Regency Centers Corporation

GRESB GRESB Real Estate Assessment 2017

DATE: 12 Sep 2017 4:37:19am Tue UTC
SUBMITTED: 15 Aug 2017 10:40:33pm Tue UTC
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ASPECT CHECKLIST
 ERRORS

The following checklist items should have been addressed before this Assessment was submitted.

Supplements » Public Disclosure » Disclosure Methods

- D3 Indicate where in "https://www.regencycenters.com/regency/sustainability" evidence for “Corporate website” can be found

Supplements » Public Disclosure » Governance of Sustainability

- D11 Indicate where in "https://www.regencycenters.com/regency/sustainability/environmental" evidence for “Long-term reduction targets” can be found
**ENTITY AND REPORTING CHARACTERISTICS**

**Entity Characteristics**

**EC2**

Nature of ownership:

- Listed entity
  - Please specify ISIN: US7588491032
  - Year of commencement: 1993

Legal status:

- Property company
- Real Estate Investment Trust (REIT)
- Non-listed entity
- Government entity

**EC3**

The reporting period is:

- Calendar year
- Fiscal year

**EC4**

Is the organization a member of a real estate association?

- Yes (multiple answers possible)
  - Asian Association for Investors in Non-listed Real Estate Vehicles (ANREV)
  - Asia Pacific Real Estate Association (APREA)
  - British Property Federation (BPF)
  - European Public Real Estate Association (EPRA)
  - National Association of Real Estate Investment Trusts (NAREIT)
  - Pension Real Estate Association (PREA)
  - Real Property Association of Canada (REALpac)

- No

**ENTITY AND REPORTING CHARACTERISTICS**

**Reporting Characteristics**

**RC1**

Values are reported in:

- United States Dollar USD
What was the gross asset value (GAV) of the entity at the end of the reporting period?

9700

Metrics are reported in:

- m2
- sq. ft.

What is the entity’s core business?

- Management of standing investments only (continue with RC5.1, RC5.2, RC6)
- Management of standing investments and development of new construction and major renovation projects (continue with RC5.1, RC5.2, RC6, RC-NC1, RC-NC2, RC-NC3)
- Development of new construction and major renovation projects (continue with GRESB Developer Assessment)
Describe the composition of the entity’s standing investments during the reporting period:

<table>
<thead>
<tr>
<th>Property Type</th>
<th>% of GAV</th>
<th>Number of Assets</th>
<th>$^2$</th>
<th>Floor Area Type</th>
<th>Units</th>
<th>% Indirectly Managed Assets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail, High Street</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Retail, Shopping Center</td>
<td>100</td>
<td>307</td>
<td>37831361</td>
<td>Lettable Floor Area</td>
<td></td>
<td>100</td>
</tr>
<tr>
<td>Retail, Warehouse</td>
<td></td>
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<tr>
<td>Office</td>
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<tr>
<td>Industrial, Distribution Warehouse</td>
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<tr>
<td>Industrial, Business Parks</td>
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<tr>
<td>Industrial, Manufacturing</td>
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<td>Residential, Multi-family</td>
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<td>Residential, Family Homes</td>
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<td>Senior Homes</td>
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<td>Residential, Student Housing</td>
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<td>Medical Office</td>
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<td>Lodging, Leisure &amp; Recreation</td>
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<td>Data Centers</td>
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<td>Self-storage</td>
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<tr>
<td>Parking (indoors)</td>
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</tr>
</tbody>
</table>

**Totals:** 100 307 37,831,361

Note: The table above defines the scope of your 2017 GRESB submission and should include the total portfolio.
Note: Use the table above to define the structure of the standing investments portion of your portfolio. Any development projects (New Constructions and/or Major Renovations) should be defined in RC-NC1.1 and RC-NC2.1.
**RC5.2**

Provide additional context for the reporting boundaries (maximum 250 words)

**RC6**

Which countries are included in the entity’s portfolio?

<table>
<thead>
<tr>
<th>Country</th>
<th>% of GAV</th>
</tr>
</thead>
<tbody>
<tr>
<td>United States</td>
<td>100</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total % GAV</th>
<th>100</th>
</tr>
</thead>
</table>
## ENTITY AND REPORTING CHARACTERISTICS

### New Construction & Major Renovations

**RC-NC1.1**

Describe the composition of the entity’s new construction projects during the reporting period:

<table>
<thead>
<tr>
<th>Property Type</th>
<th>In progress at the end of reporting period</th>
<th></th>
<th></th>
<th>Completed during reporting period</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Assets</td>
<td>Gross Floor Area</td>
<td>GAV* in millions</td>
<td>Number of Assets</td>
<td>Gross Floor Area</td>
<td>GAV* in millions</td>
</tr>
<tr>
<td>Retail, High Street</td>
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<td></td>
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<tr>
<td>Retail, Shopping Center</td>
<td>6</td>
<td>829573</td>
<td>29</td>
<td>5</td>
<td>329724</td>
<td>181</td>
</tr>
<tr>
<td>Retail, Warehouse</td>
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</tbody>
</table>

* GAV either according to fair value or based on construction costs
RC-NC1.1 (continued)

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number of Assets</th>
<th>Gross Floor Area</th>
<th>GAV in millions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail, High Street</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail, Shopping Center</td>
<td>13</td>
<td>2692001</td>
<td>681</td>
</tr>
<tr>
<td>Retail, Warehouse</td>
<td></td>
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<tr>
<td>Office</td>
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<tr>
<td>Healthcare</td>
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</tr>
</tbody>
</table>

* GAV either according to fair value or based on construction costs

RC-NC1.2

Provide additional context for the reporting boundaries on new construction projects (maximum 250 words)

RC-NC2.1

Describe the composition of the entity's major renovation projects during the reporting period:

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number of Assets</th>
<th>Gross Floor Area</th>
<th>GAV in millions</th>
</tr>
</thead>
<tbody>
<tr>
<td>In progress at the end of reporting period</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Completed during reporting period</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* GAV either according to fair value or based on construction costs
### Property Type

<table>
<thead>
<tr>
<th>Property Type</th>
<th>In progress at the end of reporting period</th>
<th>Completed during reporting period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Assets</td>
<td>Gross Floor Area</td>
</tr>
<tr>
<td>Medical Office</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lodging, Leisure &amp; Recreation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Data Centers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-storage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking (indoors)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* GAV either according to fair value or based on construction costs

### RC-NC2.2

Provide additional context for the reporting boundaries on major renovation projects (maximum 250 words)

### RC-NC3

Which countries are included in the entity’s portfolio of new construction and major renovation projects?

<table>
<thead>
<tr>
<th>Country</th>
<th>% of GAV</th>
</tr>
</thead>
<tbody>
<tr>
<td>United States</td>
<td>100</td>
</tr>
</tbody>
</table>

Total % GAV 100
## Sustainability Objectives

**Does the entity have specific sustainability objectives?**

- Yes

**The objectives relate to (multiple answers possible)**

- General sustainability
- Environment
- Social
- Governance

**The objectives are (select one)**

- Fully integrated into the overall business strategy
- Partially integrated into the overall business strategy
- Not integrated into the overall business strategy

**The objectives are**

- Publicly available
  - Online - hyperlink
  - Offline - separate document

  1. **1_2016 10-K.pdf**
  2. Pg. 2 of 10-K and on our corporate website: https://www.regencycenters.com/regency/sustainability

**Communicate the objectives (maximum 250 words)**

Regency Centers is committed to being an industry leader in sustainability and continually improving our performance. Our over-arching sustainability objectives are as follows:

- Comply with environmental laws and regulations, ordinances and industry standards
- Strive to reduce natural resource and energy consumption, pollution, greenhouse gas emissions, and waste
- Publicly disclose our sustainability policies, goals and performance
- Engage with tenants, employees, local communities, suppliers and other stakeholders on key sustainability issues
- Contribute to the betterment of our communities and uphold our values of honesty, integrity and fairness

These objectives are well integrated into overall day-to-day management, and also help achieve overall company objectives by reducing operating expenses, generating additional sources of income, fostering new development opportunities, and improving our reputation and marketability with investors, employees and other key stakeholders.

- Not publicly available
- No
Does the organization have one or more persons responsible for implementing the sustainability objectives at entity level? (multiple answers possible)

- **Yes**

Select the persons responsible (multiple answers possible)

- **Dedicated employee(s) for whom sustainability is the core responsibility**
  
  Name: Mark Peternell  
  Job title: Vice President, Sustainability  
  E-mail: MarkPeternell@regencycenters.com  
  LinkedIn profile (optional)

- **Employee(s) for whom sustainability is among their responsibilities**
  
  Name: Scott Prigge  
  Job title: SVP, National Property Operations  
  E-mail: scottprigge@regencycenters.com  
  LinkedIn profile (optional)

- **External consultants/manager**

- **Other**
  
  Other selected. Please describe: Tanner Hayes, Sr. Analyst Sustainability

- **No**

- **Not applicable**

**MANAGEMENT**

**Sustainability Decision Making**

Does the organization have a sustainability taskforce or committee that is applicable to the entity?

- **Yes**

Select the members of this taskforce or committee (multiple answers possible)

- **Asset managers**
- **Board of Directors**
- **External consultants**
- **Fund/portfolio managers**
- **Property managers**
Does the entity have a senior decision-maker accountable for sustainability?

Yes

The individual is part of

- Board of Directors
- Senior Management Team
- Fund/portfolio managers
- Investment Committee
- Other

Provide the details for the most senior decision-maker on sustainability issues

Name: Jim Thomspson
Job title: EVP Operations
E-mail: jimthompson@regencycenters.com
LinkedIn profile (optional): No

Does the entity have a formal process to inform the most senior decision-maker on the sustainability performance of the entity?

Yes

Describe the process [maximum 250 words]

The Sustainability Team is led by the VP of Sustainability who reports directly to the SVP of National Property Operations. This duo meets quarterly with the Executive Vice President of Operations, the most senior decision maker with direct oversight of sustainability issues. Written memos that provide detailed, qualitative and quantitative status updates on all internal performance goals are also provided to the EVP of Property Operations on a quarterly basis. Established follow-up procedures include monthly teleconferences between VP Sustainability and SVP of National Property Operations, where past action items are reviewed, discussed and closed-out.

Additionally, the Sustainability Team provides an update to the Executive Committee – consisting of the Chief Executive Officer, President and Chief Financial Officer, Executive Vice President of Development and Executive Vice President of Operations – at a minimum annually, and more frequently as needed. The annual Executive Committee updates include discussion on the company’s overall sustainability strategy, performance, and assessment of new risks and opportunities.

No
Does the organization include sustainability factors in the annual performance targets of the employees responsible for this entity?

- Yes

Select the employees to whom these factors apply (multiple answers possible)

- acquisitions team
- All employees
- Asset managers
- Board of Directors
- Client services team
- Fund/portfolio managers
- Property managers
- Senior Management Team
- Other

Other selected. Please describe
VP of Sustainability & Sr. Analyst of Sustainability

- No
### Sustainability Disclosure

**Does the organization disclose its sustainability performance?**

- **Yes (multiple answers possible)**
  - **Section in Annual Report**
    - [2016 10-K.pdf](#)
    - *Indicate where in the evidence the relevant information can be found*
      - Pg. 2 of 10-K.
    - **Show investors**
  - **Dedicated section on corporate website**
    - Provide hyperlink
      - [https://www.regencycenters.com/regency/sustainability](https://www.regencycenters.com/regency/sustainability)
    - *Indicate where the relevant information can be found*
      - Under Performance section of corporate website.
    - **Select the applicable reporting level**
      - **Entity**
      - **Investment manager**
      - **Group**
      - **Aligned with Other**
        - Other selected. Please describe: G.A.A.P.
  - **Section in entity reporting to investors**
    - [Q1 2016 Quarterly Investor Presentation.pdf](#)
    - *Indicate where in the evidence the relevant information can be found*
      - Slide 25 & 26
    - **Show investors**
    - **Aligned with Other**
      - Other selected. Please describe: None
  - **Other**
    - [Green Bond Report](#)
      - Regency Centers 2016 Green Bond Attestation - Report FINAL.pdf
      - *Indicate where in the evidence the relevant information can be found*
Select the applicable reporting level

- **Entity**
- **Investment manager**
- **Group**

Aligned with: **Other**

Other selected. Please describe:
- Attestation Standards established by the American Institute of Certified Public Accountants/AICPA (AT101)

Does the organization have an independent third party review of its sustainability disclosure?

- **Yes**

Select all applicable options (multiple answers possible, selections must match answers in Q7.1)

- Section in Annual Report
- Stand-alone sustainability report
- Integrated Report
- Section in entity reporting to investors
- Other

Green Bond Report
- Externally checked by
- Externally verified by
- Externally assured by

PricewaterhouseCoopers

using Attestation Standards established by the American Institute of Certified Public Accountants/AICPA (AT101)

- **No**
- Not applicable
## ESG Policies

### Does the organization have a policy/policies in place, applicable to the entity level, that address(es) environmental issues?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
</tr>
</thead>
</table>

Select all environmental issues included (multiple answers possible)

- Biodiversity and habitat
- Building safety
- Climate/climate change adaptation
- Energy consumption/management
- Environmental attributes of building materials
- GHG emissions/management
- Resilience
- Waste management
- Water consumption/management
- Other

Other selected. Please describe

Transparency & Stakeholder Engagement

[UPLoaded] 8 - Sustainability Policy.pdf

Indicate where in the evidence the relevant information can be found

http://www.regencycenters.com/company_information/sustainability.php#.VwZ3aPkrJhE

- Show investors

<table>
<thead>
<tr>
<th></th>
<th>No</th>
</tr>
</thead>
</table>

### Does the organization have a policy/policies in place, applicable to the entity level, that address(es) governance issues?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
</tr>
</thead>
</table>

Select all governance issues included (multiple answers possible)

- Bribery and corruption
- Child labor
- Diversity and equal opportunity
- Executive compensation
- Forced or compulsory labor
- Labor-management relationships
- Shareholder rights
<table>
<thead>
<tr>
<th>Worker rights</th>
<th>Other</th>
</tr>
</thead>
</table>

Other selected. Please describe

- Competition and Fair Dealing Policy
- Records Retention Policy
- Investor Communications Policy
- Protection and Proper Use of Company Assets Policy
- Compliance with Law

See cover page of upload for detail description of where evidence may be found.

- Show investors

Yes

Does the organization have a stakeholder engagement policy in place that applies to the entity?

Select all stakeholders included (multiple answers possible)

| Asset/Property Managers (external) | Consumers | Community | Employees | Government/local authorities | Investment partners | Investors/shareholders | Supply chain | Tenants/occupiers | Other |

Other selected. Please describe

- Board of Directors
- Competitors
- Recruiters

Please see first page of the attached for a table of contents of where evidence in the relevant information may be found.

- Show investors

No
Does the organization have an employee policy in place that applies to the employees responsible for this entity?

- Yes

Select all issues included (multiple answers possible)

- Cyber security
- Diversity and equal opportunity
- Health, safety and well-being
- Performance and career development
- Remuneration
- Other

Other selected. Please describe

Disability Accommodation Policy, Anti-Harassment Policy, Compliance Policy, Conflicts of Interest Policy, Political Contributions Policy, Payments to Government Personnel Policy

(Uploaded) 11 - Employee Policies Binder.pdf

Indicate where in the evidence the relevant information can be found

Please see first page of the attached for a table of contents of where evidence in the relevant information may be found.

- Show investors

- No
RISKS AND OPPORTUNITIES

Governance

12

Does the organization have systems and procedures in place to facilitate effective implementation of the governance policy/policies in Q9?

- Yes

Select all applicable options (multiple answers possible)

- Investment due diligence process
- Training related to governance risks for employees (multiple answers possible)
  - Regular follow-ups
  - When an employee joins the organization
- Whistle-blower mechanism
- Other
  - Other selected. Please describe
    - Annual Shareholder Meeting / Voting & Proxy Access; Executive Officer Clawback Policy

(Uploaded) 12 - Governance Systems & Procedures Binder.pdf

Indicate where in the evidence the relevant information can be found

- Show investors

- No

13

Did the entity perform entity-level governance risk assessments within the last three years?

- Yes

Select all included issues (multiple answers possible)

- Bribery and corruption
- Child labor
- Diversity and equal opportunity
- Executive compensation
- Forced or compulsory labor
- Labor-management relationships
- Shareholder rights
- Worker rights
- Other

(Uploaded) 13 - Governance Risk Assessment Binder.pdf

Indicate where in the evidence the relevant information can be found
Please see first three pages describing the risk assessment process; subsequent pages detail various policies and procedures used to mitigate risks.

### RISKS AND OPPORTUNITIES

#### Environmental & Social

Does the entity perform environmental and/or social risk assessments as a standard part of its due diligence process for new acquisitions?

- **Yes**

Select all issues included (multiple answers possible)

- ✔ Building safety and materials
- ✔ Climate change adaptation
- ✔ Contamination
- ✔ Energy efficiency
- ✔ Energy supply
- ✔ Flooding
- ✔ GHG emissions
- ✔ Health, safety and well-being
- ✔ Indoor environmental quality
- ✔ Natural hazards
- ✔ Regulatory
- ✔ Resilience
- ✔ Socio-economic
- ✔ Transportation
- ✔ Water efficiency
- ✔ Waste management
- ✔ Water supply
- ✔ Other

(Uploaded) 15.1 - Risk Assessments for New Acquisitions Memo.pdf

Indicate where in the evidence the relevant information can be found.
Has the entity performed environmental and/or social risk assessments of its standing investments during the last three years?

- Yes

Select all issues included (multiple answers possible)

- Building safety and materials
- Climate change adaptation
- Contamination
- Energy efficiency
- Energy supply
- Flooding
- GHG emissions
- Health, safety and well-being
- Indoor environmental quality
- Natural hazards
- Regulatory
- Resilience
- Socio-economic
- Transportation
- Water efficiency
- Waste management
- Water supply
- Other

Describe how the outcomes of the sustainability risk assessments are used in order to mitigate the selected risks (maximum 250 words)

Regency utilizes a variety of methodologies to identify the risks selected to which the entity is exposed. Parties involved in the various types of assessments include: Risk Management, Sustainability, Property Management, Environmental, Asset Management, Marketing, and other internal departmental employees; various business partners, contractors, sub-contractors; and other third-parties such as non-governmental organizations (e.g. N.A.R.I.E.T., I.C.S.C.), and governmental organizations (e.g. Department of Energy, municipal planning departments). Depending on the risk factor; assessment timelines, monitoring and follow-up procedures vary. However, at a minimum, all factors are covered under annual assessments and more typically under quarterly assessments and ad hoc. For example, the Sustainability team is responsible for identifying & defining energy efficiency risks and, at the entity and property levels, continually monitors: regulatory changes; energy prices and consumption; electricity markets; tenancy and occupancy changes; Asset Manager’s acquisition, disposition and re/ development plans; Property Manager’s capital improvement and building maintenance plans; competitors’ actions; technological developments; and other factors to identify risks. As appropriate, this team may coordinate changes in corporate policies, operating procedures, procurement specifications, staff responsibilities and/or compensation structures, capital expenditure plans, and other actions as appropriate, such as enter into supply-side energy procurement or invest in conservation projects such as those described in Q17 through Q19 of this survey. Follow-up procedures may include training sessions with key staff, performance benchmarking of actions, internal or external reporting, internal audits, and other tasks as appropriate.
Has the entity performed technical building assessments during the last four years to identify efficiency opportunities within the portfolio?

- Yes

Select applicable options (multiple answers possible)

- Energy Efficiency
  - In-house assessment
  - External assessment
    - Percentage of portfolio covered: 38.2%
    - Name of the organization: WLS Lighting
    - Adamant Energy

(UPLOAD) 16 - Example Energy Efficiency Assessment.pdf

Indicate where in the evidence the relevant information can be found

See upload as an example of an energy efficiency assessment common to our property type. Common area exterior lighting is the greatest opportunity for efficiency within Regency's operational control, and thus this assessment focuses on that opportunity.

- Show investors

- Water Efficiency
  - In-house assessment
  - External assessment
    - Percentage of portfolio covered: 13.2%
    - Name of the organization: Hydropoint

(UPLOAD) 16 - Example Water Efficiency Assessment.pdf

Indicate where in the evidence the relevant information can be found

See upload as an example of an water efficiency assessment common to our property type. Common area exterior irrigation is the greatest opportunity for efficiency within Regency's operational control, and thus this assessment focuses on that opportunity.

- Show investors

- Waste Management
  - In-house assessment
  - External assessment
    - Percentage of portfolio covered: 21.7%
    - Name of the organization: Complete Solutions

(UPLOAD) 16 - Waste Audit Example.xlsx

Indicate where in the evidence the relevant information can be found
See upload as an example of an water efficiency assessment common to our property type. Common area exterior waste services are the greatest opportunity for efficiency within Regency’s operational control, and thus this assessment focuses on that opportunity.

- Show investors

- Health & Well-being

  - No
  - Not applicable
### Has the entity implemented measures during the last four years to improve the energy efficiency of the portfolio?

**Yes**

Describe the measures using the table below.

<table>
<thead>
<tr>
<th>Category</th>
<th>Measure</th>
<th>% portfolio covered during the last 4 years</th>
<th>% whole portfolio covered</th>
<th>Estimated savings (MWh) (optional)</th>
<th>Target ROI (%) (optional)</th>
<th>Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q29 targets) (maximum 150 words)</th>
<th>Innovation Case Study</th>
</tr>
</thead>
<tbody>
<tr>
<td>Systems commissioning or retro-commissioning</td>
<td>Whole Building</td>
<td>0%, &lt;25%</td>
<td>0%, &lt;25%</td>
<td></td>
<td></td>
<td>Fundamental commissioning per LEED credit EA-P1; no payback for REG as tenants are responsible for utility costs</td>
<td>Add</td>
</tr>
<tr>
<td>Occupier engagement/informational technologies</td>
<td>Sub-meter Installations</td>
<td>0%, &lt;25%</td>
<td>≥75%, &lt;100%</td>
<td></td>
<td></td>
<td>Installation of tenant sub-metering equipment to provide insight into consumption; no payback</td>
<td>Add</td>
</tr>
<tr>
<td>Installation of high-efficiency equipment and appliances</td>
<td>Lighting Retrofits &amp; Controls</td>
<td>0%, &lt;25%</td>
<td>≥50%, &lt;75%</td>
<td></td>
<td></td>
<td>Retrofit of exterior lighting to high-efficiency fixtures and advanced lighting control systems</td>
<td>Add</td>
</tr>
<tr>
<td>Installation of on-site renewable energy</td>
<td>Photovoltaic Solar</td>
<td>0%, &lt;25%</td>
<td>0%, &lt;25%</td>
<td></td>
<td></td>
<td>Installation of photovoltaic solar; approximately 10 years; retail shopping center; objective to engage tenants on sustainability issues and renewable energy</td>
<td>Add</td>
</tr>
<tr>
<td>Other</td>
<td>Electric Vehicle Chargers</td>
<td>0%, &lt;25%</td>
<td>0%, &lt;25%</td>
<td></td>
<td></td>
<td>Installation of electric vehicle chargers; immediate as often no capital outlay required; retail shopping center</td>
<td>Add</td>
</tr>
<tr>
<td>Wall/roof insulation</td>
<td>Cool Roofing</td>
<td>0%, &lt;25%</td>
<td>≥50%, &lt;75%</td>
<td></td>
<td></td>
<td>Installation of highly reflective 'cool' roofing; no payback for REG as tenants are responsible for common areas</td>
<td>Add</td>
</tr>
<tr>
<td>Installation of high-efficiency equipment and appliances</td>
<td>HVAC Retrofits</td>
<td>0%, &lt;25%</td>
<td>0%, &lt;25%</td>
<td></td>
<td></td>
<td>Direct purchase and/or mandate tenants purchase via 'green leasing' high-efficiency HVAC units</td>
<td>Add</td>
</tr>
<tr>
<td>Systems commissioning or retro-commissioning</td>
<td>Exterior Lighting System</td>
<td>≥25%, &lt;50%</td>
<td>≥25%, &lt;50%</td>
<td></td>
<td></td>
<td>Run data analytics diagnostics on all lighting systems and evaluate tenant operating hours to optimize burn times</td>
<td>Add</td>
</tr>
</tbody>
</table>

**No**

**Not applicable**

### Has the entity implemented measures during the last four years to improve the water efficiency of the portfolio?

**Yes**

<table>
<thead>
<tr>
<th>Category</th>
<th>Measure</th>
<th>% portfolio covered during the last 4 years</th>
<th>% whole portfolio covered</th>
<th>Estimated savings (m³) (optional)</th>
<th>Target ROI (%) (optional)</th>
<th>Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q29 targets) (maximum 150 words)</th>
<th>Innovation Case Study</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drip/smart irrigation</td>
<td>Evapotranspiration and weather data subscriptions</td>
<td>≥25%, &lt;50%</td>
<td>≥25%, &lt;50%</td>
<td></td>
<td></td>
<td>Purchase evapotranspiration and live weather data feeds for smart irrigation controllers; immediate</td>
<td>Add</td>
</tr>
<tr>
<td>Drip/smart irrigation</td>
<td>Retrocommissioning of irrigation systems</td>
<td>0%, &lt;25%</td>
<td>0%, &lt;25%</td>
<td></td>
<td></td>
<td>Audit sites and ensure systems are functioning and programmed optimally; immediate; retail shopping center</td>
<td>Add</td>
</tr>
</tbody>
</table>
### 18 (continued)

<table>
<thead>
<tr>
<th>Category</th>
<th>Measure</th>
<th>% portfolio covered during the last 4 years</th>
<th>% whole portfolio covered</th>
<th>Estimated savings (m³) (optional)</th>
<th>Target ROI (%) (optional)</th>
<th>Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q29 targets) (maximum 150 words)</th>
<th>Innovation Case Study</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drip/smart irrigation</td>
<td>Installation of drip irrigation</td>
<td>0%, &lt;25%</td>
<td>≥25%, ≤50%</td>
<td></td>
<td></td>
<td>Install high-efficiency irrigation controllers and/or drip irrigation systems; less than five years; additional available</td>
<td>Add</td>
</tr>
<tr>
<td>High-efficiency/dry fixtures</td>
<td>Installation of high-efficiency</td>
<td>0%, &lt;25%</td>
<td>≤25%</td>
<td></td>
<td></td>
<td>Install high-efficiency (EPA WaterSense certified) interior plumbing fixtures; no payback period</td>
<td>Add</td>
</tr>
<tr>
<td>Drought tolerant/native landscaping</td>
<td>Installation of drought-tolerant</td>
<td>0%, &lt;25%</td>
<td>≤25%</td>
<td></td>
<td></td>
<td>Install low-water or drought-tolerant landscaping; less than 10 years; retail shopping centers</td>
<td>Add</td>
</tr>
<tr>
<td>Metering of water subsystems</td>
<td>Installation of sub-metering systems</td>
<td>0%, &lt;25%</td>
<td>≥75%, ≤100%</td>
<td></td>
<td></td>
<td>Install utility meters or sub-meters for each individual tenant space and for common area irrigation systems</td>
<td>Add</td>
</tr>
<tr>
<td>Leak detection system</td>
<td>Installation of flow-valves systems</td>
<td>0%, &lt;25%</td>
<td>≤75%, ≤100%</td>
<td></td>
<td></td>
<td>Install wireless internet connected flow-sensors for irrigation systems; seven to ten years; retail shopping centers</td>
<td>Add</td>
</tr>
<tr>
<td>Reuse of storm water and/or grey water for non-potable applications</td>
<td>Install rain capture cisterns</td>
<td>0%, &lt;25%</td>
<td>≤25%</td>
<td></td>
<td></td>
<td>Install rain cisterns and/or connect irrigation systems to grey-water utility service; 12 to 15 years</td>
<td>Add</td>
</tr>
</tbody>
</table>

- **No**
- **Not applicable**

### 19

Has the entity implemented measures during the last four years to improve the waste management of the portfolio?

- **Yes**

<table>
<thead>
<tr>
<th>Category</th>
<th>Measure</th>
<th>% portfolio covered during the last 4 years</th>
<th>% whole portfolio covered</th>
<th>Estimated savings (tonnes) (optional)</th>
<th>Target ROI (%) (optional)</th>
<th>Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q29 targets) (maximum 150 words)</th>
<th>Innovation Case Study</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ongoing waste performance monitoring</td>
<td>Measurement and tracking</td>
<td>≥75%, ≤100%</td>
<td>≥75%, ≤100%</td>
<td></td>
<td></td>
<td>Centralize waste management procurement and establish tracking system; immediate; retail shopping centers</td>
<td>Add</td>
</tr>
<tr>
<td>Recycling program</td>
<td>Provide recycling facilities</td>
<td>0%, &lt;25%</td>
<td>≥30%, ≤70%</td>
<td></td>
<td></td>
<td>Contract for recycling haul services and provide accessible facilities for tenants; none; retail shopping centers</td>
<td>Add</td>
</tr>
<tr>
<td>Composting landscape and/or food waste</td>
<td>Provide composting / food waste</td>
<td>0%, &lt;25%</td>
<td>0%, ≤25%</td>
<td></td>
<td></td>
<td>Contract for composting waste haul services and provide accessible composting facilities; none; retail shopping centers</td>
<td>Add</td>
</tr>
<tr>
<td>Waste stream audit</td>
<td>Audit waste stream and se</td>
<td>0%, &lt;25%</td>
<td>0%, ≤25%</td>
<td></td>
<td></td>
<td>Audit sites’ waste services and/or streams to ensure appropriate sizing of trash, recycling and composting systems</td>
<td>Add</td>
</tr>
<tr>
<td>Waste management</td>
<td>Tenant engagement program</td>
<td>0%, &lt;25%</td>
<td>0%, ≤25%</td>
<td></td>
<td></td>
<td>Appoint tenant engagement supervisor to educate tenants on benefits and best practices of recycling systems</td>
<td>Add</td>
</tr>
</tbody>
</table>

- **No**
- **Not applicable**
Has the entity received any environmental fines and/or penalties?

- [ ] Yes
- [x] No
MONITORING AND EMS

Environmental Management Systems

21.1

Does the organization have an Environmental Management System (EMS) that applies to the entity level?

- Yes
    Indicate where in the evidence the relevant information can be found
    See upload, detailing how the EMS aligns with the ISO 140001 framework
  
- No

21.2

Is the Environmental Management System (EMS) in Q21.1 aligned with a standard or certified by an independent third party?

- Yes
  - Aligned with
    - ISO 140001
  
- No
  - Not applicable

MONITORING AND EMS

Data Management Systems

22

Does the organization have a data management system in place that applies to the entity level?

- Yes
  
- Select one of the following
    - Developed internally
    - Bespoke (custom) internal system developed by a third party
    - External system
      - Name of the system: Ecova
      - Name of the organization: Ecova
Select the performance indicators included (multiple answers possible)

- Energy consumption
  - Percentage of portfolio covered: 100

- GHG emissions/management
  - Percentage of portfolio covered: 100

- Health and well-being

- Indoor environmental quality

- Resilience

- Waste streams/management
  - Percentage of portfolio covered: 100

- Water
  - Percentage of portfolio covered: 100

- Other

(Uploaded) 22 - Data Management System Supporting Evidence.pdf

Indicate where in the evidence the relevant information can be found

See upload

Show investors

No

MONITORING AND EMS

Monitoring Consumption

Does the entity monitor the energy consumption of the portfolio?

- Yes
  - Percentage of whole portfolio covered by floor area: 100

Type of monitoring (multiple answers possible)

- Automatic meter readings

- Based on invoices
  - Percentage of the whole portfolio covered by floor area: 100

- Manual–visual readings

- Provided by the tenant

- Other
### Does the entity monitor the water consumption of the portfolio?

<table>
<thead>
<tr>
<th>Yes</th>
<th>Percentage of whole portfolio covered by floor area</th>
<th>100</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Type of monitoring (multiple answers possible)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>![Automatic meter readings]</td>
<td></td>
</tr>
<tr>
<td>![Based on invoices]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>![Manual–visual readings]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>![Provided by the tenant]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>![Other]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Does the entity monitor the waste production of the portfolio? (optional)

<table>
<thead>
<tr>
<th>Yes</th>
<th>Percentage of whole portfolio covered by floor area</th>
<th>100</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Type of monitoring (multiple answers possible)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>![Internal tracking]</td>
<td></td>
</tr>
<tr>
<td>![Provided by haulers]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>![Provided by the tenant]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>![Other]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Portfolio-wide broker collects information from haulers**

**A.** Waste volumes were calculated by determining properties’ container sizes and haul frequency and then assumed to be 100% full upon haul. Volumes were converted to weight using US EPA “Volume-to-Weight Conversion Factors” and these factors were assumed to be applicable to Regency’s waste streams. Waste routes of “landfill” and “incineration” were estimated using US EPA Annual Report trash disposal route factors and this was assumed to be applicable to Regency’s waste streams. Waste service levels are collected annually, so it is assumed waste service levels remained constant over the course of the year for each asset. Where regency provides waste services to tenants at a shopping center, it is assumed that Regency provides waste services to all tenants of that shopping center. To ensure service levels are accurate, centers’ service levels are audited regularly, as noted in question 16.

**B.** Regency is limited in its ability to collect data as follows: i.) waste service level data for tenants that contract for waste services directly; ii.) waste disposal route data from haulers as Regency contracts through a broker, who may use one or many haulers for a particular asset, who may use one or many sorting, transfer station, or other waste facilities; iii.) average of fill volumes and weight per cubic yard of waste containers across the portfolio for the entire year.
<table>
<thead>
<tr>
<th>Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
<tr>
<td>Not applicable</td>
</tr>
</tbody>
</table>
PERFORMANCE INDICATORS
Retail, Shopping Center › Energy Consumption

Q25.0
Does the entity collect energy consumption data for Retail, Shopping Center?

- Yes

Please provide the TOTAL floor area of your portfolio for this property type, regardless of energy supply and energy data availability and complete Q25.1 - Q25.3 for this property type.

<table>
<thead>
<tr>
<th>Managed Assets</th>
<th>Floor area (ft²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Areas</td>
<td>0</td>
</tr>
<tr>
<td>Tenant Space, Energy Purchased by Landlord</td>
<td>0</td>
</tr>
<tr>
<td>Tenant Space, Energy Purchased by Tenant</td>
<td>0</td>
</tr>
<tr>
<td>Whole Building</td>
<td>0</td>
</tr>
<tr>
<td>Shared Services</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Indirectly Managed Assets</th>
<th>Floor area (ft²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whole Building</td>
<td>37831361</td>
</tr>
</tbody>
</table>

Q25.1
Energy consumption for Retail, Shopping Center

Report absolute values and like-for-like consumption for 2015 and 2016. All assets in the whole portfolio for Retail, Shopping Center should be included.

To make sure you insert data in the correct section of the table, check the definition of "Managed Assets" and "Indirectly Managed Assets".

Only use Whole Building if no breakdown of data is possible between Base Building and Tenant Space. Additionally, if consumption cannot be separated between Common Areas and Shared Services/ Central Plant, provide both in Shared Services/ Central Plant.

<table>
<thead>
<tr>
<th>Managed Assets</th>
<th>Absolute Consumption</th>
<th>Like-for-like Consumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fuels</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Data coverage (ft²)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum coverage (ft²)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor area type</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consumption (MWh)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Like-for-like Change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Managed Assets

#### Base Building

<table>
<thead>
<tr>
<th>Floor Area Type</th>
<th>Consumption (MWh) 2015</th>
<th>Consumption (MWh) 2016</th>
<th>Data coverage (ft²)</th>
<th>Maximum coverage (ft²)</th>
<th>Floor area type</th>
<th>Consumption (MWh) 2015</th>
<th>Consumption (MWh) 2016</th>
<th>Like-for-like Change %</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Heating &amp; Cooling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electricity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared services / central plant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Heating &amp; Cooling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electricity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor/Exterior areas / Parking</td>
<td></td>
<td></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electricity</td>
<td></td>
<td></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total energy consumption of Base Building: 0 MWh in 2015 and 0 MWh in 2016.

#### Tenant Space

<table>
<thead>
<tr>
<th>Floor Area Type</th>
<th>Consumption (MWh) 2015</th>
<th>Consumption (MWh) 2016</th>
<th>Data coverage (ft² / units)</th>
<th>Maximum coverage (ft² / units)</th>
<th>Floor area type</th>
<th>Consumption (MWh) 2015</th>
<th>Consumption (MWh) 2016</th>
<th>Like-for-like Change %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purchased by landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fuels</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Heating &amp; Cooling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electricity</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purchased by tenant</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Fuels</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Heating &amp; Cooling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electricity</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total energy consumption of Tenant Areas: 0 MWh in 2015 and 0 MWh in 2016.
### Managed Assets
#### Whole building

<table>
<thead>
<tr>
<th>17</th>
<th>Combined consumption common areas + tenant space</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>District Heating &amp; Cooling</td>
</tr>
<tr>
<td>19</td>
<td>Electricity</td>
</tr>
</tbody>
</table>

#### Absolute Consumption

<table>
<thead>
<tr>
<th></th>
<th>2015 Consumption (MWh)</th>
<th>2016 Consumption (MWh)</th>
<th>Data coverage (ft²)</th>
<th>Maximum coverage (ft²)</th>
<th>Floor area type</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 Fuels</td>
<td>19517</td>
<td>17678</td>
<td>2703522</td>
<td>27831361</td>
<td>Lettable floor area</td>
</tr>
<tr>
<td>18 District Heating &amp; Cooling</td>
<td>34873</td>
<td>32322</td>
<td>2703522</td>
<td>27831361</td>
<td>Lettable floor area</td>
</tr>
<tr>
<td>19 Electricity</td>
<td>54727</td>
<td>50989</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### Like-for-like Consumption

<table>
<thead>
<tr>
<th></th>
<th>2015 Consumption (MWh)</th>
<th>2016 Consumption (MWh)</th>
<th>Like-for-like Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 Fuels</td>
<td>18271</td>
<td>17576</td>
<td>-3.80%</td>
</tr>
<tr>
<td>18 District Heating &amp; Cooling</td>
<td>34873</td>
<td>32322</td>
<td>-7.32%</td>
</tr>
<tr>
<td>19 Electricity</td>
<td>257</td>
<td>214</td>
<td>-16.73%</td>
</tr>
</tbody>
</table>

#### Total energy consumption of Whole Building

|                | 2015 | 2016 | N/A  | N/A  | N/A  | 0   | 0   |

#### Total energy consumption of Managed Assets

|                | 2015 | 2016 | N/A  | N/A  | N/A  | 0   | 0   |

---

### Indirectly Managed Assets
#### Whole building

<table>
<thead>
<tr>
<th>22</th>
<th>Tenant space</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>District Heating &amp; Cooling</td>
</tr>
<tr>
<td>24</td>
<td>Electricity</td>
</tr>
</tbody>
</table>

#### Absolute Consumption

<table>
<thead>
<tr>
<th></th>
<th>2015 Consumption (MWh)</th>
<th>2016 Consumption (MWh)</th>
<th>Data coverage (ft²)</th>
<th>Maximum coverage (ft²)</th>
<th>Floor area type</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 Fuels</td>
<td>258</td>
<td>242</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>23 District Heating &amp; Cooling</td>
<td>54727</td>
<td>50989</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### Like-for-like Consumption

<table>
<thead>
<tr>
<th></th>
<th>2015 Consumption (MWh)</th>
<th>2016 Consumption (MWh)</th>
<th>Like-for-like Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 Fuels</td>
<td>257</td>
<td>214</td>
<td>-16.73%</td>
</tr>
<tr>
<td>23 District Heating &amp; Cooling</td>
<td>50649</td>
<td>47739</td>
<td>-5.79%</td>
</tr>
</tbody>
</table>

#### Total energy consumption of Indirectly Managed Assets

|                | 2015 | 2016 | N/A  | N/A  | N/A  | 104,050 | 97,851 | -5.96% |

#### Total energy consumption of Whole Portfolio

|                | 2015 | 2016 | N/A  | N/A  | N/A  | 104,050 | 97,851 | -5.96% |

---

Explain (a) assumptions made in reporting, (b) limitations in the ability to collect data and (c) exclusions from like-for-like portfolio (maximum 250 words)

A.) Assumptions: None.
B.) Limitations: Regency is limited by its ability to collect utility data for 'Tenant Space purchased by Tenant', as spaces are predominately individually metered and leases are triple-net, so utility meters are in tenants' names. This is currently being addressed through Energy Disclosure laws, Regency’s Green Leasing initiative, and other internal initiatives to streamline data collection.
C.) Like-for-like exclusions include any properties not held for the entirety of both calendar years.

---

Does the entity report the average annual vacancy rate in the like-for-like portfolio for this property type?

- **Yes**

| 2015 | 4.6 |
| 2016 |     |
The information above is correct and complete for all Retail, Shopping Center assets

Does the entity report energy use intensities in the whole portfolio for this property type?

Yes

If optional base-line year data is provided, specify year of the data (choose one)

<table>
<thead>
<tr>
<th>Optional base-line year (include year)</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy use intensity</td>
<td>1.53</td>
<td>1.43</td>
<td>1.36</td>
</tr>
<tr>
<td>% of portfolio covered</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

Select the elements for which intensities are normalized in your calculations

- Air conditioning and/or natural ventilation
- Building age
- Degree days
- Footfall
- Occupancy rate
- Operational hours
- Weather conditions
- Other

None of the above

Explain (a) the energy use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

A.) Regency calculates an energy intensity where the numerator is the energy consumption for which Regency has Operational Control, divided by the total...
portfolio GLA at the end of the calendar year. "Operational Control" is defined as operations for which the company has the full authority to introduce and implement its policies and practices.

B.) No assumptions are made.

C.) Intensities are used to measure the year over year effectiveness of energy efficiency initiatives across the portfolio and identify areas to invest in energy-efficiency measures.

Q25.3

Renewable energy generated Retail, Shopping Center

Does the entity collect renewable energy consumption and generation data in the whole portfolio for this property type?

Yes

Report absolute renewable energy generation and consumption. All assets in the portfolio for this property type should be included.

<table>
<thead>
<tr>
<th>Absolute measurement</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-site renewable energy (MWh generated and consumed on-site)</td>
<td>250.5</td>
<td>2293.1</td>
</tr>
<tr>
<td>Off-site renewable energy (MWh generated off-site or purchased from third party)</td>
<td>829</td>
<td>1846</td>
</tr>
<tr>
<td>On-site renewable energy (MWh generated on-site and exported)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total renewable energy</td>
<td>1,080</td>
<td>4,139</td>
</tr>
</tbody>
</table>

PERFORMANCE INDICATORS

Retail, Shopping Center › GHG Emissions

Q26.0

Does the entity collect GHG emissions data for Retail, Shopping Center?

Yes

No
### Q26.1

**GHG emissions for Retail, Shopping Center**

Report absolute values and like-for-like consumption for 2015 and 2016. All assets in the whole portfolio for Retail, Shopping Center should be included.

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2016</th>
<th></th>
<th>2015</th>
<th>2016</th>
<th>Like-for-like Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Emissions (tonnes)</td>
<td>Emissions (tonnes)</td>
<td>Data coverage (ft²)</td>
<td>Maximum potential coverage (ft²)</td>
<td>Floor area type</td>
<td>Emissions (tonnes)</td>
</tr>
<tr>
<td>1 Scope 1</td>
<td>853</td>
<td>555</td>
<td>37800000</td>
<td>37800000</td>
<td>Lettable floor area</td>
<td>689</td>
</tr>
<tr>
<td>2 Scope 2</td>
<td>30592</td>
<td>24640</td>
<td>37800000</td>
<td>37800000</td>
<td>Lettable floor area</td>
<td>27444</td>
</tr>
<tr>
<td>3 Scope 3 (optional)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 GHG Offsets purchased</td>
<td></td>
<td></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>5 Net GHG Emissions after offsets</td>
<td></td>
<td></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

**Explain** (a) the GHG emissions calculation standard/methodology/protocol, (b) used emission factors, (c) level of uncertainty in data accuracy, (d) exclusions from like-for-like portfolio, and (e) Scope 3 emissions, (f) source and characteristics of GHG emissions offsets (maximum 250 words)

- **b. Emission factors:**
  - Natural Gas: The Climate Registry General Reporting Protocol, April 2013 Update
  - Global Warming Potentials: SAR 100yr
- **c. Level of uncertainty in data accuracy:** Less than or equal to 2% for data reported. All scope 2 our data is processed by our utility expense and data management partner Ecova, and therefore, we have a high level of confidence in the quality in this. Fugitive emissions from Scope 1 HVAC systems are omitted in their entirety, however, it should be noted a large majority of tenants maintain their own HVAC systems and therefore are outside of our operational control data.
- **d. Exclusions from like-for-like portfolio:** All assets not explicitly held for the entirety of 2015 and 2016 are excluded.

- **The information above is correct and complete for all Retail, Shopping Center assets**

### Q26.2

**GHG emissions intensity rates Retail, Shopping Center**

Does the entity report GHG emissions intensities?

**Yes**

<table>
<thead>
<tr>
<th>Optional base-line year (include year)</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>GHG emissions intensity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.994</td>
<td>1.797</td>
<td>1.471</td>
</tr>
</tbody>
</table>
Q26.2 (continued)

<table>
<thead>
<tr>
<th>Optional base-line year (include year)</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of portfolio covered</td>
<td></td>
<td></td>
<td>100</td>
</tr>
</tbody>
</table>

Select the elements for which intensities are normalized in your calculations

- [ ] Air conditioning and/or natural ventilation
- [ ] Building age
- [ ] Degree days
- [ ] Footfall
- [ ] Occupancy rate
- [ ] Operational hours
- [ ] Weather conditions
- [ ] Other
- [x] None of the above

Explain (a) the GHG emissions intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

a.) Calculation is the sum of Scope 1 and Scope 2 emissions divided by total portfolio GLA at end of calendar year.
b.) No assumptions made.
c.) Intensities are used to define short- and long-term reduction goals, to understand drivers in year-to-year variations at the portfolio and asset levels, and for internal and external performance reporting.

PERFORMANCE INDICATORS
Retail, Shopping Center › Water Use

Q27.0

Does the entity collect water use data for Retail, Shopping Center?

- [x] Yes
- [ ] No
Water use for Retail, Shopping Center

Report absolute values and like-for-like consumption for 2015 and 2016. All assets in the whole portfolio for Retail, Shopping Center should be included.

To make sure you insert data in the correct section of the table, check the definition of "Managed Assets" and "Indirectly Managed Assets".

Only use Whole Building if no breakdown of data is possible between Base Building and Tenant Space. Additionally, if consumption cannot be separated between Common Areas and Shared Services/ Central Plant, provide both in Shared Services/ Central Plant.

### Managed Assets

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Consumption (m³)</td>
<td>Consumption (m³)</td>
<td>Data coverage (ft²)</td>
<td>Maximum coverage (ft²)</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
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<tr>
<td>4</td>
<td></td>
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<td>5</td>
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<td>6</td>
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<td>7</td>
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<td>8</td>
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<td>9</td>
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<tr>
<td>10</td>
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</tr>
</tbody>
</table>

### Indirectly Managed Assets

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Consumption (m³)</td>
<td>Consumption (m³)</td>
<td>Data coverage (ft²)</td>
<td>Maximum coverage (ft²)</td>
</tr>
<tr>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td></td>
<td></td>
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<td>13</td>
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<tr>
<td>14</td>
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<td></td>
</tr>
<tr>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Absolute Consumption

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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<tr>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Like-for-like Consumption

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Q27.1 (continued)

<table>
<thead>
<tr>
<th>Indirectly Managed Assets</th>
<th>Absolute Consumption</th>
<th>Like-for-like Consumption</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2015</td>
<td>2016</td>
</tr>
<tr>
<td></td>
<td>Consumption (m$^3$)</td>
<td>Data coverage (ft$^2$)</td>
</tr>
<tr>
<td>Total water usage Whole Portfolio</td>
<td>3,654,580</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Like-for-like Change:

Indirectly Managed Assets

<table>
<thead>
<tr>
<th>Like-for-like Consumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consumption (m$^3$)</td>
</tr>
<tr>
<td>3,461,914</td>
</tr>
</tbody>
</table>

Explain [a] assumptions made in reporting, [b] limitations in the ability to collect data and [c] exclusions from like-for-like portfolio (maximum 250 words)

A.) For data coverage calculations, when Regency purchases water for tenants at a particular property, we assume the property is master metered and we purchase water for all tenants at the property.
B.) Regency is limited in its ability to collect water consumption data for water purchased for tenant spaces by tenants.
C.) All properties not held for the entirety of both years were excluded from like-for-like.

Does the entity report the average annual vacancy rate in the like-for-like portfolio for this property type?

- Yes
- No

The information above is correct and complete for all Retail, Shopping Center assets

Q27.2

Water use intensity rates Retail, Shopping Center

Does the entity report water use intensities?

- Yes

If optional base-line year data is provided, specify year of the data (choose one)

<table>
<thead>
<tr>
<th>Optional base-line year (include year)</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water use intensity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>% of portfolio covered</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

Select the elements for which intensities are normalized in your calculations

- Air conditioning and/or natural ventilation
Explain (a) the water use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

A.) Water use intensity is consumption for all accounts within Regency’s operational control divided by gross lettable floor area. B.) No assumptions were made. C.) Water use intensities are used in conjunction with other metrics (e.g., cost of water, absolute consumption) at the property level to prioritize investments in water efficiency.

Q27.3

Water reuse and recycling Retail, Shopping Center

Does the entity collect reuse, recycling and consumption data?

- Yes
- No
## PERFORMANCE INDICATORS

**Retail, Shopping Center › Waste Management**

**Q28.0**

Does the entity collect waste data for Retail, Shopping Center?
- Yes
- No

**Q28.1**

Waste management for Retail, Shopping Center

Report absolute values for 2015 and 2016. All assets in the whole portfolio for Retail, Shopping Center should be included.

<table>
<thead>
<tr>
<th>Absolute Measurement</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Managed Assets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total weight of hazardous waste in metric tonnes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total weight of non-hazardous waste in metric tonnes</td>
<td>116360</td>
<td>118508</td>
</tr>
<tr>
<td>% managed portfolio covered</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Indirectly Managed Assets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total weight of hazardous waste in metric tonnes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total weight of non-hazardous waste in metric tonnes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>% indirectly managed portfolio covered</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proportion of waste by disposal route (% of total by weight)</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landfill</td>
<td>65.5</td>
<td>65</td>
</tr>
<tr>
<td>Incineration</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>Diverted (total)</td>
<td>18.5</td>
<td>19</td>
</tr>
<tr>
<td>Diverted - waste to energy (optional)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Diverted - recycling (optional)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Diverted - other (optional)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Explain (a) assumptions made in reporting, (b) limitations in the ability to collect data, and (c) exclusions from portfolio (maximum 250 words)

A. Waste volumes were calculated by determining properties’ container sizes and haul frequency and thus assumed to be 100% full upon haul. Volumes were converted to weight using US EPA “Volume-to-Weight Conversion Factors” and these factors were assumed to be applicable to Regency’s waste streams. Waste routes of “landfill” and “incineration” were estimated using US EPA Annual Report trash disposal route factors and this was assumed to be applicable to Regency’s waste streams. Waste service levels are collected annually and data was then extrapolated for an estimate of the portfolio, so it is assumed waste service levels remained constant over the course of the year. Where Regency provides waste services to tenants at a shopping center, it is assumed that Regency provides waste services to all tenants of that shopping center.

B. Regency is limited in its ability to collect data as follows: i.) waste service level data for tenants that contract for waste services directly; ii.) waste disposal route data from haulers; iii.) average of fill volumes and weight per cubic yard of waste containers across the portfolio for the entire year.

The information above is correct and complete for all Retail, Shopping Center assets

PERFORMANCE INDICATORS

Data Review

Q25.4

Review, verification and assurance of energy consumption data

Has the entity’s energy consumption data reported above been reviewed by an independent third party?

Yes

- Externally checked
  
  Checked by
  
  Ecova

- Externally verified

- Externally assured

(UPLOAD) 25.4 - Ecova Data Check Letter.pdf

Indicate where in the evidence the relevant information can be found

See attached

- Show investors

No

Not applicable

Q26.3

Review, verification and assurance of GHG emissions data
Has the entity’s GHG emissions data reported above been reviewed by an independent third party?

- Yes
- Externally checked
- Checked by Ecova
- Externally verified
- Externally assured

(UPLOADED) 25.4 - Ecova Data Check Letter.pdf
Indicate where in the evidence the relevant information can be found
See attached

Q27.4

Review, verification and assurance of water use data

Has the entity’s water use data reported above been reviewed by an independent third party?

- Yes
- Externally checked
- Checked by Ecova
- Externally verified
- Externally assured

(UPLOADED) 27.4 - Ecova Data Check Letter.pdf
Indicate where in the evidence the relevant information can be found
See attached
Q28.2

Review, verification and assurance of waste management data

Has the entity's waste management data reported above been reviewed by an independent third party?

- Yes
- No
- Not applicable
## Performance Indicators
### Targets

#### Q29

Has the entity set long-term reduction targets?

- Yes

<table>
<thead>
<tr>
<th>Area</th>
<th>Target type</th>
<th>Long-term target</th>
<th>Baseline year</th>
<th>End year</th>
<th>2016 target</th>
<th>Portfolio coverage</th>
<th>Are these targets communicated externally?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy consumption</td>
<td>Like-for-like</td>
<td>20</td>
<td>2011</td>
<td>2021</td>
<td>10</td>
<td>≥75, ≤100%</td>
<td>Yes</td>
</tr>
<tr>
<td>GHG emissions</td>
<td>Like-for-like</td>
<td>20</td>
<td>2011</td>
<td>2021</td>
<td>10</td>
<td>≥75, ≤100%</td>
<td>Yes</td>
</tr>
<tr>
<td>Water consumption</td>
<td>Like-for-like</td>
<td>10</td>
<td>2011</td>
<td>2021</td>
<td>5</td>
<td>≥75, ≤100%</td>
<td>Yes</td>
</tr>
<tr>
<td>Waste diverted from landfill</td>
<td>Like-for-like</td>
<td>10</td>
<td>2015</td>
<td>2025</td>
<td>1</td>
<td>≥75, ≤100%</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Clarify if and how these targets relate to the objectives reported in Q1 [maximum 250 words]

These targets relate explicitly to the objective of "reduce natural resource and energy consumption, pollution, greenhouse gas emissions and waste."

- No
BUILDING CERTIFICATIONS
Retail, Shopping Center › Green Building Certificates

30.1
Does the entity's portfolio include standing investments that obtained a green building certificate at the time of design and/or construction?

- Yes
  - Specify the certification scheme(s) used and the percentage of the portfolio certified for this property type (multiple answers possible)
    - LEED/Core and Shell: 3.12% portfolio covered by floor area, 14 certified assets
    - LEED/Commercial Interiors: 0.5% portfolio covered by floor area

- No
- Not applicable

30.2
Does the entity's portfolio include standing investments that obtained an operational green building certificate?

- Yes
  - Specify the certification scheme(s) used and the percentage of the portfolio certified for this property type (multiple answers possible)
    - LEED Building Operations and Maintenance: 0.1% portfolio covered by floor area 2016, 1 certified asset

- No
- Not applicable

BUILDING CERTIFICATIONS
Retail, Shopping Center › Energy Ratings

31
Does the entity's portfolio include standing investments that obtained an energy rating?

- Yes
  - Specify the energy efficiency rating scheme used and the percentage of the portfolio rated for this property type (multiple answers possible)
    - ENERGY STAR
      - Year: 2015, 1% portfolio covered, floor area weighted score 89; 2016, 2% portfolio covered, floor area weighted score 52
      - Government energy efficiency benchmarking
        - Percentage of the portfolio based on floor area: 3.6%
## Floor area weighted score

<table>
<thead>
<tr>
<th>Country/Region/Municipality</th>
<th>% Coverage (within region)</th>
<th>Number of rated assets</th>
<th>Floor area weighted score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulder</td>
<td>100</td>
<td>1</td>
<td>89 (2015) 23 (2016)</td>
</tr>
<tr>
<td>Chicago</td>
<td>100</td>
<td>2</td>
<td>N/A (2015) 69 (2016)</td>
</tr>
<tr>
<td>Austin</td>
<td>100</td>
<td>3</td>
<td>N/A (2015) N/A (2016)</td>
</tr>
<tr>
<td>Denver</td>
<td>100</td>
<td>1</td>
<td>N/A (2015) N/A (2016)</td>
</tr>
<tr>
<td>Montgomery County</td>
<td>100</td>
<td>2</td>
<td>N/A (2015) N/A (2016)</td>
</tr>
<tr>
<td>District of Columbia</td>
<td>100</td>
<td>1</td>
<td>N/A (2015) N/A (2016)</td>
</tr>
<tr>
<td>Seattle</td>
<td>100</td>
<td>1</td>
<td>N/A (2015) N/A (2016)</td>
</tr>
</tbody>
</table>

### Other

- **No**
- **Not applicable**
### Employees

**Does the organization have systems and procedures in place to facilitate effective implementation of the employee policy/policies in Q1?**

- **Yes**

Select all applicable options (multiple answers possible)

- ✔ Annual performance and career review
- ✔ Anonymous web forum/hotlines
- ✔ Availability of a compliance officer
- ✔ Regular updates/training
- ✔ Other

Other selected. Please describe:

Health, Safety & Well-Being clinical and administrative support; Health, Safety & Well-Being Incentives; Health, Safety & Well Being Drug & Alcohol Testing, Awareness Training, Accommodations

(Uploaded) 32 - Employee Systems & Procedures Binder.pdf

Indicate where in the evidence the relevant information can be found:

See upload Pg. 1

- ☑ Show investors

**Does the organization provide regular trainings for the employees responsible for the entity?**

- **Yes**

- Percentage of employees who received professional training in 2016: 100%
- Percentage of employees who received sustainability-specific training in 2016: 100%

Sustainability-specific training focuses on the following elements (multiple answers possible)

- Training topics on environmental issues:
  - Contamination
  - Greenhouse gas emissions
  - Energy
  - Natural hazards
  - Regulatory standards
  - Supply chain environmental impacts
  - Waste
  - Water
  - Other
Training on social issues

- Community health, safety and well-being
- Community social and economic impacts
- Customer/tenant health, safety and well-being
- Supply chain health, safety and well-being
- Workplace health, safety and well-being
- Other

Other selected. Please describe
Code of Conduct and Ethics

34.1

Has the organization undertaken an employee satisfaction survey during the last three years?

- Yes

The survey is undertaken (multiple answers possible)

- Internally
- By an independent third party

Percentage of employees covered
100

Name of the organization
Quantum Workplace

Survey response rate
90.7%

34.1 - REG Employee Engagement Survey 2017.pdf
Indicate where in the evidence the relevant information can be found
Response rate is found on Pg. 2

Yes

Does the organization have a program in place to improve its employee satisfaction based on the outcomes of the survey referred to in Q34.1?

- Show investors

34.2

Yes

Select all applicable options (multiple answers possible)

- Development of action plan
- Feedback sessions with Senior Management Team
- Feedback sessions with separate teams/departments
- Focus groups
- Other
35.1

Has the organization undertaken employee health and safety checks during the last three years?

- No
- Not applicable
- Yes

Select all applicable options (multiple answers possible)

- Employee surveys on health and well-being
  - % of employees: 81
- Physical and/or mental health checks
  - % of employees: 79
- Work station and/or workplace checks
- Other

35.2

Does the organization monitor employee health and safety indicators?

- No
- Not applicable
- Yes

Select all applicable options (multiple answers possible)

- Absentee rate
- Lost day rate
  - 0
- Other metrics
  - Other selected. Please describe
    - Per OSHA form 300A, Total number of other “recordable incidents”. This is the number of incidents where an injury occurred.
    - Rate of other metric(s)
      - 0

Explain the employee occupational health and safety indicators calculation method (maximum 250 words)

Regency calculates all metrics in accordance with methodologies set by the Occupational Safety and Health Administration regulatory agency per Form 300A. Regency’s Standard Industrial Classification (SIC) is 6798.

In 2016, there was no recordable incidents that resulted in any workplace injuries or lost days away from work. Annual average number of employees was 374 and total hour worked by all employees last year was 702,901.
STAKEHOLDER ENGAGEMENT

Tenants/Occupiers

Does the entity have a tenant engagement program in place that includes sustainability-specific issues?

- Yes

Select all approaches to engage tenants (multiple answers possible)

- Building/asset communication
  Percentage of portfolio covered ≥75, ≤100%

- Provide tenants with feedback on energy/water consumption and waste
  Percentage of portfolio covered ≥75, ≤100%

- Social media/online platform
  Percentage of portfolio covered ≥75, ≤100%

- Tenant engagement meetings
  Percentage of portfolio covered 0%, <25%

- Tenant events focused on increasing sustainability awareness
  Percentage of portfolio covered 0%, <25%

- Tenant sustainability guide
  Percentage of portfolio covered 0%, <25%

- Tenant sustainability training
  Percentage of portfolio covered 0%, <25%

- Other
  Other selected. Please describe
  Green Leasing Initiative
  Percentage of portfolio covered 0%, <25%

- No

Has the entity undertaken tenant satisfaction surveys during the last three years?

- Yes

The survey is undertaken (multiple answers possible)

- Internally
  Percentage of tenants covered 100
  Survey response rate 26.1

- By an independent third party

37.1

37.2- 2016 2017 Tenant Engagement Survey.pdf
Indicate where in the evidence the relevant information can be found
37.2

Does the entity have a program in place to improve tenant satisfaction based on the outcomes of the survey referred to in Q37.1?

- Yes
- No
- Not applicable

Select all applicable options [multiple answers possible]

- Development of an asset-specific action plan
- Feedback sessions with asset/property managers
- Feedback sessions with individual tenants
- Other

Other selected. Please describe

Development and validation of enterprise and portfolio-level strategies

Describe the tenant satisfaction improvement program (maximum 250 words)

Regency surveys tenants annually and the findings are used by senior management at the global level, as well as the by local property management teams to inform strategies designed to improve the tenant experience.

The Senior Vice President, National Property Operations is the most senior position with direct responsibility for analyzing tenant response data, but Regional Property Managers also share feedback with Property Managers and Assistant Property Managers. Data is used to inform, develop, influence and validate enterprise strategies; benchmark regional and asset-level performance; and monitor tenants’ continually changing preferences. One example of where this data played a role was in the decision to continue expansion of Regency’s LED lighting retrofit program. While Regency had been expanding its LED lighting retrofit program as part of its commitment to sustainability, the tenant survey provided substantive insight that tenants' preferences favored investments in such technology, thus bolstering the business case.

- No
- Not applicable

38

Does the entity have a fit-out and refurbishment program in place for tenants that includes sustainability-specific issues?

- Yes

Select all topics included [multiple answers possible]

- Fit-out and refurbishment assistance for meeting the minimum fit-out standards
  - Percentage of portfolio covered 0%, <25%

- Tenant fit-out guides
  - Percentage of portfolio covered 0%, <25%

- Minimum fit-out standards are prescribed
  - Percentage of portfolio covered 0%, <25%
Procurement assistance for tenants

Percentage of portfolio covered: 0%, <25%

Other

No

39.1

Does the entity include sustainability-specific requirements in its standard lease contracts?

Yes

Select all topics included (multiple answers possible)

Cooperation and works:
- Environmental initiatives
- Enabling upgrade works
- Sustainability management collaboration
- Premises design for performance
- Managing waste from works
- Social initiatives
- Other

Management and consumption:
- Energy management
- Water management
- Waste management
- Indoor environmental quality management
- Sustainable procurement
- Sustainable utilities
- Sustainable transport
- Sustainable cleaning
- Other

Other selected. Please describe
- Hazardous substances, pollutants, & toxic waste

Reporting and standards:
- Information sharing
- Performance rating
- Design/development rating
### Performance standards
- ✔️ Performance standards
- ✔️ Metering
- ☐ Comfort
- ✔️ Other
- Other selected. Please describe compliance with environmental laws

### Document name
- Lease Excerpt Example

### STAKEHOLDER ENGAGEMENT

#### Supply Chain

**Does the entity monitor compliance with the sustainability-specific requirements in its lease contracts?**
- Yes
- No
- Not applicable

**Select the external parties to whom the requirements apply (multiple answers possible)**
- ✔️ External contractors
- ✔️ External property/asset managers
- ✔️ External service providers
- ✔️ External suppliers
- ✔️ Other
- Other selected. Please describe All external contractors and / or consultants

**Select all topics included (multiple answers possible)**
- ✔️ Business ethics
- ✔️ Environmental process standards
- ✔️ Environmental product standards
### Human Rights
- [ ] Human rights

### Human Health-based Product Standards
- [ ] Human health-based product standards

### Occupational Health and Safety
- [ ] Occupational health and safety

### Sustainability-specific Requirements for Sub-contractors
- [ ] Sustainability-specific requirements for sub-contractors

### Other
- [ ] Other

**Uploaded** 40 - Code of Conduct.pdf

Indicate where in the evidence the relevant information can be found
- [ ] See upload, especially highlighted sections
- [ ] Show investors

---

**41.1**

Does the organization monitor property/asset managers’ compliance with the sustainability-specific requirements in place for this entity?
- [ ] Yes
- [ ] No
- [ ] Not applicable

The organization monitors compliance of:
- [ ] Internal property/asset managers
- [ ] External property/asset managers
- [ ] Both internal and external property/asset managers

Select all methods used (multiple answers possible)
- [ ] Checks performed by independent third party
- [ ] Property/asset manager sustainability training
- [ ] Property/asset manager self-assessments
- [ ] Regular meetings and/or checks performed by the organization's employees
- [ ] Require external property/asset managers’ alignment with a professional standard
- [ ] Other

**41.1.jpg**

Indicate where in the evidence the relevant information can be found
- [ ] Show investors

Regency annually requires employees all employees to review the Code of Conduct, and web-based videos on content, and then pass internal assessments on content. Regency’s Compliance Committee is tasked with ensuring these training sessions and assessments are completed by all employees.
STAKEHOLDER ENGAGEMENT

Community

42.1

Does the entity have a community engagement program in place that includes sustainability-specific issues?

- Yes

Select all topics included (multiple answers possible)

- Effective communication and process to address community concerns
- Enhancement programs for public spaces
- Employment creation in local communities
- Health and well-being program
- Research and network activities
- Resilience, including assistance or support in case of disaster
- Supporting charities and community groups
- Sustainability education program
- Other

Describe the community engagement program and the monitoring process (maximum 250 words)

Effective communication and process to address community concerns
Regency regularly host and/or attend public hearings (e.g. city council) regarding re/developments and other community interactions. Marketing also liaisons to community members and the media as needed. Policies detailed in Q11 and procedures in Q32 are in place to provide employees guidelines for community engagement.

Research and Network Activities
Regency is an active member of NARIET (EC4), ICSC, RILA, USGBC, US DOE Better Buildings Initiative, and other research and networking organizations, of which Regency staff attend and conduct a variety of activities related to research and networking.

Supporting Charities and Community Groups
Regency provides direct support The United Way (United) and Habitat for Humanity (Habitat) via paid volunteer hours and financing. Regency also matches employee’s own philanthropic financial donations through a Matching Gifts program, which empowers employees to further impact charities that they support.

In 2016, Regency sponsored ~1,000 employee volunteer hours directly donated $694,466 to charitable organizations.

- No

- Not applicable
Does the entity monitor its impact on the community?

Yes

Select the areas of impact that are monitored (multiple answers possible)

- [ ] Housing affordability
- [ ] Impact on crime levels
- [ ] Livability score
- [x] Local income generated
- [ ] Local residents' well-being
- [ ] Walkability score
- [ ] Other

- [ ] No
- [ ] Not applicable
NEW CONSTRUCTION AND MAJOR RENOVATIONS

Sustainability Requirements
Does the entity have a sustainability strategy in place for new construction and major renovation projects?

Yes

Elements addressed in the strategy (multiple answers possible)

- Biodiversity and habitat
- Climate/climate change adaptation
- Energy consumption/management
- Environmental attributes of building materials
- GHG emissions/management
- Human health, safety and well-being
- Location and transportation
- Resilience
- Supply chain
- Water consumption/management
- Waste management
- Other

Other selected. Please describe
Brownfield Redevelopment / Remediation; Heat Island

Communication of the strategy

Publicly available

Online - hyperlink

Provide hyperlink

Indicate where the relevant information can be found
Regency’s development strategy is aligned with the USGBC’s LEED program, as noted on page 3 of the attached report.

Strategy & Initiatives section, sub-bullet “Development” AND the Development Section

Offline - separate document

Communicate the strategy (maximum 250 words)

Since 2008, Regency has been a leader in developing shopping centers that minimize their environmental impact by implementing best practices in sustainable design and construction. The company has embraced LEED certification as a development strategy and has completed 16 LEED certified totaling over 1 million square feet of retail space. We have 2 additional in-process developments that are seeking LEED certification. LEED is the leading independent 3rd party certification system for green building design and construction.
NC 2

Does the entity have sustainable site selection criteria in place for new construction and major renovation projects?

- Yes

Select all criteria included (multiple answers possible)

- Connect to multi-modal transit networks
- Locate projects within existing developed areas
- Protect, restore, and conserve aquatic ecosystems
- Protect, restore, and conserve farmland
- Protect, restore, and conserve floodplain functions
- Protect, restore, and conserve habitats for threatened and endangered species
- Redevelop brownfield sites
- Other

The entity’s sustainable site selection criteria are aligned with

- Third-party guidelines
- Third-party rating system(s)
- Specify scheme(s)/sub-scheme(s)
  - LEED/BD+C CS
- Other
- Not aligned

Document name: Green Bond Report
Document date: 3/31/2016

Regency Centers 2016 Green Bond Attestation - Report FINAL.pdf
Indicate where in the evidence the relevant information can be found

- Pgs. 2, 4, 5, 6, 7

Show investors

NC 3

Does the entity have sustainable site design/development requirements for new construction and major renovation projects?

- Yes

Select all applicable options [multiple answers possible]

- Manage waste by diverting construction and demolition materials from disposal
- Manage waste by diverting reusable vegetation, rocks, and soil from disposal
- Protect air quality during construction
Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants

Protect and restore habitat and soils disturbed during construction and/or during previous development

Other

The entity’s sustainable site design/development criteria are aligned with

Third-party guidelines

Third-party rating system(s)

Specify scheme(s)/sub-scheme(s)
LEED Core and Shell

Other

Not aligned

Regency Centers 2016 Green Bond Attestation - Report FINAL.pdf
Indicate where in the evidence the relevant information can be found

Pgs. 2, 4, 5, 6, 7

Show investors

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Materials and Certifications

NC 4

Does the entity require that the environmental and health attributes of building materials be considered for new construction and major renovation projects?

Yes

Select all issues addressed (multiple answers possible)

Formal adoption of a policy on health attributes of building materials

Formal adoption of a policy on the environmental attributes and performance of building materials

Requirement for information (disclosure) about the environmental and/or health attributes of building materials (multiple answers possible)

Health and environmental information

Environmental Product Declarations

Health Product Declarations

Other types of health and environmental information

Material characteristics specification, including (multiple answers possible)

Preference for materials that disclose environmental impacts

Preference for materials that disclose potential health hazards

“Red list” of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts

Locally extracted or recovered materials
Rapidly renewable materials, low embodied carbon materials, and recycled content materials

Materials that can easily be recycled

Third-party certified wood-based materials and products

Low-emitting materials

Other

40 - General LEED Specifications.pdf

Indicate where in the evidence the relevant information can be found

See upload

Show investors

No

Not applicable

Does the entity use green building standards?

Yes

Select all applicable options (multiple answers possible)

- The entity requires projects to align with requirements of a third-party green building rating system but does not require certification
  - Percentage of portfolio covered: ≥25%, <50%
  - Green building rating systems: include all that apply
    - LEED/BD+C CS
    - ASHRAE ADEG for Medium to Big Box Retail Buildings

- The entity requires projects to achieve certification with a green building rating system
  - Percentage of portfolio covered: ≥25%, <50%
  - Green building rating systems: include all that apply
    - LEED/BD+C CS

- The entity requires projects to achieve a specific level of certification
  - Percentage of portfolio covered: ≥25%, <50%
  - Level of certification: include all that apply
    - Certified, Silver, Gold
    - Levels adopted as a standard by the entity
      - Certified

No

Not applicable
Does the entity's projects include new construction and major renovation projects that obtained a green building certificate?

- Yes
- Specify the certification scheme(s) used and the percentage of the portfolio certified (multiple answers possible)

<table>
<thead>
<tr>
<th>Projects in progress at the end of reporting period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheme name/sub-scheme name</td>
</tr>
<tr>
<td>LEED Building Design and Construction</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Projects completed during the reporting period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheme name/sub-scheme name</td>
</tr>
<tr>
<td>LEED Building Design and Construction</td>
</tr>
</tbody>
</table>

- No
- Not applicable

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Energy Efficiency

Does the entity have minimum energy efficiency requirements for new construction and major renovation projects?

- Yes
- Requirements for planning and design include (multiple answers possible)

  - Integrative design process
  - To exceed relevant energy codes or standards
  - Other

Other selected. Please describe

  - Achieve LEED BD+C CS certification
### Entity Characteristics

<table>
<thead>
<tr>
<th>Common energy efficiency measures include (multiple answers possible)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Air conditioning</td>
</tr>
<tr>
<td>Commissioning</td>
</tr>
<tr>
<td>Energy modeling</td>
</tr>
<tr>
<td>Lighting</td>
</tr>
<tr>
<td>Occupant controls</td>
</tr>
<tr>
<td>Space heating</td>
</tr>
<tr>
<td>Ventilation</td>
</tr>
<tr>
<td>Water heating</td>
</tr>
<tr>
<td>Other</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Operational energy efficiency monitoring (multiple answers possible)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy use analytics</td>
</tr>
<tr>
<td>Post-construction energy monitoring for on</td>
</tr>
<tr>
<td>Sub-meter</td>
</tr>
<tr>
<td>Other</td>
</tr>
</tbody>
</table>

**NC 7.1**

Does the entity incorporate on-site renewable energy in the design of new construction and major renovation projects?

- **Yes**

Projects designed to generate on-site renewable energy (multiple answers possible)

| Biofuels |
| Geothermal |
| Hydro |
| Solar/photovoltaic |

Percentage of all projects: 47%

Average design target for the fraction of total energy demand met with on-site renewable energy: 19%

- **No**
- **Not applicable**
Are the entity’s new construction and major renovation projects designed to meet net-zero energy codes and/or standards?

- Yes
- No

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Water Conservation and Waste Management

NC 8

Does the entity promote water conservation in its new construction and major renovation projects?

- Yes

The entity promotes water conservation through (multiple answers possible)

- Requirements for planning and design include (multiple answers possible)
  - Development and implementation of a commissioning plan
  - Integrative design for water conservation
  - Requirements for indoor water efficiency
  - Requirements for outdoor water efficiency
  - Requirements for process water efficiency
  - Requirements for water supply
  - Other

- Common water efficiency measures include (multiple answers possible)
  - Commissioning of water systems
  - Drip/smart irrigation
  - Drought tolerant/low-water landscaping
  - High-efficiency/dry fixtures
  - Leak detection system
  - Occupant sensors
  - On-site wastewater treatment
  - Re-use of stormwater and grey water for non-potable applications
  - Other

- Operational water efficiency monitoring (multiple answers possible)

[Uploaded] NC 8 - Water Conservation Requirements for New Construction Binder.pdf

Indicate where in the evidence the relevant information can be found

See upload
### NC 9

Does the entity promote efficient on-site solid waste management during the construction phase of its new construction and major renovation projects?

- **Yes**

The entity promotes efficient solid waste management through (multiple answers possible)

- Management and construction practices (multiple answers possible)
  - Construction waste signage
  - Education of employees/contractors on waste management
  - Incentives for contractors for recovering, reusing and recycling building materials
  - Targets for waste stream recovery, reuse and recycling
  - Waste management plans
  - Waste separation facilities
  - Other

- On-site waste monitoring (multiple answers possible)

(Uploaded) NC 9 - Construction Waste Management Binder.pdf

Indicate where in the evidence the relevant information can be found

See upload.

### NEW CONSTRUCTION AND MAJOR RENOVATIONS

#### Supply Chain

### NC 10.1

Does the entity have environmental and social requirements in place for its contractors?

- **Yes**

Select all topics included (multiple answers possible)

- Business ethics
- Community engagement
- Environmental process standards
- Environmental product standards
- Fundamental human rights
Human health-based product standards

On-site health and safety

Sustainability-specific requirements for sub-contractors

Other

Percentage of projects covered

100


Indicate where in the evidence the relevant information can be found

See Pg. 5, noting all contracts subject to standards related to compliance and business ethics. The code of conduct sets forth requirements for business ethics, fundamental human rights, on-site health and safety, among other topics.

Show investors

40 - General LEED Specifications.pdf

Indicate where in the evidence the relevant information can be found

LEED specification details environmental process standards, environmental product standards, human health-based product standards, and sustainability-specific requirements for sub-contractors.

Show investors

NC 10.2

Does the organization monitor its contractors' compliance with its sustainability-specific requirements in place for this entity?

Yes

No

Not applicable

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Health, Safety and Well-being

NC 11

Does the entity promote occupant health and well-being in its new construction and major renovation projects?

Yes

The entity addresses health and well-being in the design of its product through (multiple answers possible)

Requirements for planning and design, including (multiple answers possible)

Health Impact Assessment

Integrated planning process

Other planning process

Common occupant health and well-being measures, including (multiple answers possible)

Access to spaces for active and passive recreation

Active design features

Commissioning
<table>
<thead>
<tr>
<th>Provisions to verify health and well-being performance include (multiple answers possible)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Uploaded) NC 11 - Health, Safety &amp; Well-Being for NC Binder.pdf</td>
</tr>
<tr>
<td>Indicate where in the evidence the relevant information can be found</td>
</tr>
<tr>
<td>See first two pages of upload, and last page regarding IEQ credits achieved</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Show investors</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
<tr>
<td>Not applicable</td>
</tr>
</tbody>
</table>

### NC 12.1

Does the entity promote on-site health and safety during the construction phase of its new construction and major renovation projects?

| Yes |

The entity promotes on-site health and safety through (multiple answers possible)

<table>
<thead>
<tr>
<th>Communicating safety information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuously improving safety performance</td>
</tr>
<tr>
<td>Demonstrating safety leadership</td>
</tr>
<tr>
<td>Entrenching safety practices</td>
</tr>
<tr>
<td>Managing safety risks</td>
</tr>
<tr>
<td>Promoting design for safety</td>
</tr>
</tbody>
</table>

| Other |
| No |
| Not applicable  |

### NC 12.2

Does the organization monitor health and safety indicators at construction sites?

| Yes |
| No  |
| Not applicable  |
### NEW CONSTRUCTION AND MAJOR RENOVATIONS

#### Community Impact and Engagement

<table>
<thead>
<tr>
<th>NC 13</th>
<th>Does the entity assess the potential socio-economic impact of its new construction and major renovation projects on the community as part of planning and pre-construction?</th>
</tr>
</thead>
<tbody>
<tr>
<td>〇 Yes</td>
<td></td>
</tr>
<tr>
<td>〇 No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NC 14</th>
<th>Does the entity have a systematic process to monitor the impact of new construction and major renovation projects on the local community during different stages of the project?</th>
</tr>
</thead>
<tbody>
<tr>
<td>〇 Yes</td>
<td></td>
</tr>
<tr>
<td>〇 No</td>
<td></td>
</tr>
</tbody>
</table>
Do you want to participate in Leader in the Light?

Yes

Regency Centers is a fully-integrated real estate investment trust that specializes in owning, operating and developing hyper-local shopping centers in major U.S. markets. Originally founded in 1963, Regency now owns and operates 429 retail centers totaling over 59 million square feet.

No

Describe your organization’s ESG goals for 2016 and how it performed against these goals.

In 2011, Regency was one of the first retail R.E.I.T.s to publicly commit to sustainability goals that were quantifiable and had a specific timeline to achieve. The short- (1-year) and long-term (10-year) reduction goals were based on industry-leading, third-party standards – such as the Department of Energy’s Better Building Challenge - and focused on energy, greenhouse gas emissions and water consumption reduction. The company also set a goal to invest over $250 million in LEED certified projects.

2016 was a monumental year for Regency’s sustainability department, and the company was proud to announce that it had far exceeded its own internal projections and achieved its long-term reduction goals in half the time originally envisioned; completing them five years early. Since 2011, Regency’s energy consumption was down 21.4% (goal: 20%), greenhouse gas emissions were reduced 29.4% (goal: 20%) and water consumption was reduced 12.9% (goal: 10%). Furthermore, the company completed its 16th LEED Certified shopping center, continuing to exceed that goal (which it met in 2015). Today, Regency is the preeminent developer of LEED certified shopping centers and is proud to say it has developed more LEED certified shopping centers than all of its peers, combined.

Describe the innovative ESG strategies and technologies implemented in the last 12 months by your organization. Include relevant metrics when describing results.

In 2016, Regency pioneered the truly innovative initiative called the Solar Power Partnership. Solar development in open-air retail shopping centers has historically been very challenging. Most landlords of open-air shopping center do not have significant energy consumption to develop an array, and so solar development requires tenant participation. Yet, since R.E.I.T.s are often unable to monetize the lucrative Investment Tax Credit and retailers’ lease terms average than 5-years, the economics of deals proved very challenging. Bringing in third-party developers further complicated matters, exacerbating roof maintenance and project execution concerns and raised other obstacles.

Regency’s Solar Power Partnership defined a strategy and business model that overcame the most common and difficult of these challenges, and in 2016 proved its success. Regency’s subsidiary – Regency Solar – would own, operate, and develop its own solar arrays. This meant that the subsidiary, would enjoy the similar tax benefits that accrue to R.E.I.T.s and eliminated the need for third-party solar developers. This meant fewer concerns between retailers and landlords regarding roof control and maintenance and project execution. Furthermore, since Regency was selling power directly to tenants, the power-purchase terms were shortened to their remaining lease terms. Under the program, if a tenant renews their lease, then their power purchase agreement automatically extends as well. If a tenant chooses to leave at the end of their lease term, any new tenant will be required to purchase the solar power (at a discount to the utility, of course). To make matters better, legal document reviews were simplified as the power-purchase agreement was drafted to simply reference the tenants’ pre-existing lease agreements, enabling traditional real estate council to easily familiarize themselves with this new agreement.

The initiative has proved its worth with retailers who have participated and Regency now has 6 arrays totaling over 1MW constructed, with another 5 currently in-process, totaling over another X.X MW. While some companies may have thought it best to keep this business model under wraps and potentially may have used non-disclosure agreements to conceal the details, Regency recognized early on that demonstrating the models value to skeptical retailers (who had struggled for years with on-site solar development), would in itself be a significant challenge. Thus, the company chose to publicly promote the idea with retailers who had participated, and encouraged other R.E.I.T.s to craft solar programs. The structure has been adopted by other R.E.I.T.s and is becoming increasingly requested by tenants.
Explain why your company is deserving of recognition as a 2017 Leader in the Light Award winner.

In order to accomplish our long-term reduction goals, and support sustainability, Regency has continually made significant investments to improve our environmental performance.
Certified 16 development projects - totaling over one-million square feet of retail space - under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Building Design & Construction program.
Installed high-efficiency irrigation systems at over 130 properties located in drought-stricken and water-stressed regions
Converted 86 properties’ exterior lighting to high-efficiency and DarkSky compliant LED fixtures
Issued a $250 million Green Bond, the first for a U.S. R.E.I.T. and second for a U.S. corporation
Received the Green Star accolade for two consecutive years from the Global Real Estate Sustainability Benchmark, while consistently increasing our GRESB scoring and sustainability disclosures.

Regency was an early adopter of sustainability, and has made significant investments in broadly improving the environmental performance of its portfolio. This year was a banner year for Regency in that it accomplished its reduction goals – one of the only R.E.I.T.’s to set such publically available goals – and it was only able to do so, through the cumulative efforts of its sustainability program. To date, Regency has:

- Completed 16 LEED certified projects – totaling over 1 million square feet of retail space – more than any other retail R.E.I.T.
- Issued a $250M Green Bond – the first for a U.S. R.E.I.T. and second for a U.S. corporation – in support the ESG investor movement
- Invested over $4.6 million in DarkSky compliant LED lighting at over 158 properties / 18.9 M SF (51% of our portfolio), resulting in enormous energy savings while significantly reducing light pollution.
- Completed high-efficiency irrigation retrofits at 129 properties / 15.2 M SF (41% of our portfolio), addressing nearly all assets located in drought-stricken and water stressed communities.
- Installed hundreds of electric vehicle charging stations at 38 properties / 3.3 M SF (14% of our portfolio), addressing nearly all markets where electrical vehicle use makes such stations a practical amenity for local communities.
- Pioneered a new business model for solar development in the retail industry, and developed 6 arrays totaling over 1 MW with an additional 1.3 MW currently in-process.

For the “Leadership Personified” award, nominate individual leaders in Sustainability/ESG within the REIT industry. The nominated individual must be employed by a NAREIT corporate member organization.

1st nomination
n/a

2nd nomination
n/a

3rd nomination
n/a

For the “Leadership Personified” award, nominate individual leaders in Sustainability/ESG within the REIT industry. The nominated individual must be employed by a NAREIT corporate member organization.
SUPPLEMENTS

Health & Well-being

Would you like to participate in the Health and Well-being Module?

- Yes
- No

SUPPLEMENTS

Public Disclosure › Disclosure Methods

D1

Does the entity publicly disclose its sustainability performance via a stand-alone Sustainability Report?

- Yes
- No

D2.1

Does the entity publicly disclose its sustainability performance via a section in the Annual Report?

- Yes

Please disclose where the information can be found

Provide hyperlink


Indicate where the relevant information can be found

p2-3, Environmental Sustainability

Reporting year

2016

Select the applicable reporting level

- Entity
- Group

- No

D2.2

Does the entity publicly disclose its sustainability performance via an Integrated Report?

- Yes
- No

D3

Does the entity publicly disclose its sustainability performance via a dedicated section on the corporate website?

- Yes

Please disclose where the information can be found

Provide hyperlink

https://www.regencycenters.com/regency/sustainability

Indicate where the relevant information can be found
**SUPPLEMENTS**

**Public Disclosure › Governance of Sustainability**

### D4

Does the entity publicly disclose specific environmental objectives?

- **Yes**

  Please disclose where the information can be found

  **Provide hyperlink**  
  [https://www.regencycenters.com/regency/sustainability](https://www.regencycenters.com/regency/sustainability)

  **Indicate where the relevant information can be found**  
  Environment

- **No**

### D5

Does the entity publicly disclose specific social objectives?

- **Yes**

  Please disclose where the information can be found

  **Provide hyperlink**  
  [https://www.regencycenters.com/regency/sustainability](https://www.regencycenters.com/regency/sustainability)

  **Indicate where the relevant information can be found**  
  Community

- **No**

### D6

Does the entity publicly disclose specific governance objectives?

- **Yes**

  Please disclose where the information can be found

  **Provide hyperlink**  
  [https://www.regencycenters.com/regency/sustainability](https://www.regencycenters.com/regency/sustainability)

  **Indicate where the relevant information can be found**  
  High Ethical Standards

- **No**
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the entity publicly disclose information on a dedicated sustainability taskforce or team member that is responsible for the entity?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Please disclose where the information can be found</td>
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<td>Provide hyperlink</td>
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<td><a href="https://www.regencycenters.com/regency/sustainability">https://www.regencycenters.com/regency/sustainability</a></td>
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<tr>
<td>&quot;Mark Peternell</td>
<td></td>
<td></td>
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<tr>
<td>Vice President of Sustainability</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the entity publicly disclose a policy/policies that address(es) environmental issues?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Does the entity publicly disclose a policy/policies that address(es) social issues?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Does the entity publicly disclose policy/policies that address(es) governance issues?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Does the entity publicly disclose long-term reduction targets of environmental resources?</td>
<td>Yes</td>
<td>No</td>
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<td>Please disclose where the information can be found</td>
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<td>Provide hyperlink</td>
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<td><a href="https://www.regencycenters.com/regency/sustainability/environmental">https://www.regencycenters.com/regency/sustainability/environmental</a></td>
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<td>Indicate where the relevant information can be found</td>
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<tr>
<td>p29 Discrimination and Harassment, Health and Safety</td>
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<tr>
<td><a href="http://investors.regencycenters.com/governance">http://investors.regencycenters.com/governance</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multiple documents</td>
<td></td>
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</tr>
</tbody>
</table>
SUPPLEMENTS
Public Disclosure › Implementation

D12
Does the entity publicly disclose ESG initiatives and/or case studies that relate to the entity?
- Yes
- No

Please disclose where the information can be found
Provide hyperlink

Indicate where the relevant information can be found
Green Bond

D13
Does the entity publicly disclose information on investments that obtained a Green building certification or energy rating?
- Yes
- No

Please disclose where the information can be found
Provide hyperlink
https://www.regencycenters.com/regency/sustainability

Indicate where the relevant information can be found
Since 2009, we’ve completed 16 LEED Certified developments, and counting.

SUPPLEMENTS
Public Disclosure › Operational Performance

D14
Does the entity publicly disclose energy consumption data of its portfolio?
- Yes
- No

Please disclose where the information can be found
Provide hyperlink
https://www.regencycenters.com/regency/sustainability

Indicate where the relevant information can be found
Reduce Energy Consumption
<table>
<thead>
<tr>
<th>D15</th>
<th>Does the entity publicly disclose renewable energy data of its portfolio?</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Yes]</td>
<td>![No]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D16</th>
<th>Does the entity publicly disclose GHG emissions data of its portfolio?</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Yes]</td>
<td>![No]</td>
</tr>
</tbody>
</table>

Please disclose where the information can be found

Provide hyperlink

https://www.regencenters.com/regency/sustainability

Indicate where the relevant information can be found

Reduce Greenhouse Gas Emissions

<table>
<thead>
<tr>
<th>D17</th>
<th>Does the entity publicly disclose water consumption data of its portfolio?</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Yes]</td>
<td>![No]</td>
</tr>
</tbody>
</table>

Please disclose where the information can be found

Provide hyperlink

https://www.regencenters.com/regency/sustainability

Indicate where the relevant information can be found

Reduce Water Consumption

<table>
<thead>
<tr>
<th>D18</th>
<th>Does the entity publicly disclose waste data of its portfolio?</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Yes]</td>
<td>![No]</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>SUPPLEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Disclosure › Stakeholder Engagement</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D19</th>
<th>Does the entity publicly disclose if it has undertaken an employee satisfaction survey during the last three years?</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Yes]</td>
<td>![No]</td>
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<tr>
<td></td>
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<tr>
<td>---</td>
<td>---</td>
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<tr>
<td><strong>D20</strong></td>
<td>Does entity publicly disclose if it is involved in tenant engagement programs/initiatives?</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>No</td>
</tr>
<tr>
<td><strong>D21</strong></td>
<td>Does the entity publicly disclose if it has undertaken a tenant satisfaction survey during the last three years?</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>No</td>
</tr>
<tr>
<td><strong>D22</strong></td>
<td>Does the entity publicly disclose if it has undertaken actions part of a community engagement program?</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
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<td></td>
<td>No</td>
</tr>
</tbody>
</table>

Thank you for reviewing the Public Disclosure information. By ticking this box you submit your GRESB Public Disclosure information and confirm that the data included is correct and complete. All listed property companies and REITs are encouraged to participate in the annual GRESB Real Estate Assessment, in addition to GRESB Public Disclosure.