.

At the property level, we remain committed to the conversion of all remaining common area lighting to LED, the conversion of all remaining roof systems to white reflective roofing, the installation of sub-meters for all remaining irrigation systems, and the continued reduction of water usage in the common areas we control. These initiatives not only allow us to shrink the carbon footprint at our properties, but also generate an acceptable return on our capital.

2021 also saw the continued evolution of many of our internal, employee-led initiatives including our charitable-giving program YOUNity, our Women of Influence program, and our diversity, equity and inclusion initiative, SITE Helpers. SITE Helpers in particular had an exceptional year, working to close the diversity gap in commercial real estate by spearheading both the launch of our Work-Based Internship program out of our Atlanta office as well as the implementation of new hiring practices, which ensures a more diverse slate of qualified candidates throughout the recruitment process. Our employees are the driving force behind all these initiatives, and their commitment to making a positive, lasting contribution to society is the bedrock of our culture.

We entered 2021 full of hope of recovery from the pandemic, and while those expectations may have shifted throughout the year, our team members continued to demonstrate their fearlessness, authenticity, curiosity, and thoughtfulness along the way. I look forward to seeing how the dedication and creativity of our teams drives new ways to build a more sustainable and responsible future.



Sincerely,

David R. Lukes
President & CEO





SITE CENTERS OVERVIEW

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Marshalls

ABOUT OUR COMPANY

SITE Centers is a self-administered and self-managed real estate investment trust (REIT). The Company's mission is to provide sustainable growth to stakeholders by owning and operating open-air shopping centers in suburban, high household income communities. At the end of the year, December 31, 2021, the Company owned and managed approximately 42.2 million total square feet of gross leasable area (GLA).

OUR BUSINESS

We derive the majority of our revenue through the rental of our properties to tenants, and the operations of our tenants are responsible for the significant majority of the energy and natural resources utilized at our centers. Tenants are directly responsible for energy and water consumption with respect to their stores, and shopping center leases generally do not provide us with the ability to control or monitor tenant resource usage or impose efficiency mandates on the interior of tenant spaces. As a result, our initiatives with respect to energy and resource conservation are largely focused on the areas of our properties where we maintain daily control, mainly the exterior shell of our buildings and our properties' exterior common areas.

The Company believes the following serve as cornerstones for the execution of its strategy:

- Maximization of recurring cash flows through strong leasing and core property operations;
- Growth in Company cash flows through capital recycling, especially the redeployment of capital from mature, slower growing assets into acquisitions that offer operational and tactical redevelopment potential;
- Enhancement of property cash flows through creative, proactive tactical redevelopment efforts that result in the profitable adaptation of site plans to better suit retail tenant and community demands;
- Risk mitigation through continuous focus on maintaining prudent leverage levels and duration, as well as access to a diverse selection of capital sources, including the secured and unsecured debt markets, unsecured lines of credit, common equity and capital from a wide range of joint venture partners and
- Sustainability of growth through a constant focus on relationships with investor, tenant, employee, community and environmental constituencies.

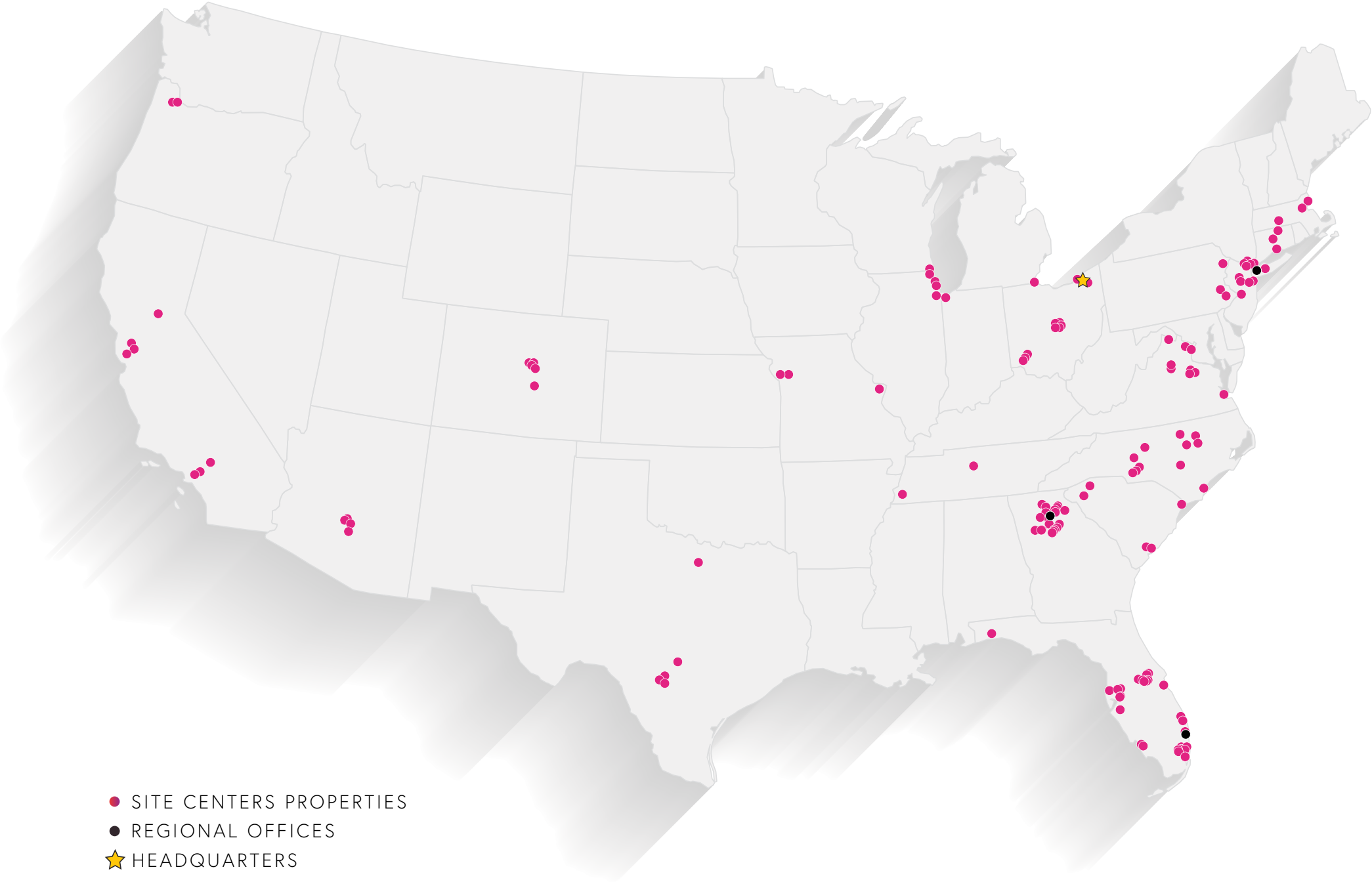
42.2MSF
GROSS
LEASABLE AREA

136
SITE CENTERS &
JV PROPERTIES



OUR PORTFOLIO

OWNED AND MANAGED, AS OF DECEMBER 31, 2021



AT A GLANCE

136 | 3
SITE CENTERS PROPERTIES | REGIONAL OFFICES

92.7%
LEASED RATE

42.2MSF
OWNED GLA

292
EMPLOYEES

ABOUT THIS REPORT

The purpose of this report is to transparently communicate the results of SITE Centers' Environmental, Social and Governance initiatives to our various stakeholders. The data it contains was obtained through our current systems and processes and pertains to all of SITE Centers' wholly-owned and joint venture shopping centers. For additional information, please contact sustainability@sitecenters.com.

This report was structured in alignment with the principles of the Global Reporting Initiative (GRI). The intent of this alignment is to incorporate the criteria detailed in the "In Accordance-Core" GRI Standards. Key performance indicators within this report have also been aligned with SITE Centers' Global Real Estate Sustainability Benchmark (GRESB) assessment, and the Sustainability Accounting Standards Board (SASB). New to this report is our preliminary discussion on the Task Force on Climate-Related Financial Disclosures (TCFD), as SITE Centers considers these to be the vanguard in accountability and transparency of corporate responsibility data. As such, we internally validate and self-declare all the information published in this report through supporting documentation. SITE Centers reviewed each reporting standard and determined our reporting priorities based on the following criteria: SITE Centers' vision of Environmental, Social and Governance, relevance to our organization's operations and stakeholders, and accessibility of the data necessary to compile our Corporate Sustainability Report.

At SITE Centers, Environmental, Social and Governance initiatives are a core focus of the organization. With that in mind, we strive to continually enhance and improve our data collection and communication efforts at the corporate and asset level in order to maintain leading organizational practices amongst peers. Over the course of the year, we may choose to improve or add additional transparency to our reporting metrics.



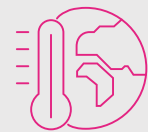
STAKEHOLDER ENGAGEMENT

During the reporting period, SITE Centers engaged with each of our stakeholders in different capacities. The level and nature of the engagement is based on the specific operational relationship with the stakeholder. The information below identifies SITE Centers' stakeholders, the practice of engagement, and the frequency of the engagement during the reporting period.

STAKEHOLDERS	CONTACT LEVEL	PRACTICE & FREQUENCY
Tenants	Asset	SITE Centers engages with tenants through lease negotiations and asset-level operational interaction.
Lenders	Organizational	SITE Centers engages with our lenders through the initial lending process, routine compliance reporting, operational interaction and property inspections.
Joint Venture Partners	Asset & Organizational	SITE Centers engages with our joint venture partners through partnership creations, ongoing operational interaction and regular reporting processes.
Shareholders/Investors/Analysts	Organizational	SITE Centers engages with the investment community through quarterly earnings calls, press releases and our annual shareholder meeting. SITE Centers engages with debt and equity investors and analysts through quarterly earnings calls, personal meetings with financial institutions and investment firms, industry conferences and events, and publication of sustainability information on our website.
Community	Asset & Organizational	SITE Centers engages with the community through volunteer hours given to our employees, partnerships, monetary donations and events with charitable organizations, property-level events, social media campaigns, marketing events and through ongoing interaction with municipalities and governing agencies.
Shopping Center Patrons	Asset	SITE Centers engages with shopping center patrons through best-in-class property operation, social media campaigns, property-level events and marketing campaigns.
Employees	Asset & Organizational	SITE Centers engages with employees thorough internal communications, wellness programs, staff meetings, personal development programs, quarterly meetings/calls with executives and bi-annual performance evaluations for all staff.
Industry Organizations/Trade Associations	Asset & Organizational	SITE Centers is an active member of ICSC, NAREIT, and GRESB as well as a Building Cyber Security Advisory Board Member, member of the Real Estate Cyber Consortium CRE Leadership Advisory, and an InfraGuard member.
Municipalities	Asset	SITE Centers engages with municipalities through ongoing operational, development and redevelopment activities.
Vendors	Asset & Organizational	SITE Centers engages with vendors through ongoing property and organization operational activities, contract negotiations, Code of Conduct enforcement and payment processes.

MATERIALITY ASSESSMENT

As a part of SITE Centers' commitment to transparency around our environmental, social and governance issues, the Company continually assesses the listed initiatives to determine the level of materiality of our core business objectives to our stakeholders. In our previously published CSR reports, we provided graphs and charts to reflect the materiality at a given time. With our acute focus on ESG, as well as the constant changes to the environments in which we operate, the materiality of any given objective is continually evolving. SITE Centers' ESG Focus Committee therefore evaluates these objectives throughout the year to determine the impact to our operations, as well as to develop targets and implementation procedures to meet our core business objectives.



ENVIRONMENTAL FOCUS:

- Climate Change
- Sustainable Building Practices
- Energy Efficiency
- Water Efficiency
- Waste Management



SOCIAL OBJECTIVES:

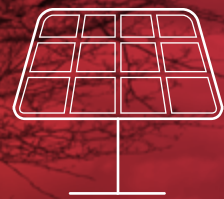
- Tenant Engagement
- Community Engagement
- Good Employer Practices
- Health & Safety



GOVERNANCE & ETHICS:

- Governance
- Transparency in Reporting
- Ethical Business Practices





ENVIRONMENTAL

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ENVIRONMENTAL

APPROACH TO CLIMATE CHANGE

The effects of climate-related changes are a concern as the United States continues to be impacted by weather-related events (hurricanes, tidal changes, wildfires, etc.). To help understand and explain our approach on climate change, we are aligning with the Task Force on Climate-Related Financial Disclosures. The four core elements of TCFD are Governance, Strategy, Risk Management, and Metrics and Targets.

GOVERNANCE

In 2020, SITE Centers' Board of Directors renamed its governance committee the Nominating and ESG Committee in recognition of the increasing importance of ESG matters to the company and its stakeholders. This committee maintains a charter which specifies its ongoing responsibilities, including general oversight of the company's ESG strategy, initiatives and policies. As of December 31, 2021, the Nominating and ESG Committee consisted of three independent directors.

STRATEGY

SITE Centers' business could be impacted by both policy changes and physical risks relating to climate change. On the policy front, future regulations could require that we use specific materials or equipment in new construction, require that we modify components or equipment in existing structures and/or impose various restrictions on our property operations. To the extent that our tenants share in any increased costs resulting from these items, it may impact the amount of base rent they are willing or able to pay to lease space from us.

Climate change also presents physical risks to our business in the forms of increased severity and frequency of weather-related events such as tornadoes and hurricanes and rising temperatures and sea levels. Many of our investments in recent years have been concentrated in areas which enjoy favorable demographics and population migration trends, including the Southeast and Southwest. The increasing concentration as well as the impact of climate change on these areas could impact the availability and cost of insurance and increase utility costs for us and our tenants. Although tenants typically reimburse our company for the cost of insurance premiums, increasing premiums could limit the amount our tenants are willing or able to pay in base rent to lease space from us.



RISK MANAGEMENT

Maintaining adequate insurance is SITE Centers' primary approach for managing and mitigating the impact of climate risk on our business. We work closely with our third-party insurance broker to annually review the adequacy of our insurance coverage. These reviews often include "probable maximum loss" scenario modeling in order to estimate the amount of damage that might be sustained at our properties in connection with natural disasters of varying degrees of severity. Our insurance coverage also includes business interruption insurance which would help to offset the impact of lost tenant revenues during any rehabilitation or reconstruction period resulting from these events.

In order to enhance resiliency and mitigate the risk of weather-related events to our properties, SITE Centers has specific policies and protocols around disaster preparedness, disaster response and post-disaster stabilization. SITE Centers reviews these policies annually and provides appropriate training to our operational staff. As part of our resiliency strategy, we have partnered with NOAA to become a WeatherReady Nation Ambassador. Under this partnership, SITE Centers is committed to making natural disaster preparedness a priority through outreach efforts and engaging with our constituents and stakeholders.

We also aim to mitigate the impact of severe weather events on our business and operations by ensuring that our ongoing construction, major renovation and new construction projects meet or exceed local codes. This includes code requirements for high velocity wind zones (I90/I120), earthquakes, snow loads and other weather-related factors. Each project is analyzed to determine the appropriate codes and associated geographical risks to include measures that would reduce damages such as additional roof fasteners in corners and coping caps. We also believe that certain of our recent property-level investments (including LED lighting, lighting control systems, white roofing materials and sub-metered irrigation systems) may help to mitigate the impact of any new regulatory requirements or operating restrictions that might be imposed in the future on the exterior components of our shopping centers.

As outlined on [page 35](#), SITE Centers maintains an ESG Committee comprised of members of our senior management team to identify risks and opportunities relating to climate change and to discuss initiatives to improve the sustainability of our shopping centers and the transparency of our ESG reporting to stakeholders.

METRICS AND TARGETS

SITE Centers has adopted specific goals and initiatives with respect to the common areas and exterior elements of our shopping centers in order to reduce the impact of our properties on the environment. Specifically, SITE Centers is committed to projects to convert all remaining common area lighting to LED, to convert all remaining roof systems to white reflective roofing, to install sub-meters for all remaining irrigation systems, and to the continued reduction of water usage in the common areas we control.

ENVIRONMENTAL

GREENHOUSE GAS PROTOCOLS

Greenhouse gas emissions are an indicator of operating efficiency and an important metric in understanding our organization's overall impact on the environment. This year's report includes our Scope 1 and Scope 2 emissions as defined by the Greenhouse Gas Protocol. Through reduction strategies like green power generation, electrical consumption and smart meter technologies, SITE Centers reduced our overall greenhouse gas emissions on a year-over-year, same-store basis at our wholly-owned properties by 20.3%. We consider Scope 1 and Scope 2 to be the categories in which we possess the highest level of operational control. This year we also began including generation sources as part of our RFP process in open markets for electricity providers. The selection of providers is now based on kwh cost and how the power is being generated to ensure we are balancing cost and GHG emissions. In 2021, we acquired seven properties that previously were owned in joint ventures; in the comparison below, these properties have been classified as wholly-owned in both periods. As we continue to execute on our efficiency strategies, we look forward to further emissions reductions each year. For additional context around climate change mitigation, please [click here](#).

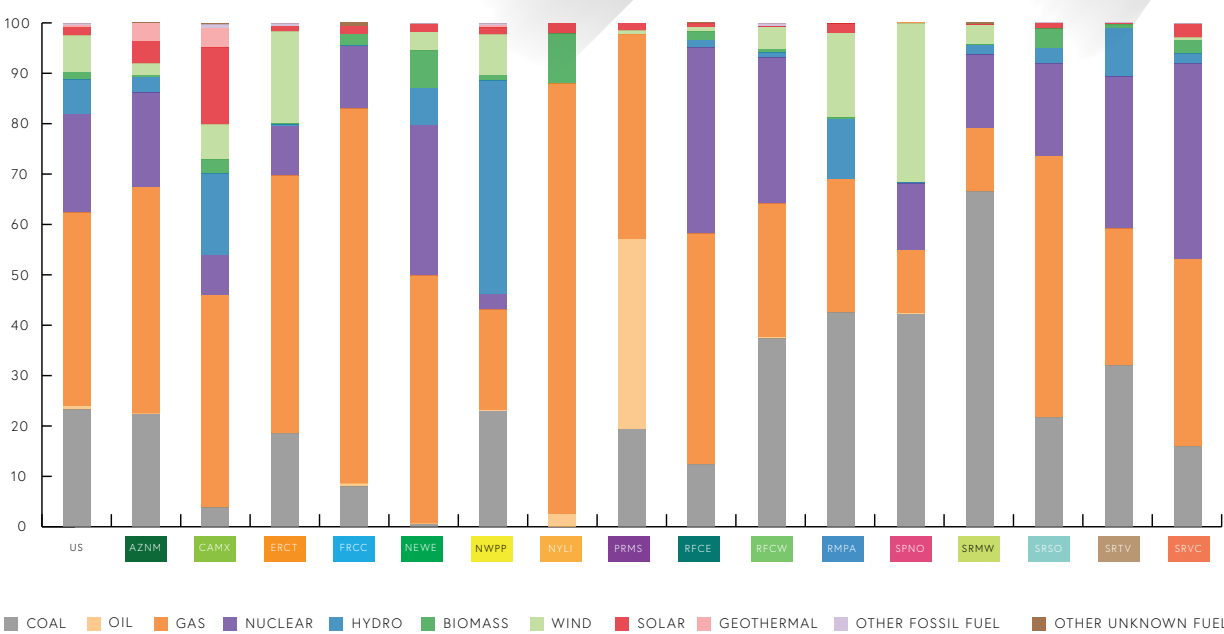
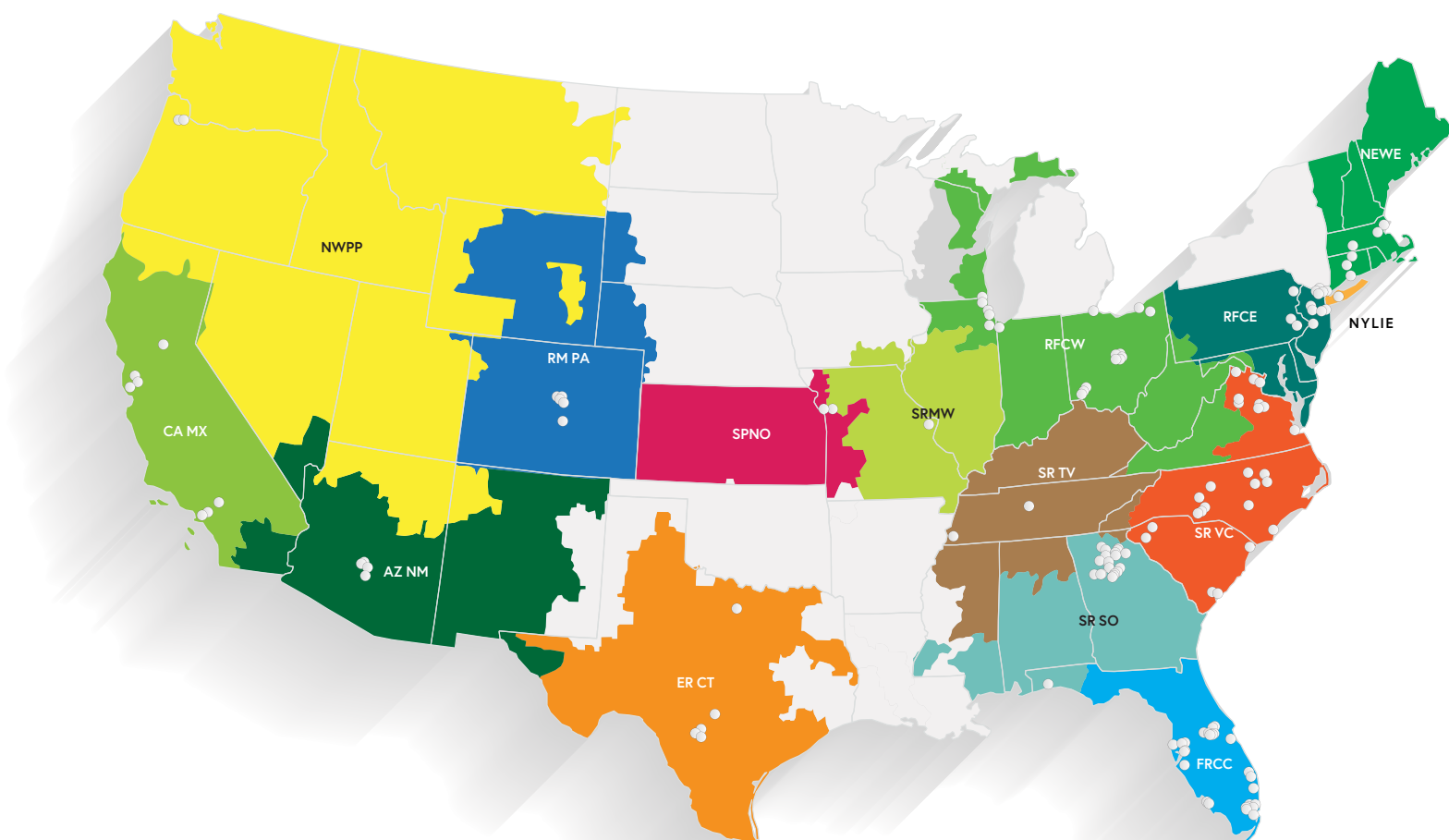
SITE CENTERS GHG EMISSIONS



NOTE: High Street data not included

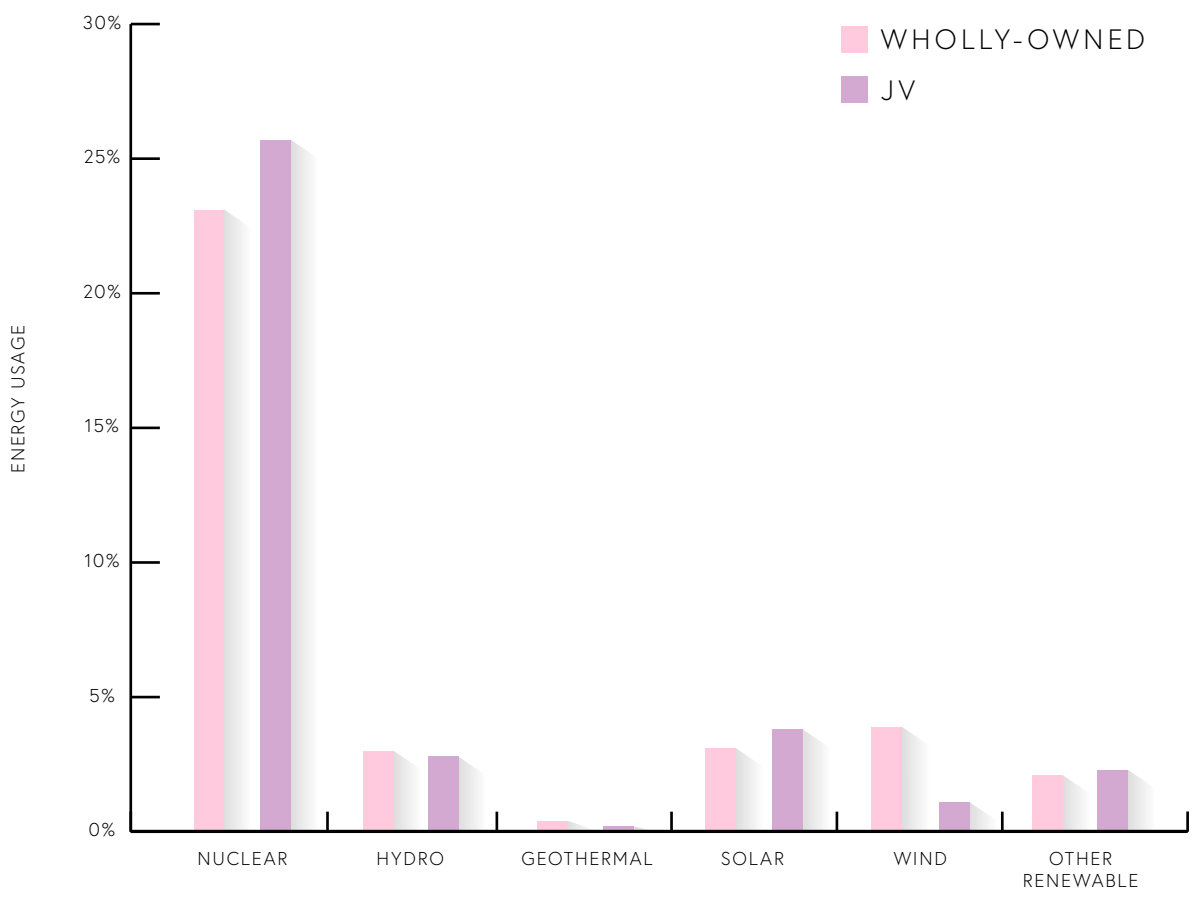
ENVIRONMENTAL

ENERGY MANAGEMENT



35.7%

OF SITE CENTERS' CONTROLLED POWER USE IS GREEN POWER ORIGATION



SOURCE: U.S. EPA | NOTE: SITE Centers does not own properties in omitted regions.

ENVIRONMENTAL

TECHNOLOGY & ELECTRICAL CONSUMPTION

TECHNOLOGY

SITE Centers strives to find ways to reduce our dependence on non-renewable energy sources, limit our environmental footprint, reduce operating costs for our tenants and shareholders, and provide the most efficient property-level systems. Exterior common area electricity is the largest factor of energy consumption that we can control within our portfolio. Stringent energy reviews, lighting upgrades and lighting control programs are the primary focus of our energy management initiatives.

To fully understand the energy used in the external elements of our properties and the related impact on the environment and our stakeholders, SITE Centers conducts a quarterly analysis of energy usage. These reviews are conducted on an asset-by-asset basis by the teams that are responsible for the daily management of the properties and are a critical piece in developing strategies to minimize usage and identifying efficiency opportunities. We are committed to converting our parking lot and exterior building lighting to LED technologies and this initiative continues to be at the forefront of our energy management strategy. Through these conversions, we have installed 5,703 LED parking lot fixtures and hundreds of building fixtures. Currently, approximately 52% of our parking lot fixtures are LED. These conversions not only produce substantial energy savings, but also generate operational and maintenance savings. Additionally, our communities benefit from greenhouse gas/emissions reductions as there are fewer truck trips to the properties to service and repair our lighting facilities. We are on track to convert all controlled exterior lighting to LED by the end of 2024.

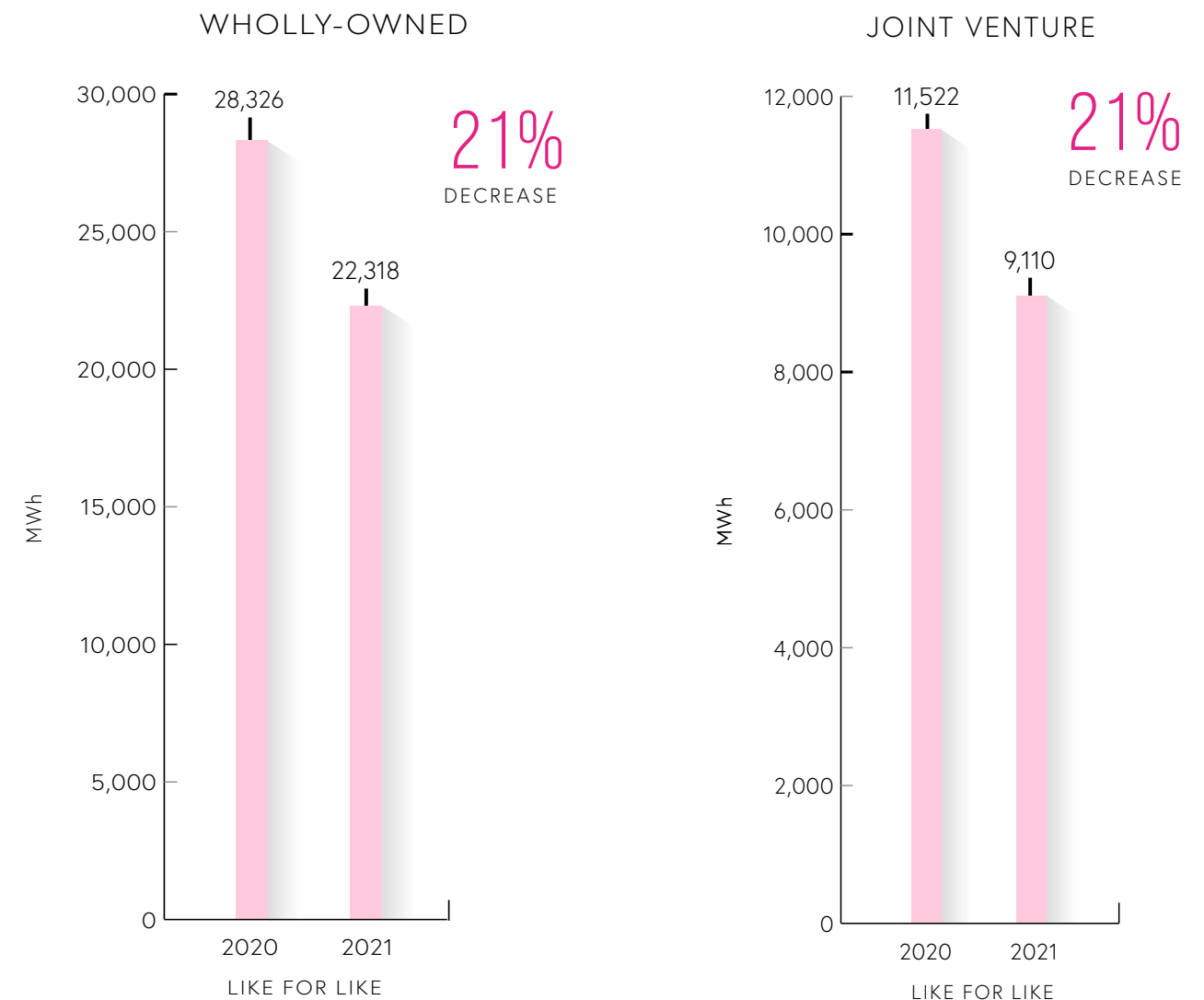
Energy management systems are also a critical element of our reduction strategy. Utilizing lighting controls to minimize unnecessary lighting in off hours creates substantial energy and environmental benefits. At the end of the reporting period, 100%* of our properties with common area lighting utilize lighting controls to regulate exterior property lighting. We continue to explore technologies and strategies that will aid our operating teams to further reduce the energy used in the exterior areas of our properties. For additional context around our energy management strategies, please [click here](#).

In 2021, our IT department upgraded network, server, and storage equipment at our corporate offices which reduced the energy used by our information technology office systems by over 31% and increased network performance. The new equipment reduced space and energy consumption while increasing network performance. Additionally, we removed tape libraries and moved to a cloud-based storage solution, which decreased recovery time objectives and further reduced physical space requirements.

ELECTRICAL CONSUMPTION

In 2021, with a return to a normalized operation schedule, our property managers increased their site visits to ensure proper operations of lighting systems, and focused on the conversion of old system controls to newer, more efficient systems. In 2021, we acquired seven properties that previously were owned in joint ventures; in the comparison below, these properties have been classified as wholly-owned in both periods.

SITE CENTERS ELECTRICAL CONSUMPTION



*Emmet Street Station was purchased in Dec 2021 and is not included in control percentage
GRI • 102-1, 102-15, 102-46, 102-47

ENVIRONMENTAL

COOL ROOFING & GREEN ROOFING

As a significant building owner, it is important for us to understand the impacts of the Urban Heat Island Effect. Large expansive parking lots and dark colored roofs can impact the annual mean air temperature of a city by 1.8-5.4 degrees Fahrenheit. To aid in the mitigation of this effect, SITE Centers has adopted a program to install white reflective roofs as part of any roof replacement project that takes place across the portfolio. The white roof membranes have a high degree of reflectivity and allow for the sun's rays to be sent back into the atmosphere versus being absorbed into the structure of the buildings. This reduction in heat allows for decreased cooling costs for our tenants and reduces summertime peak demand on the local electrical grids. Unfortunately, due to global supply chain issues, a significant number of our budgeted 2021 roofing projects were deferred to 2022 and 2023.

3030 North Broadway and The Maxwell are SITE Centers properties in Chicago boasting green roofing, which covers approximately 60,000 square feet of the roofing of these urban developments. Green roofing impacts water run off (a reduction of 48%), as well as the stable temperature range. While reflective roofing decreases overall heat within the building, the temperature range can still vary by 15-20 degrees Celsius, whereas green roofs reduce this variant to less than five degrees. In the cooler winter months, temperatures within green-roofed buildings are kept on average 10 degrees Celsius higher, thereby reducing heating and cooling costs throughout the year.



ENVIRONMENTAL

GREEN LEASING

We aim to include green lease standards in our new lease agreements with tenants whenever possible. Green leasing provisions allow us to engage with our tenants on utility information sharing, cost and savings sharing on efficiency projects and partnerships with renewable energy opportunities. In 2021, 72% of new leases executed at our wholly-owned properties contained green lease language.

"We aim to include green lease standards in our new lease agreements with tenants whenever possible."

SUSTAINABLE CONSTRUCTION

76ksf
LEED ID&C

|

109ksf
LEED BD&C

|

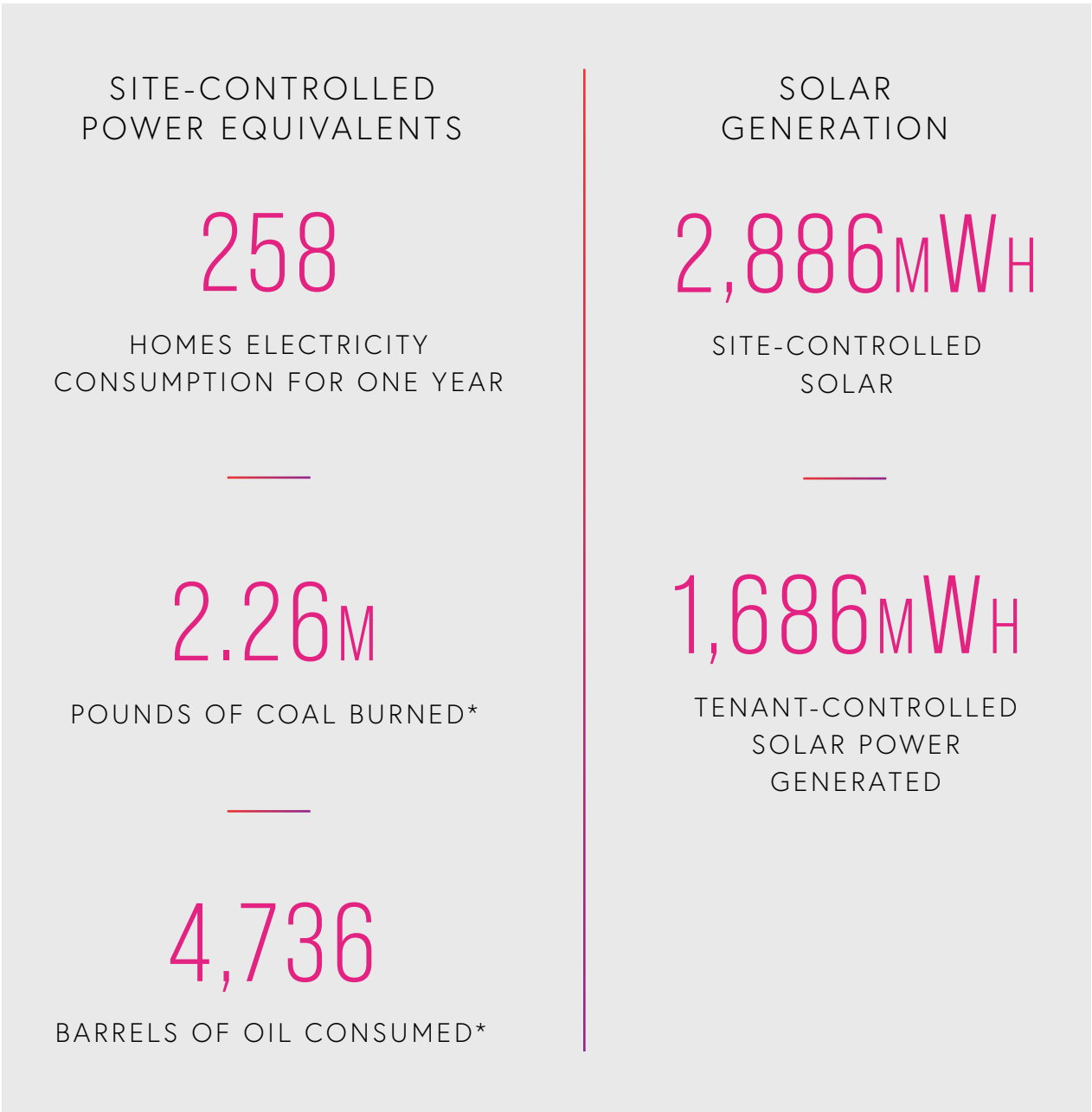
1.95MSF
OWNED ENERGY
STAR FOR RETAIL



ENVIRONMENTAL

SOLAR

SITE Centers currently utilizes 308,135 square feet over nine solar arrays within our portfolio, which generate a total of 2,886mWh of SITE controlled solar power. These systems are utilized for common area systems, offloading to local power grids, and direct power to our tenants. Tenants also install and control their own solar systems. Currently 163,308 square feet of GLA is being utilized for those tenant systems. We estimate that those systems generate 1,686mWh of solar power.



ENVIRONMENTAL

WATER REDUCTION STRATEGY

Water conservation is a key part of our quarterly energy reviews. During these reviews, we work to identify property utilization outliers and anomalies in order to identify efficiency opportunities and potential physical plant concerns.

Our overall conservation strategies include xeriscaping, rain water collection, re-use of grey water for chiller systems, drip irrigation installations, native landscape and smart metering. We are excited to grow these programs and actively implement the necessary strategies to reduce common area water consumption. In 2021, we acquired seven properties that previously were owned in joint ventures; in the comparison below, these properties have been classified as wholly-owned in both periods. For additional context around our water conservation strategies, please [click here](#).

SITE CENTERS WATER USAGE



ENVIRONMENTAL

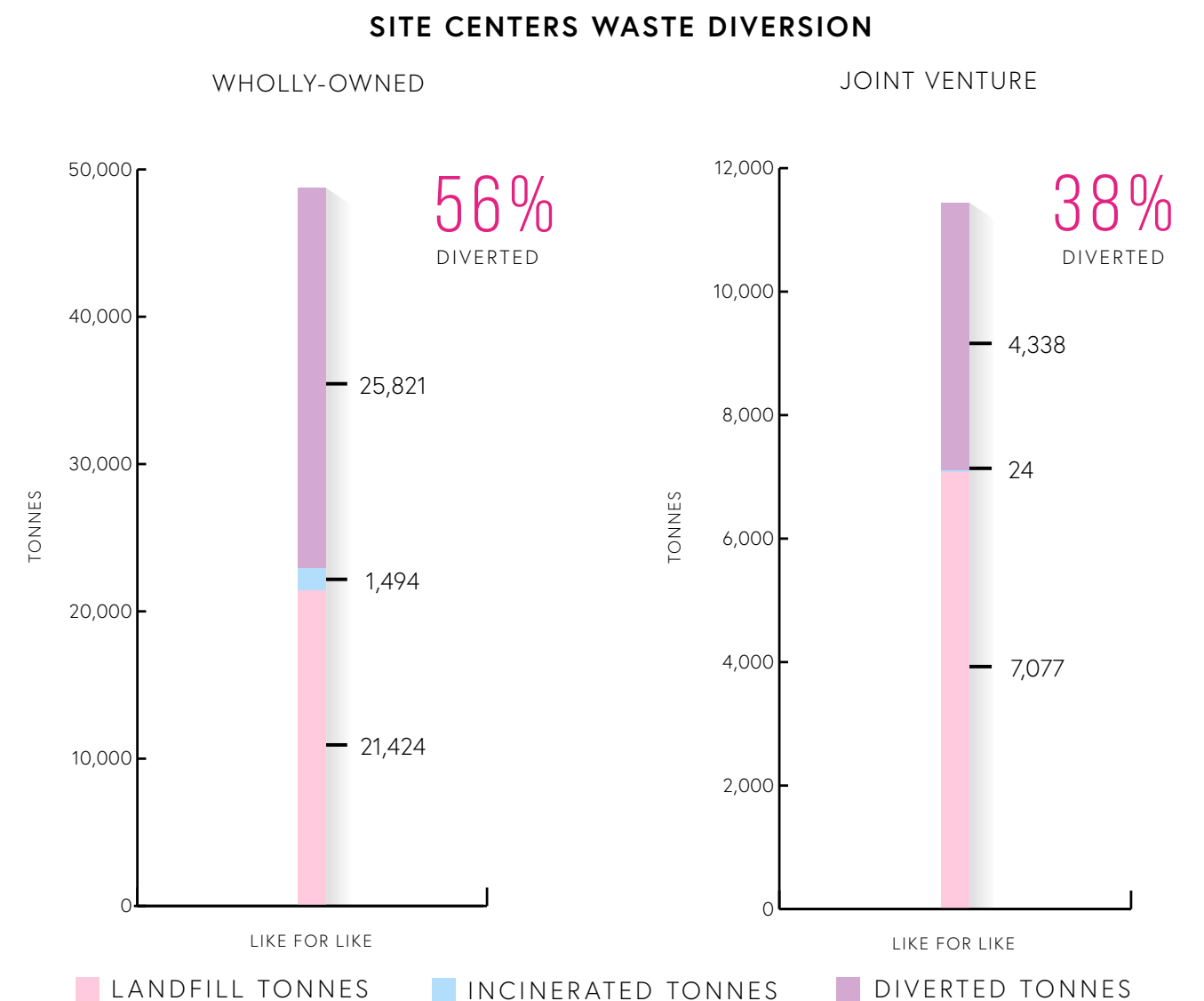
WASTE STRATEGY

Maximizing recycling efforts and diverting waste from landfills is a key point in our overall sustainability strategy. Landfills present many environmental hazards, including ground water contamination, air pollution, soil and land pollution, and negative impacts on human health.

SITE Centers recognizes the importance of minimizing contributions to landfills and executing management methods to maximize recycling and diversion of property-level waste. As such, we have implemented a waste strategy across the portfolio to fully understand the waste output of our tenants and common areas.



Understanding the fundamentals of the material being disposed of by our tenants helps us work with our waste providers and tenants to right-size property level waste programs and divert the maximum amount of our waste stream away from landfills. Whether it is through waste audits, right-sizing, or composting, we strive to find new and innovative ways to deal with all forms of waste and minimize the impact to the environment. During 2021, we diverted 58% of the waste generated by our tenants at our wholly-owned properties away from landfills. All waste generated by SITE Centers or our tenants is non-hazardous. In 2021, we acquired seven properties that previously were owned in joint ventures; in the comparison below, these properties have been classified as wholly-owned in both periods.



ENVIRONMENTAL

GREEN TRANSPORTATION

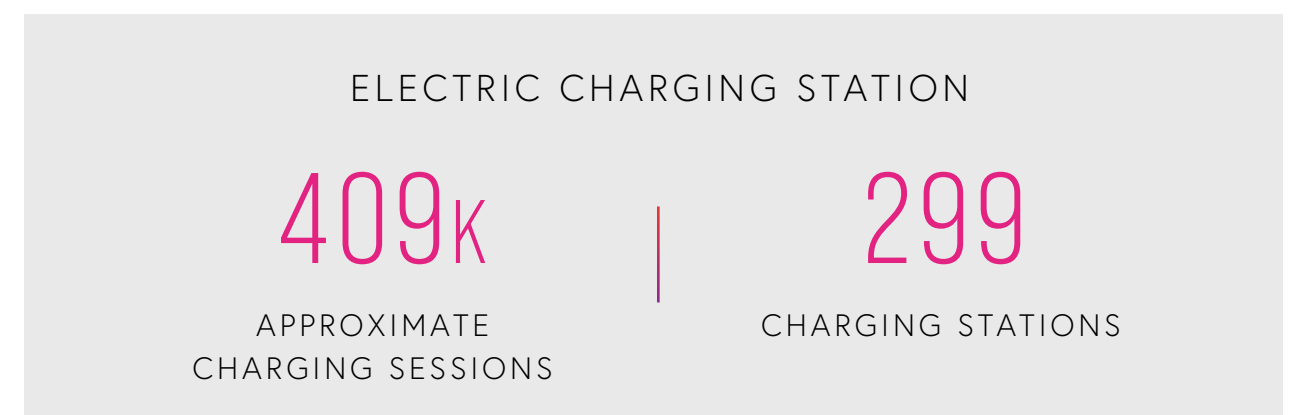
Many of SITE Centers' properties are located in suburban shopping centers with large parking lots and close proximity to major highways. We have worked to find ways to maximize transportation infrastructure for patrons and tenants while limiting our impact on the environment. Electric car charging stations located on our properties allow our customers the ability to charge their cars while patronizing our tenants. At the end of 2021, we had 299 electric car charging stations operating across our portfolio.

Starting in 2019, SITE Centers began working with the city of Everett, Massachusetts and other entities on the design and construction of the Northern Strand Community Trail, a 15-mile bikeway that abuts one of our properties, Gateway Center, and connects greater Boston to northern points. This project is expected to be completed by fall 2022. More and more communities are approaching us for pedestrian interconnection routes through our properties and we are excited to explore these additional opportunities.

The Shops at Midtown Miami in Miami, Florida, plays host to Citi Bikes, which is a bike sharing and rental system that runs through our property. These are solar powered bikes that have sites around the city of Miami which allow shoppers to ride around using emissions-free transportation. There are over 165 stations around the city and they are available 24/7/365.



TESLA
VOLTA





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SOCIAL

EMPLOYEE BENEFITS & TRAINING

SITE Centers is committed to ensuring employees have the ability to achieve a healthy work-life balance. We believe this potential stems from having access to a competitive and comprehensive benefits program that delivers the greatest combination of quality, choice, and value. As such, we've created a benefits structure for all of our full-time employees that includes, but is not limited to, basic and voluntary life insurance, AD&D, three different medical plans to suit different employee needs, short and long-term disability, accident insurance, 401K company matching, flexible spending, commuter benefits, legal services plan, summer hours, paid time off, and parental, military and personal leave. Additionally, in 2021 the company implemented a flexible, work-from-home policy allowing employees to work remotely up to three days each week in order to further promote a healthy work-life balance. This, coupled with our various on-site company programs, fosters an environment that allows our people to thrive.

Our dedication to our employee culture also extends to maintaining a professional development program that continues to offer various opportunities for our employees' growth and development. Through multiple presentations, courses, seminars, professional development sessions and internally and externally hosted conferences, our employees participated in a total of 7,500 training hours in 2021, with an average of approximately 23.89 training hours per employee. In addition to our formal training opportunities, all employees have access to the SITE Centers Resource Library, which provides access to thousands of e-book and hard copy titles, including career-focused topics such as leadership, management and professional development.



SOCIAL
MEASURING ENGAGEMENT

2021 marked our second year partnering with Gallup to conduct our employee engagement survey. Once again, our survey garnered a 97% participation rate, which was above the 90th percentile of Gallup's participating organizations. Overall, the company scored a grand mean of 4.24, which is at the 62nd percentile of Gallup's engagement database. Our overall employee satisfaction score was 4.29 (63rd percentile) with 90% of all employees responding with a "Satisfied" or "Extremely Satisfied" rating.

The results of the survey highlighted that our employees feel particularly supported in having the materials and equipment needed to do their work, that they know what is expected of them, and that they feel their colleagues are committed to doing quality work. Our most improved rating confirmed that our efforts to provide our team members with more frequent feedback was appreciated. Following the evaluation of the results, action planning commenced at the senior leadership and departmental levels to identify and address areas of opportunity.

GALLUP SURVEY RESULTS



GALLUP®

SOCIAL

HEADQUARTERS RENOVATION

In 2021, we began the complete renovation of our corporate headquarters – an undertaking many years in the making which we refer to as "Project Homebase." Our commitment to our employees extends to their physical environment, and in assessing what upgrades would allow for better, more collaborative work spaces, we came to the realization that a complete headquarters transformation was warranted.

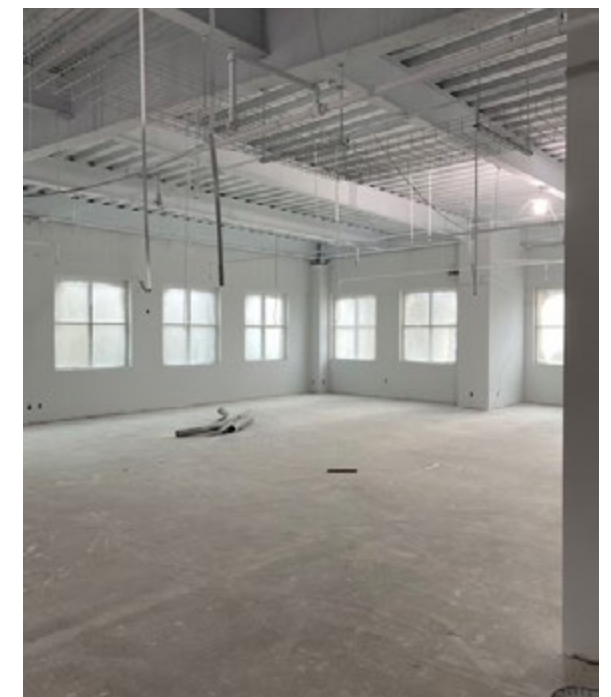
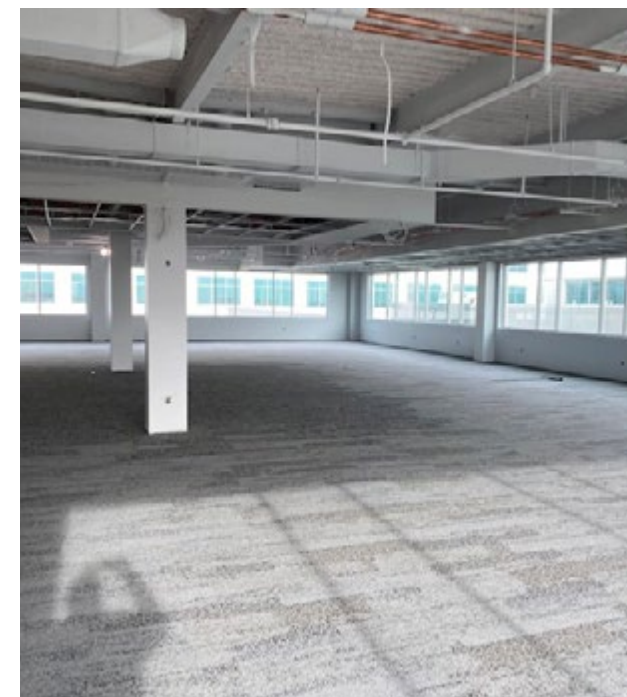
Understanding that employee perspectives were a top priority in the design and implementation of a new space, the initial phases of the project consisted of a series of focus groups devised to better understand the needs and wishes of our team members. As the project developed, consistent communication with employees on plans and updates remained vital. For example, in the spring of 2021, we hosted a furniture fair which allowed employees to test out a variety of potential office furniture and to vote on which they preferred, with the winning options ultimately being ordered.

While a project of this magnitude can generate ample refuse, SITE Centers has strived to limit the amount of waste produced from the clean-out. Used office furniture was either raffled to employees in exchange for donations to charities, or donated to local non-profits including Habitat for Humanity. Any purged papers and files were recycled and paper usage on site has since been reduced by half. Similarly, all plastic trash bins in the buildings and their accompanying plastic bags have been removed, which has allowed for a reduction in plastic bags totaling 58,000 bags per year.

The renovation, which is expected to be completed in December of 2022, covers 60,000 square feet of office space and is designed to include an open floor plan, raised ceilings, significant natural light, new workstations and office furniture, and updated technology to accommodate better workplace collaboration.

In addition to promoting a more collaborative and modern work environment for our employees, the renovation of our corporate headquarters incorporated several sustainability concepts and upgrades:

- A new energy management and lighting controls system driven by occupancy sensors, which will turn off power and lighting when unoccupied and complies with new LEED requirement energy codes
- LED lighting upgrades throughout all floors, as well as interior glass walls to allow for more natural light to filter into the interior of the building
- New and more efficient plumbing fixtures
- Improved exterior wall insulation to improve employee comfort and heating/cooling energy efficiency
- New HVAC equipment and indoor air quality management to improve energy use and air quality for employees and environmental constituencies



SOCIAL

WOMEN OF INFLUENCE

SITE Centers' Women of Influence program exists to nurture the development and enhancement of women at the Company, and to create a collaborative and cohesive working environment for all. The program's objectives include: providing professional development opportunities, establishing a forum where cross-functional relationships are nurtured, and increasing attraction and retention by being an organization that values diversity. The program includes approximately 180 SITE Centers employees and provides members with networking, educational and community service opportunities.

Throughout 2021, Women of Influence sponsored events that promoted professional growth, relationship cultivation, and giving back to our communities. One such example of the Women of Influence coming together for a good cause was the program's "THRIVE Campaign." At the onset of the pandemic, WOI members began noticing that there was a significant increase in the homeless population at and around some of our shopping centers. In response, in the summer of 2021 they developed the "THRIVE Campaign," which stands for The Homeless Receive Inspiration, Value & Elevation. Five worthy organizations in some of our centers' most-impacted communities that were selected are:

- Long Beach, California: Humansave
- Denver, Colorado: Denver Rescue Mission
- Miami, Florida: Miami Rescue Mission
- Atlanta, Georgia: The Drake House
- Fayetteville, North Carolina: Salvation Army - Southern Territory

The Women of Influence then put together 600+ care packages to send to these organizations to help positively impact the homeless population. Additionally, through a recognition program authentic to our SITE Centers team, the campaign raised nearly \$3,000 to go directly to our most vulnerable populations.



SOCIAL

SCHOLARSHIP PROGRAM & TUITION REIMBURSEMENT

SITE Centers values education and recognizes the importance of investing in both our employees and their families. Since 2011, we have sponsored an academic scholarship program for children and dependents of our employees that has awarded 60 total scholarships over the course of the program. In 2021, SITE Centers awarded five scholarships with a total value of \$25K to the well-deserving children of some of our employees. The recipients are selected based on individual need, academic performance, and the commitment they have made to their community through active participation in extracurricular activities, volunteering with nonprofit organizations, and employment experience.

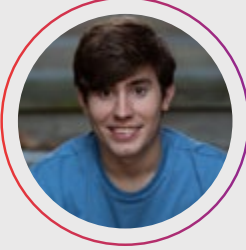
As an additional means of showing our commitment to furthering education, SITE Centers offers a tuition reimbursement program for employees pursuing educational opportunities and skill-enrichment programs through colleges, universities, professional associations and other recognized associations that provide continuing education. During 2021, the company invested \$21,315 in tuition reimbursement, and eight employees received reimbursement through our program.

2021 RECIPIENTS



ANGELINA DICILLO

- Daughter of Michele DiCillo, Salesforce System Administrator II
- Pursuing a career in teaching at Bowling Green State University



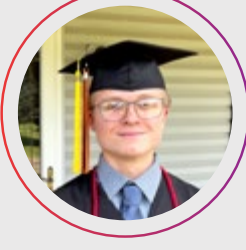
COLIN FITZ

- Son of Keith Fitz, Senior Director of Tenant Coordination
- Pursuing a degree in psychology and clinical therapy at Kent State University



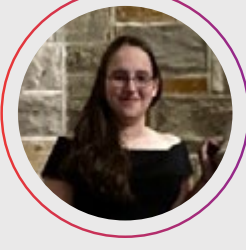
ISAIAH GUNDANI

- Son of Sarah Ezzie Haines, Senior Wellness Manager
- Pursuing a degree in business administration at The Ohio State University



NATHANIEL OHLER

- Son of Matt Ohler, Senior Manager of Systems and Infrastructure
- Pursuing a career in physical therapy at Ohio University



HAILEY REDDERSEN

- Daughter of Chris Reddersen, VP of Construction & Development
- Pursuing a career as a pediatric neurologist at Berry College

SOCIAL

SITE HELPERS

As our Company continues to grow and evolve, it is critical that we strive to foster a workplace where each and every employee feels supported, included and empowered to fully engage. In the summer of 2020, we formed SITE Helpers, an employee-led effort to bring us together for a common purpose in unity, clarity and peace to achieve this objective. The SITE Helpers acronym was derived from its key components: Humility, Empathy, Listening, Process, Education, Reconciliation, Support. The program focuses on education, talent development, and community outreach, and is an ever-evolving approach authentic to our SITE Centers team.

In 2021, the SITE Helpers committee worked with external consultants to develop a customized SITE Centers training series centered on building an inclusive culture within our organization. Training programs that the leadership team participated in included "Building Trust" and "Inclusive Leadership." Additionally, SITE Helpers was critical in implementing a new recruiting practice requiring at least one qualified female and one qualified person of color to be interviewed and considered as a candidate for every open position within the Company. As a way to continue to reduce the underrepresentation of minorities in the commercial real estate industry, the SITE Helpers group also organized our Work-Based Internship program, which offers internships and varied career training to high school students. In 2021 our program was launched in partnership with the Atlanta Public School System. To learn more about our Work-Based Internship program, please refer to [page 30](#).



"SITE Helpers is dedicated to addressing the difficult questions and realities pertaining to race relations, diversity, culture and inclusion. It's more than just empty rhetoric."

-Melvin Gaines, Senior Supervisor Of Collections



SOCIAL

COMPREHENSIVE WELLNESS PROGRAM

SITE Centers has a core commitment to providing first-class amenities to our employees as a means of improving their overall health and well-being. Our headquarters features a 3,000 square foot fitness center where employees can participate in a variety of exercise classes or work out independently. The facility is staffed by a wellness manager who is a certified fitness and yoga instructor. The facility is available free-of-charge to all SITE Centers employees. Additionally, our wellness manager hosts weekly classes, offers personal training and nutrition counseling, and sponsors lifestyle challenges to promote healthy habits.

Making health and wellness an important part of daily life is the goal of the Make It Happen program, an annual lifestyle challenge open to all SITE Centers employees. The program features a point-system competition with monthly and quarterly awards for participation and four grand prizes at the end of the year. Each week, employees are given various fitness and nutrition challenges and are asked to track their progress online. In 2021, 112 employees participated in the program.

While 2021 saw us transition to a hybrid work environment, our focus on the health and wellness of our employees remained steadfast. Our series of wellness class offerings shifted from the entirely remote option offered in 2020 to a hybrid system in which employees could decide to attend in-person or through Facebook Live, which provides the added benefit of connecting our field staff to our wellness resources. Additionally, we hosted a myriad of training programs focused on social wellness, mindfulness and positive psychology, nutrition, and financial wellness.



SOCIAL

CHARITABLE CONTRIBUTIONS & VOLUNTEERING

In 2021, our employees continually showed their passion for giving back to their communities, and SITE Centers remained committed in our support for that spirit. Our employees continue to embrace our YOUNity program, a peer-led initiative which exists to support our employees' commitment to making a difference in the communities where they live and work. The program streamlines our corporate gifting and matching strategies, promotes both individual and cross-functional volunteer opportunities, organizes Company-wide charitable giving events, and manages the relationship with our corporate partner, Ronald McDonald House Charities.

Our charitable giving efforts are not just confined to RMHC, however. In 2021, SITE Centers employees donated to approximately 195 different charitable organizations in a variety of fields important to them. Much of that funding was delivered through our Employee Gift Matching Program, which aims to encourage and support the generosity of employees by matching, up to \$500 per year, donations made by employees to the eligible non-profit organizations of their choice. Through the cumulative efforts of our Company-sponsored events and programs, as well as corporate-level sponsorships and individual donations by SITE Centers employees, we donated \$264,919 in funding to various charities and organizations across the country. Some of the organizations most frequently donated to included The Greater Cleveland Food Bank, Humansave, Food2Share, Inc., St. Jude Children's Research Hospital, and Warrick Dunn Charities, Inc.

As a further means of supporting employees' charitable endeavors, SITE Centers offers two Community Impact Days, which provide an opportunity for employees to work for charitable or community-oriented organizations for up to two paid eight-hour work days. Employees select the organization or cause of their choice - which can include volunteering, voting, and/or participating in community engagement activities designed to positively impact or effect change in their communities - and receive two full work days away from the office to donate their time and talents.

In 2021, our employees volunteered at 15 different organizations for a total of 469 hours. Some of the organizations that our employees donated their time to include The Greater Cleveland Food Bank, Tremont West Development Corporation, Ronald McDonald House Charities, Care on the Square, Inc., and The Children's Heart Foundation. Additionally, many of our employees give back to their local communities on their own time by serving on the boards of nonprofit organizations. These organizations include Tremont West Development Corporation, WomenSafe, Inc., Providence House, Greater Cleveland Habitat for Humanity, The Gathering Place, and Applewood Centers.



SOCIAL

WORK-BASED INTERNSHIP PROGRAM

The SITE Centers' Work-Based Learning and Internship Program was launched in the summer of 2021 as one of the first large-scale initiatives under the SITE Helpers platform. The program was developed as a response to the underrepresentation of minorities in the commercial real estate industry. As a way to help bridge that gap – and considering our large market presence in the Atlanta metropolitan area – the inaugural 2021 program was developed to allow juniors and seniors enrolled in the Atlanta Public School System the chance to experience the multiple career paths available to them in the commercial real estate industry.

Over the course of the seven-week program, interns were not only exposed to twelve different departments and focuses within SITE Centers, but were also paired with various vendors to help familiarize them with additional career opportunities that cater to our industry. The students learned about the industry and varied career options from commercial landscapers, electricians, plumbers, roofers, and others. Additionally, Truist Bank generously hosted a five-week Financial Wellness seminar for the participants and also provided individual bank accounts for each student.



"Thanks to the program I decided that I'd rather go to college and work towards being a property manager or commercial leasing agent."

-N. Fullwood-Theodore, 2021 SITE Centers Intern

"I have learned how to be an active listener. Those past couple of months required me to listen and respond quickly."

- X. Barnes, 2021 SITE Centers Intern

"I understand now that networking in addition to education can help me exceed in so many ways."

- V. Abbott, 2021 SITE Centers Intern

SOCIAL

SHOPPING CENTER FUNDRAISING

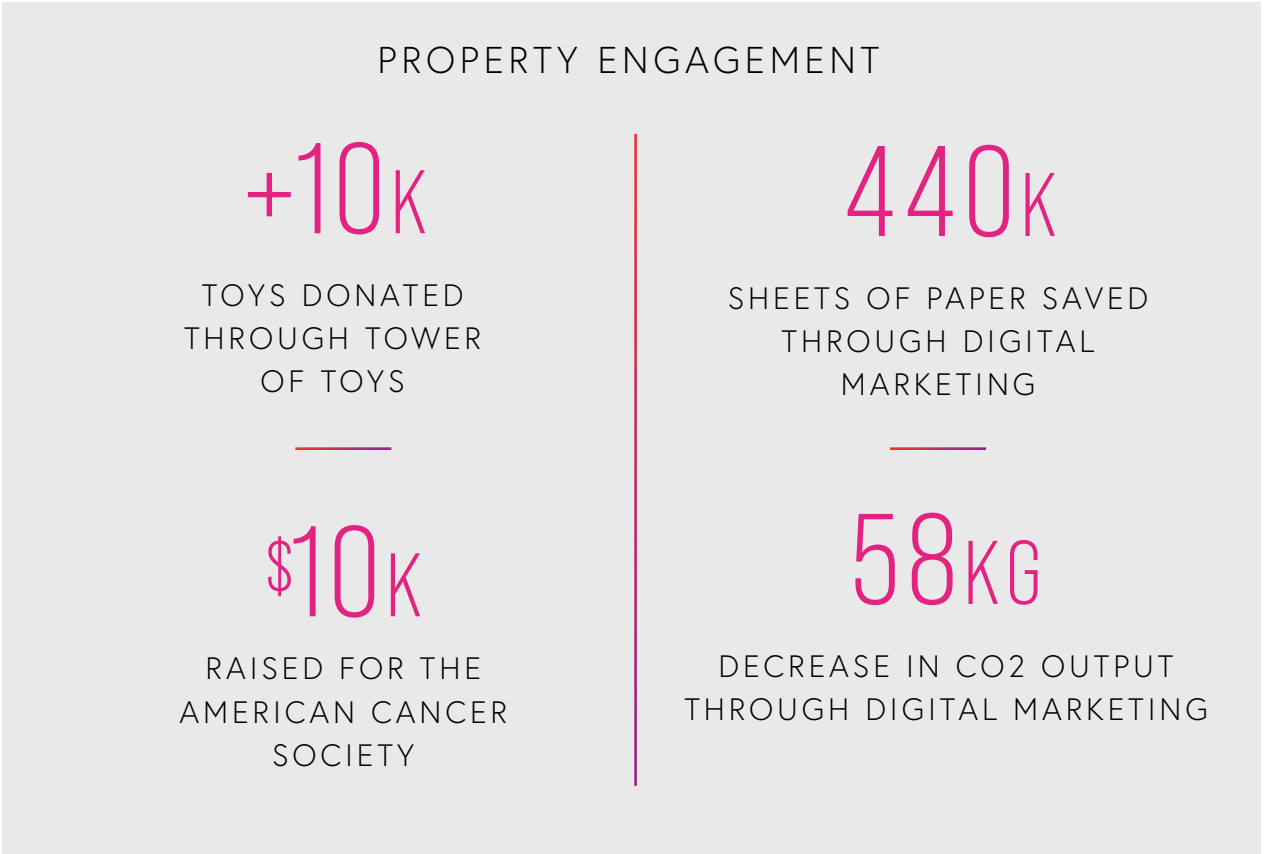
In addition to our steadfast support of the communities in which our employees live and work, we are equally as dedicated to partnering with local philanthropic and civic organizations to improve and support the communities that our shopping centers serve.

Our team at Winter Garden Village, a shopping center in Orlando, hosted the "Tower of Toys," which supported both the local Ronald McDonald House and Nathaniel's Hope. The event took place during the winter holiday season and raised more than 10,000 toys for the organizations' deserving families. At the same time, we partnered with Neighbors 2 Neighbors at both The Shops at Midtown Miami and The Fountains, both located in South Florida, to provide convenient drop-off locations for their holiday toy drive. Additionally, our properties raised \$2,700 for the organization.

At Village at Stone Oak in San Antonio, we hosted a "Wine & Whiskey Walk" in October. The event is a sip and shop event with 100% of ticket sales benefiting the American Cancer Society. In total, we raised \$8,050 for the organization. Also benefiting the American Cancer Society was our very first "Breakfast with Santa" event at The Pike Outlets in Long Beach, California. Ticket sales from the event raised \$1,941.

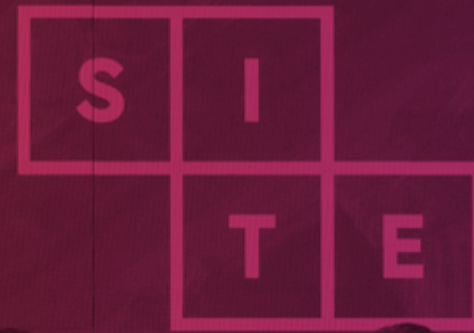
In December, both Village at Stone Oak and The Pike Outlets partnered with local charities for our annual "Festival of Trees." Each local organization decorated a Christmas tree to symbolize their mission, and each tree was subsequently displayed at our properties for the month. Shoppers and community members voted for their favorite tree, with the winning organizations receiving \$2,000 donations from our properties. The event not only raised money for deserving charities, but also brought much needed awareness to each cause. The Village at Stone Oak winner was the Animal Defense League of Texas, while The Pike Outlets winner was Ability First.

Additionally, 2021 saw our shopping centers continue to take steps toward reducing their carbon footprints. For example, we switched our marketing strategies away from printed direct mail pieces to digital marketing vehicles for eleven of our properties, which will save approximately 440,000 sheets of paper annually.





SITC
LISTED
NYSE



SITC
LISTED
NYSE



GOVERNANCE

33 BOARD OF DIRECTORS

34 CODE OF CONDUCT & ETHICS/DATA PROTECTION & CYBERSECURITY

35 EMS ORGANIZATIONAL STRUCTURE

NEW YORK STOCK EXCHANGE



GOVERNANCE

BOARD OF DIRECTORS

SITE Centers' Board of Directors consists of three women and four men (one minority status). Six board members are considered independent under the listing rules of the New York Stock Exchange. The nonindependent member of the board is Chief Executive Officer David Lukes. Nomination for board membership is based on factors detailed in our annual proxy statement and Corporate Governance Guidelines. All nominees for board membership are recommended by the Nominating and ESG Committee in accordance with its charter.

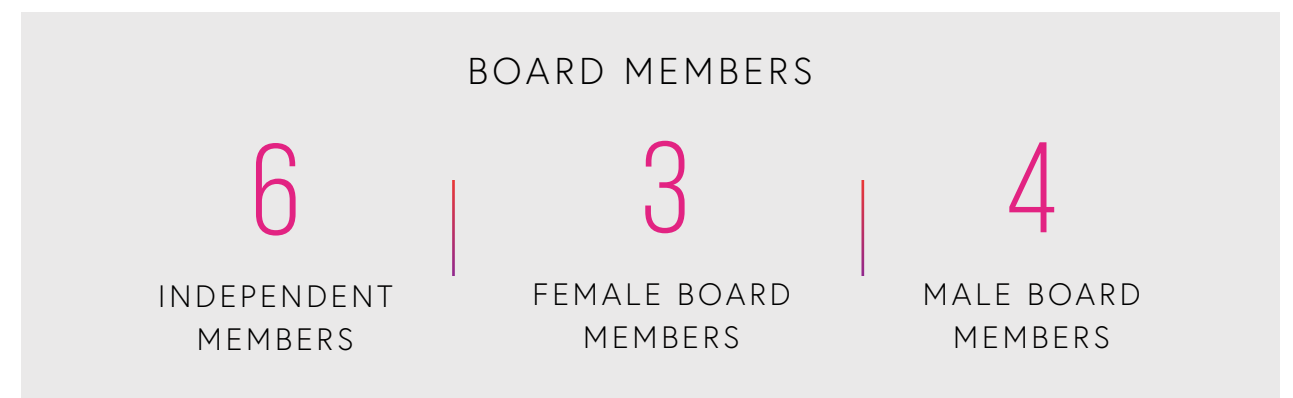
As a result of the independence, organization and oversight of our Board of Directors and rights afforded to our shareholders under our governance documents, the Company has received the highest possible corporate governance score from the shareholder advisory firm Institutional Shareholder Services (ISS).

The SITE Centers board has various committees which include an Audit Committee, a Compensation Committee, and a Nominating and ESG Committee. Members of these committees are independent directors under the guidelines established by the New York Stock Exchange.

Each of these committees has its own charter, which sets forth the purposes, goals and responsibilities of the committee, as well as structure and operations, qualifications for membership, and procedures for the committee. Each committee is required to evaluate its performance annually.

The SITE Centers Board of Directors also conducts an annual self-evaluation to determine whether the board is functioning effectively. The Nominating and ESG Committee receives input from directors and reports annually to the board with an assessment of the board's performance.

Stakeholders, employees and other interested parties can contact our Board of Directors through our Corporate Secretary or the Chairman of the Audit Committee.



ISS QUALITY SCORE OF 1



GOVERNANCE

CODE OF CONDUCT & ETHICS/DATA PROTECTION & CYBERSECURITY

SITE Centers is committed to providing an ethical and effective corporate governance environment. A critical piece of our governance culture is our Code of Business Conduct and Ethics.

The SITE Centers Code of Business Conduct and Ethics is a key component of our onboarding process. It is reviewed by each of our associates at the commencement of his or her employment. The Code details our expectations regarding ethics and anti-corruption policies, and sets the stage for proper conduct in dealing with each other, as well as our stakeholders. In addition, we conduct ongoing periodic training regarding the Code for all associates every other year. The Code is available on our corporate website.

SITE Centers requires that all vendors complete and execute our Vendor Terms and Conditions. This allows us to gather pertinent information about our vendors, requires them to provide safe working environments and living wages for their employees, imposes our Code of Conduct and requires them to promote sustainability and minimize their impact on the environment. Our Vendor Terms and Conditions are available on our corporate website.

As part of our corporate governance program, we have contracted with an independent provider (NAVEX Global) to administer a dedicated anonymous reporting hotline, through which associates and members of the public can report claims of suspected violations of the Code either via telephone or online. The hotline is monitored 24/7/365 and collects no personal information about a reporting party. During 2021, one complaint was reported on the hotline. Our Reporting and Non-Retaliation Policy is available on our corporate website.

SITE Centers is committed to cybersecurity and the vigilant protection of our data and information systems. As part of our cybersecurity program, the Audit Committee of the Board of Directors is briefed on information security matters bi-annually by the Senior Vice President of IT and the Senior Director of Audit Services. Additionally, SITE Centers is independently audited in accordance with Sarbanes-Oxley Standards, which includes system and process assurance for IT and application controls. The external auditor performs a review of the Company's cybersecurity policies, fraud risk assessment and COSO documentation annually. We also conduct annual security awareness training for all employees, new-hire security training, monthly phishing tests, and additional training for employees who travel outside of the United States. SITE Centers has had no known material security breaches to date.



ETHICAL CORPORATE GOVERNANCE

1

COMPLAINT REPORTED TO OUR HOTLINE IN 2021

NAVEX GLOBAL®

GOVERNANCE

EMS ORGANIZATIONAL STRUCTURE

All of our environmental management systems are developed, initiated and governed at the highest levels of our senior management team. SITE Centers' Senior Operations & Sustainability Manager is the head of our Environmental Management System/ESG Committee. The chart below details the organizational structure related to the oversight of our environmental management system and the composition of our ESG Committee. In addition to the direct organizational structure, our ESG Committee is charged with developing and executing strategies and objectives to further our position as a good corporate citizen.

ESG COMMITTEE



JOE CHURA
SVP OF PROPERTY OPERATIONS



JACQUELINE GALLAGHER
SENIOR OPERATIONS &
SUSTAINABILITY MANAGER



LORI PARSONS
VP OF HUMAN RESOURCES



CONOR FENNERTY
EVP & CFO/TREASURER



AARON KITLOWSKI
EVP, GENERAL COUNSEL/SECRETARY



KIM SCHARF
SVP OF INFORMATION TECHNOLOGY



RICHARD FORREST
VP OF PROPERTY MANAGEMENT



ERIC METZUNG
SENIOR DIRECTOR OF FUNDS MANAGEMENT



KURT PETTIT
VP OF CORPORATE BRANDING

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APPROACH (DMA)
- 42 GRI INDEX

SUSTAINABILITY ACCOUNTING STANDARDS BOARD

[SASB]



ENERGY MANAGEMENT						
CODE	ACCOUNTING METRIC	TOTAL	RETAIL, STRIP MALL	RETAIL, SHOPPING CENTER	RETAIL, HIGH STREET	UNITS OF MEASURE
IF-RE-130a.1	Energy Consumption data coverage as a percentage of total floor area, by property subsector	SITE Centers' energy consumption consists of exterior common area electricity as described within the description surrounding energy management considerations below. Additional context around our consumption can be found on page 14 of this report.				
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector					
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector					
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified by ENERGY STAR, by property subsector	As an open-air shopping center operator that is responsible for exterior common area electricity, SITE Centers is not eligible for Energy Star. SITE Centers' tenants are eligible for Energy Star Retail certification and that process is driven by the respective tenant. The overall results of our tenant efforts are shown on page 16 of this report and described below.				

IF-RE-130a.5: Description of how building energy management considerations are integrated into property investment analysis and operational strategy.

SITE Centers is a REIT (Real Estate Investment Trust) that develops, owns and operates retail shopping centers. The majority of our shopping centers are designated as open-air shopping centers. In an open-air shopping center, the tenants are directly responsible for energy, water and waste and have direct relationships with the utility providers. Under the lease agreements, SITE Centers does not generally have the direct ability to monitor or dictate restrictions on tenant energy usage or to impose efficiency mandates for the interior of the tenant spaces. While SITE Centers' form lease document includes sustainability-specific language around expense participation, renewable energy production and purchasing, and other contributions towards SITE Centers' overall environmental management plan, many historical leases and leases at properties acquired by SITE Centers over the years do not contain such provisions. We negotiate to include green lease provisions in our new lease agreements with tenants whenever possible.

In some instances, tenants located on SITE Centers properties obtain their energy through master or shared meter arrangements. In those cases, SITE Centers will process the master utility invoices and bill each respective tenant their arranged share of the utility. SITE Centers does not control the amount of each tenant's usage or dictate measures that may gain usage efficiencies. SITE Centers only provides the usage data necessary for substantiating the related billings.

SITE Centers properties are not typically eligible for Energy Star ratings. Only individual tenant spaces are eligible under Energy Star for Retail and that process would be determined and guided by each individual tenant. 1.95M square feet of tenant space at SITE Centers properties is currently certified under the Energy Star for Retail scheme. LEED (Leadership In Energy and Environmental Design) is also a consideration during SITE Centers' construction and development process, as well as for some tenants' interior design and construction activities. Currently, 184.8K square feet of SITE Centers' GLA is LEED certified. Under the LEED schemes, energy efficiencies are incorporated into the construction or renovation of the respective tenant's leased premises or building's core and shell.

SITE Centers specifically manages the exterior of the building and exterior common areas elements at each shopping center and our Scope 2 emissions are generated from those exterior property elements. SITE Centers' main responsibility around energy, and ultimately carbon emissions, entails parking lot lighting, global property signage and exterior building lighting. SITE Centers utilizes a third party utility processing vendor and trained internal property management staff to conduct ongoing utility audits. These audits are conducted quarterly and analyze utility trends quarter over quarter, and year over year. These audits flag usage anomalies and are the baseline for efficiency strategies and capital planning. Our property operations teams also conduct center condition reports, which include detailed inspections around energy management systems and potential efficiency improvements. SITE Centers also incorporates efficiency and energy consumption items as a part of our acquisition due diligence process.

We approach efficiency improvements on multiple fronts. First, we target no-cost and low-cost improvements that typically are process- or behavior-related changes. Next, we target achievable efficiency improvements that provide meaningful environmental returns in combination with financial returns. Through this strategy, we've implemented common area energy management controls on 100% of our shopping centers and installed over 5,700 LED fixtures, approximately 52% of our portfolio.

The production of renewable energy is also a key energy management strategy for SITE Centers. We are currently producing 2,886mWh of solar energy each year. This energy is used to offset our common area consumption as well as offloading excess generation to the local utility grid.



SUSTAINABILITY ACCOUNTING STANDARDS BOARD

[SASB]

WATER MANAGEMENT						
CODE	ACCOUNTING METRIC	TOTAL	RETAIL, STRIP MALL	RETAIL, SHOPPING CENTER	RETAIL, HIGH STREET	UNITS OF MEASURE
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	0%	0%	0%	0%	Percentage (%) by floor area (SF)
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress by property subsector.	SITE Centers' water consumption consists of exterior common area water as described within the description surrounding water management considerations below. Additional context around our consumption can be found on page 18 of this report.				
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector					

IF-RE-140a.4: Description of water management risks and discussion of strategies and practices to mitigate those risks.

SITE Centers' open-air shopping center portfolio is mainly situated in areas designated as low to medium for water stress as outlined by the World Resources Institute. Climate conditions, water shortages, and increases in water rates pose short-term and long-term risks to water supply and pricing.

SITE Centers is responsible for water that is used in exterior landscaping and minor common area elements of the properties. Our main withdrawal source for landscape irrigation is raw water that is sourced from irrigation wells or retention ponds situated at the respective properties. In certain circumstances where irrigation wells or retention ponds do not exist at the property, reclaimed municipal water or potable municipal water is utilized for landscape irrigation purposes.

SITE Centers utilizes a third-party utility processing vendor and trained internal property management staff to conduct ongoing utility audits. These audits are conducted quarterly and analyze utility trends quarter-over-quarter, and year-over-year. Our utility audits flag usage anomalies, identify municipal usage and are the baseline for efficiency strategies and capital planning. Our property operations teams also conduct center condition reports, which include detailed inspections around water conservation strategies and potential efficiency improvements. SITE Centers also incorporates efficiency and water consumption items as a part of our acquisition due diligence process.

SITE Centers understands the importance of water conservation and works diligently to execute strategies to limit consumption and source water from unprocessed sources, like wells and holding ponds, or water that is repurposed and minimally processed as in the use of reclaimed water. SITE Centers also implemented technological strategies to limit water being used on landscape areas. Smart irrigation clocks, flow meters, drip irrigation systems, native landscaping improvements, xeriscaping and low-flow fixtures are the main mitigation efforts SITE Centers implements across the portfolio.

In a few instances, tenants located on SITE Centers properties obtain their water service through master or shared meter arrangements. In those cases, SITE Centers will process the master utility invoices and bill each respective tenant their arranged share of the utility. SITE Centers does not control the amount of each tenant's usage or dictate measures that may gain usage efficiencies. SITE Centers only provides the usage data necessary for substantiating the related billings.

Under the lease agreements, SITE Centers generally does not have the direct ability to dictate restrictions on tenant water usage or to impose efficiency mandates for the interior of the tenant spaces. SITE Centers' form lease document includes sustainability specific language around expense participation, utility usage data sharing, renewable energy production and purchasing, and other contributions towards SITE Centers' overall environmental management plan.

SUSTAINABILITY ACCOUNTING STANDARDS BOARD

[SASB]



TENANT SUSTAINABILITY IMPACTS						
CODE	ACCOUNTING METRIC	TOTAL	RETAIL, STRIP MALL	RETAIL, SHOPPING CENTER	RETAIL, HIGH STREET	UNITS OF MEASURE
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related capital improvements and (2) associated leased floor area, by property subsector	71%	71%	0%	0%	Percentage (%) by # of executed leases
IF-RE-410a.2	Percentage that are separately metered or submetered for grid electricity consumption, by property sector	100%	100%	100%	100%	Percentage (%) by floor area (SF)
IF-RE-410a.2	Percentage that are separately metered or submetered for water withdrawals, by property sector	98%	98%	100%	100%	Percentage (%) by floor area (SF)

IF-RE-410a.3: Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants.

SITE Centers' form lease document includes sustainability-specific language around expense participation, renewable energy production and purchasing, and other contributions towards SITE Centers' overall environmental management plan. Each lease is negotiated independently so various forms of the sustainability-specific language are included or excluded from the tenant's final lease agreement based on negotiations between the parties. During the reporting year, approximately 71% of new leases executed at wholly-owned properties contained sustainability-related language. SITE Centers was recognized as a Gold Green Lease Leader by the U.S. Department of Energy's Better Building Alliance and The Institute for Market Transformation.

Our portfolio-wide waste and recycling program for our tenants is also a key environmental strategy at SITE Centers. This program includes waste audits, right sizing, maximizing recycling, and waste diversion from landfills. 92% of our owned and managed portfolio is currently operating under this platform. There are certain circumstances where tenants or other entities manage their waste and recycling directly and do not participate in our program.

HVAC units are generally the main drivers behind our tenants' energy demands. Proper HVAC maintenance activities are a critical element in ensuring that these units are operating at the highest level of efficiency. SITE Centers employed a portfolio-wide HVAC maintenance tracking system to engage with our non-anchor tenants directly on their required maintenance activities and provides an ongoing audit trail of these activities. As part of this process, SITE Centers was also able to catalog tenant HVAC units within our managed portfolio to determine size, age and efficiency ratings. This information is also used during our fit-out program for new tenants to identify opportunities to install more efficient units.

We also work with tenants through the construction management process to offer concepts and ideas around sustainable construction of their leased premises and ongoing efficient operations. We've developed a tenant construction guide and evaluate all new construction and major redevelopment projects for opportunities to construct those projects to LEED construction standards. National, regional and franchise tenants typically utilize store prototypes to facilitate their store design. In many cases, those prototypes are very rigid and do not allow for modifications that would support SITE Centers' sustainability concepts. [Page 16](#) of this report outlines the details of sustainable construction and energy ratings within the portfolio.

SITE Centers' shopping center marketing team also works directly with our tenants to engage with them on community events held at our properties. During these events, our marketing teams include sustainability specific items or themes as part of our normal operating procedures. These can include sustainability-related information displays, Earth Day events, broadcasting our corporate responsibility and sustainability results or direct engagement with our sustainability-related programs.



SUSTAINABILITY ACCOUNTING STANDARDS BOARD

[SASB]

CLIMATE CHANGE ADAPTION						
CODE	ACCOUNTING METRIC	TOTAL	RETAIL, STRIP MALL	RETAIL, SHOPPING CENTER	RETAIL, HIGH STREET	UNITS OF MEASURE
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property sector	0.7%	0.7%	0%	0%	Percentage (%) by floor area (SF)

IF-RE-450a.2: Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks.

Mitigation of climate change and the associated risks to our business are at the forefront of our emissions reduction strategies. Our portfolio consists of suburban open-air shopping centers that are mainly located outside of areas that may be directly impacted by sea level rise. Currently, 35% of our owned and managed properties, by gross leasable area, are situated within 20 miles of a coastline. Only 8% of our owned and managed portfolio has exposure to FEMA Special Flood Hazard Areas and those properties are mainly located within the Southeastern portion of the U.S.

An annual renewal of our insurance programs typically includes an evaluation of the financial and physical risks associated with the impacts of natural disasters and weather-related impacts. This probable maximum loss (PML) risk analysis process is guided and conducted by our third party insurance brokerage firm and the insurance companies that provide our property insurance coverage. Specific attention is given to risk potential over the succeeding 12-month period.

SITE Centers' owned and managed properties are situated in areas that could potentially be impacted by hurricanes, tornadoes, earthquakes and other natural disasters. Our resiliency and physical risk mitigation strategies include specific policies and protocols around disaster preparedness, disaster response and post-disaster stabilization. SITE Centers reviews these policies and provides appropriate training to operational staff. As part of our resiliency strategy, we partnered with NOAA to become a Weather- Ready Nation Ambassador. Under this partnership, SITE Centers committed to making natural disaster preparedness a priority, committed to outreach efforts, committed to engaging with constituents and stakeholders on becoming more resilient and sharing our success stories with NOAA.

As a part of our ongoing construction, major renovation and new construction projects, our construction processes meet or exceed local codes. This includes code requirements for high velocity wind zones (I90/I120), earthquakes, snow loads and other weather-related factors. Each project is analyzed to determine the appropriate codes and associated geographical risks. As described on [page 15](#) of this report, we also utilize reflective roofing materials on our major roof replacements to minimize the Urban Heat Island Effect.

Property-level efficiency programs are the main contributor towards SITE Centers' carbon mitigation strategies. Through the implementation of our energy reduction initiatives, we were able to reduce greenhouse gas emissions in the external components of our wholly-owned shopping centers by 20% over 2020 on a same-property basis. Given the suburban nature of our properties, most of our shopping center patrons and tenants access our shopping centers via personal automobiles. In efforts to stem the emissions associated with automobile traffic and to aid in the overall electric automobile infrastructure to and from our centers, we initiated an electric car charging program across our portfolio. As of December 31, 2021, 299 charging stations were active and facilitated approximately 409K charging sessions during the 2021 reporting year.

70% of SITE Centers managed and owned properties are located in states where utilities are regulated. In those instances, SITE Centers purchases the energy necessary to supply the common area facilities at retail rates. Regulated utility markets typically offer lower and more stabilized rates with longer-term pricing certainty. However, due to the low-level utility rates and lack of incentives in these markets, the economics around renewable projects are more challenging.

The remaining 30% of our managed and owned properties are located in de-regulated utility markets. These markets have less longterm certainty on pricing but do offer opportunities for aggregate purchasing of utilities and viability for renewable energy projects. In these de-regulated markets, SITE Centers facilitates a robust renewable power generation program. 2,886mWh of solar power is generated from the roof areas of these properties. 1,686mWh are utilized by common areas of our properties to operate parking lot and building lighting. This program allows SITE Centers to provide clean energy to operate our properties, provide clean energy to our surrounding energy grids and help to achieve our goal of minimizing emissions and greenhouse gases from sourcing energy that is generated from fossil fuels.

Some of our larger tenants also construct and operate solar power installations on our buildings. In those instances, the tenants utilize the roof areas and have direct power purchase arrangements with solar power providers or own the installations and consume the solar power directly. SITE Centers engages and consents to these installations, but does not currently track the power generated by these systems. Although SITE Centers does not benefit directly, these tenant-driven activities complement our overall strategy to reduce greenhouse gas emissions. Currently 163,308 square feet of SITE Centers roof areas are utilized for these solar installations.

DISCLOSURE ON MANAGEMENT APPROACH

[DMA]

	FOOTPRINT	COMPANY	COMMUNITY		
MATERIAL COMPONENTS	Energy, water, waste, sustainable development and construction, responsible property operation	Best-in-class employer	Engagement with local communities and charitable organizations	Health & safety	Vendor partners & ethical business practices
POLICIES & PRACTICES	<p>Increase energy efficiencies through strategic installations of lighting controls and LED Lighting</p> <p>Increase water efficiencies through the use of drought tolerant landscaping and smart irrigation controls</p> <p>Redevelop properties to include sustainable attributes, limit C&D waste to landfills and heighten efficiencies of existing operations</p> <p>Increase recycling and mitigate waste being sent to landfills</p>	<p>HR strategic initiatives</p> <p>Ethics and Code of Conduct training</p> <p>Performance management for all employees</p> <p>Wellness Program</p> <p>Employee Scholarship Program</p>	SITE Centers is an active member of the local communities in which we serve. SITE Centers actively contributes to over 195 charitable organizations with a calendar year total of \$265K.	As part of SITE Centers' operating policies and procedures, our properties are inspected on an ongoing basis for health and safety impacts, i.e. roof inspections, building inspections, fire/life safety inspections and general liability inspections. In addition, SITE Centers also conducts environmental assessments on acquisitions, development projects and ongoing monitoring for sites previously identified for remediation activities.	<p>SITE Centers takes our vendor relationships and ethical business practices very seriously. We also understand that the operations of our vendors on our properties can impact our goals and objectives surrounding sustainability.</p> <p>In addition to environmental aspects, our operating agreements also include strict language around our expected code of conduct, fair hiring and labor practices and ethical interaction with SITE Centers employees. Each of our vendors is also required to execute our Vendor Terms and Conditions, our Vendor Code of Conduct, and our COVID-19 Vendor Protocol.</p>
TARGETS & ACTIONS	Main targets and actions can be found within the content of this report.				
RESPONSIBLE PARTIES	All property and sustainability related matters are executed by our property operations and construction/development teams at the asset level. The Vice President of Property Management heads the property management and sustainability functions. The Vice President of Construction and Development manages all construction and development activities. The Senior Vice President of Property Operations is the ultimate authority over all of these functions.	The VP of Human Resources reports directly to the Chief Executive Officer and is responsible for developing and executing the strategic initiatives related to employees.	All property and sustainability related matters are executed by our property operations teams at the asset level. The Vice President of Property Management heads property management and sustainability functions. The Senior Vice President of Property Operations is the ultimate authority over all of these functions.		
EVALUATION OF MANAGEMENT APPROACH	SITE Centers evaluates the effectiveness of our operating performance on an ongoing basis for our entire portfolio. We also review the annual results of our program at the end of each calendar year to determine necessary modifications or changes to our management approach.	SITE Centers periodically conducts employee surveys to gauge employee satisfaction and allow for employees to offer input to company matters, strategy and approach.	SITE Centers evaluates the effectiveness of our operating performance on an ongoing basis for our entire portfolio. We also review the annual results of our program at the end of each calendar year to determine necessary modifications or changes to our management approach.		

GRI CONTENT INDEX

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 102: GENERAL DISCLOSURES		
102-1	Name of the organization	Sustainability Report 2021 pages 5, 8, 11, 14, 24, 37-40
102-2	Activities, brands, products, and services	Sustainability Report 2021 pages 5, 34
102-3	Location of headquarters	Sustainability Report 2021 page 6
102-4	Location of operations	2021 Annual Report (Form 10-K), Sustainability Report 2021 page 6
102-5	Ownership and legal form	Sustainability Report 2021 page 5 , 2021 Annual Report (Form 10-K)
102-6	Markets served	Sustainability Report 2021 pages 5-6 , 2021 Annual Report (Form 10-K)
102-7	Scale of the organization	Sustainability Report 2021 pages 5-6
102-8	Information on employees and other workers	Sustainability Report 2021 page 6
102-9	Supply chain	Sustainability Report 2021 pages 8, 13, 34
102-10	Significant changes to the organization and its supply chain	Annual Report 2021 (Form 10-K)
102-11	Precautionary principle or approach	Sustainability Report 2021 page 11
102-12	External initiatives	Sustainability Report 2021 pages 12, 15-20, 29, 31, 33
102-13	Membership of associations	Sustainability Report 2021 pages 3, 5, 8
102-14	Statement from senior decision-maker	Sustainability Report 2021 page 3
102-15	Key impacts, risks, and opportunities	Sustainability Report 2021 pages 14, 24
102-16	Values, principles, standards, and norms of behavior	Sustainability Report 2021 page 3 , Annual Report 2021 (Form 10-K), Corporate Website (Governance)
102-18	Governance structure	Sustainability Report 2021 pages 11, 33-34 , Corporate Website (Governance)
102-26	Role of highest governance body in setting purpose, values, and strategy	Sustainability Report 2021 page 11
102-31	Review of economic, environmental, and social topics	Sustainability Report 2021 page 11
102-40	List of stakeholder groups	Sustainability Report 2021 page 8
102-41	Collective bargaining agreements	None
102-42	Identifying and selecting stakeholders	Sustainability Report 2021 page 8
102-43	Approach to stakeholder engagement	Sustainability Report 2021 page 8
102-44	Key topics and concerns raised	Sustainability Report 2021 page 9
102-45	Entities included in the consolidated financial statements	Annual Report 2021 (Form 10-K)

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 102: GENERAL DISCLOSURES		
102-46	Defining report content and topic boundaries	Sustainability Report 2021 pages 7, 14
102-47	List of material topics	Sustainability Report 2021 pages 6-9, 12, 14-20, 22-29, 31, 33-35, 37-40
102-48	Restatements of information	None
102-49	Changes in reporting	During the reporting year, SITE included the TCFD (Task Force on Climate-Related Financial Disclosures) framework to disclose climate-related risks and opportunities
102-50	Reporting period	Sustainability Report 2021 pages 3, 5, 15, 20, 26
102-51	Date of most recent report	Sustainability Report 2021 pages 3, 5-7
102-52	Reporting cycle	Sustainability Report 2021 pages 3, 5, 7
102-53	Contact point for questions regarding the report	Sustainability Report 2021 pages 3, 7
102-54	Claims of reporting in accordance with the GRI Standards	Sustainability Report 2021 pages 3, 7
102-55	GRI content index	Sustainability Report 2021 pages 42-44
102-56	External assurance	None
GRI 201: ECONOMIC PERFORMANCE		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
201-1	Direct economic value generated and distributed	Annual Report 2021 (Form 10-K), Sustainability Report 2021 pages 20, 29, 31
GRI 205: ANTI-CORRUPTION, GRI: ANTI-COMPETITIVE BEHAVIOR		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
205-1	Operations assessed for risks related to corruption	Sustainability Report 2021 page 34 , Corporate Website (Governance)
205-2	Communication and training about anti-corruption policies and procedures	Sustainability Report 2021 page 34 , Corporate Website (Governance)
205-3	Confirmed incidents of corruption and actions taken	None

GRI CONTENT INDEX

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 301: MATERIALS		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
GRI 302: ENERGY		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
302-1	Energy consumption within the organization	Sustainability Report 2021 pages 13, 20
302-3	Energy intensity	Sustainability Report 2021 page 20
302-4	Reduction of energy consumption	Sustainability Report 2021 page 20
GRI 303: WATER AND EFFLUENTS		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
303-5	Water consumption	Sustainability Report 2021 page 18
GRI 305: EMISSIONS		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
305-1	Direct (Scope 1) GHG emissions	Sustainability Report 2021 page 12
305-2	Energy indirect (Scope 2) GHG emissions	Sustainability Report 2021 page 12
305-3	Other indirect (Scope 3) GHG emissions	Sustainability Report 2021 page 12
305-5	Reduction of GHG emissions	Sustainability Report 2021 page 12

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 306: EFFLUENTS AND WASTE		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
306-1	Waste generation and significant waste-related impacts	Sustainability Report 2021 page 24
306-2	Waste by type and disposal method	Sustainability Report 2021 pages 19, 24
306-3	Significant spills	There were no significant spills during the reporting period
GRI 307: ENVIRONMENTAL COMPLIANCE		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
307-1	Non-compliance with environmental laws and regulations	There were no fines or notices of non-compliance issued to SITE Centers during the reporting period
GRI 308: SUPPLIER ENVIRONMENTAL ASSESSMENT		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
308-1	New suppliers that were screened using environmental criteria	During the reporting period 730 vendors executed our Vendor Terms and Conditions on file
GRI 401: EMPLOYMENT		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Sustainability Report 2021 pages 22-23, 25, 27-28

GRI CONTENT INDEX

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 403: OCCUPATIONAL HEALTH AND SAFETY		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
403-2	Types of injury and rates of injury, occupational diseases, lost days, and absenteeism, and number of work-related fatalities	No absenteeism reported in 2021
GRI 404: TRAINING AND EDUCATION		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
404-3	Percentage of employees receiving regular performance and career development reviews	In 2021 100% of eligible employees received an annual performance review. (Non-Officers. Must have been hired by 10.1.2020 to be eligible for an annual review.) In 2021 96.4% of eligible employees received a mid-year performance review. (Non-Officers. Must have been hired by 4.1.2021 to be eligible for a midyear review.)
GRI 405: DIVERSITY AND EQUAL OPPORTUNITY		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
405-1	Diversity of governance bodies and employees	Sustainability Report 2021 page 34, Corporate Website (Governance) <ul style="list-style-type: none">• 108 Male Employees (37%)• 186 Female Employees (63%)• 65 Minority Employees (22%)• 229 Non-Minority Employees (78%)• 283 At Will Full-Time Employees (98%)• 5 Contracted Employees (2%)
GRI 406: NON-DISCRIMINATION		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
406-1	Incidents of discrimination and corrective actions taken	None

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 413: LOCAL COMMUNITIES		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
413-1	Operations with local community engagement, impact assessments, and development programs	Sustainability Report 2021 pages 20, 29-31
GRI 414: SUPPLIER SOCIAL ASSESSMENT		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2021 page 9
103-2	The management approach and its components	Sustainability Report 2021 pages 9, 11, 34
103-3	Evaluation of the management approach	Sustainability Report 2021 pages 34, 37
414-1	New suppliers that were screened using social criteria	At the end of the reporting year, Vendor Terms and Conditions were on file for 730 vendors.