



# Regency Centers Corporation

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GRESB GRESB Real Estate Assessment 2017

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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:

Year of commencement:

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:

RC2

What was the gross asset value (GAV) of the entity at the end of the reporting period?

9700

RC3

Metrics are reported in:

m2

sq. ft.

RC4

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](#))

RC5.1

Describe the composition of the entity's standing investments during the reporting period:

Property Type	% of GAV	Number of Assets	Floor Area		Units	% Indirectly Managed Assets
			ft <sup>2</sup>	Floor Area Type		
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Retail, Shopping Center	100	307	37831361	Lettable Floor Area	<input type="text"/>	100
Retail, Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Industrial, Distribution Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Industrial, Business Parks	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Residential, Multi-family	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Residential, Family Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Senior Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Residential, Student Housing	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Hotel	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Medical Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Lodging, Leisure & Recreation	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Data Centers	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Self-storage	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
Parking (indoors)	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
<b>Totals:</b>	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?

Country	% of GAV
United States	<input type="text" value="100"/>
Total % GAV	100



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:

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Shopping Center	<input type="text" value="6"/>	<input type="text" value="829573"/>	<input type="text" value="29"/>	<input type="text" value="5"/>	<input type="text" value="329734"/>	<input type="text" value="181"/>
Retail, Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Distribution Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Business Parks	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Multi-family	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Family Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Senior Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Student Housing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Hotel	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Medical Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Lodging, Leisure & Recreation	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Data Centers	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Self-storage	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Parking (indoors)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

RC-NC1.1 (continued)

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

\* 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:

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV* in millions	Number of Assets	Gross Floor Area	GAV* in millions
Retail, High Street	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Retail, Shopping Center	13	2692001	681	9	1338650	547
Retail, Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Distribution Warehouse	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Business Parks	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial, Manufacturing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Multi-family	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Family Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Senior Homes	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Residential, Student Housing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Hotel	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Healthcare	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

RC-NC2.1 (continued)

Property Type	In progress at the end of reporting period			Completed during reporting period		
	Number of Assets	Gross Floor Area	GAV <sup>*</sup> in millions	Number of Assets	Gross Floor Area	GAV <sup>*</sup> in millions
Medical Office	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Lodging, Leisure & Recreation	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Data Centers	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Self-storage	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Parking (indoors)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

\* 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?

Country	% of GAV
United States	<input type="text" value="100"/>
Total % GAV	100

## MANAGEMENT

## Sustainability Objectives

1

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\\_2016 10-K.pdf](#)

Indicate where in the evidence the relevant information can be found

Pg. 2 of 10-K and on our corporate website:  
<https://www.regencycenters.com/regency/sustainability> Show investors

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

2

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

Provide the details for the most senior of these employees

Name

Mark Peternell

Job title

Vice President, Sustainability

E-mail

MarkPeternell@regencycenters.omc

LinkedIn profile (optional)

Employee(s) for whom sustainability is among their responsibilities

Provide the details for the most senior of these employees

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

3

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

Senior Management Team

Other

Other selected. Please describe

Sustainability, HR, and Marketing

No

4

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 Thompspon

Job title

EVP Operations

E-mail

jimthompson@regencycenters.com

LinkedIn profile (optional)

No

5

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

6

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

POLICY AND DISCLOSURE

Sustainability Disclosure

7.1

Does the organization disclose its sustainability performance?

Yes (multiple answers possible)

Section in Annual Report

[1\\_2016 10-K.pdf](#)

Indicate where in the evidence the relevant information can be found

Pg. 2 of 10-k.

Show investors

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Other selected. Please describe:

Stand-alone sustainability report(s)

Integrated Report

Dedicated section on corporate website

Provide hyperlink

Indicate where the relevant information can be found

Select the applicable reporting level

Entity

Investment manager

Group

Section in entity reporting to investors

[7.1 - Q1 2016 Quarterly Investor Presentation.pdf](#)

Indicate where in the evidence the relevant information can be found

Show investors

Aligned with

Other selected. Please describe:

Other

[Regency Centers 2016 Green Bond Attestation - Report FINAL.pdf](#)

Indicate where in the evidence the relevant information can be found



Entire report

Show investors

Select the applicable reporting level

Entity

Investment manager

Group

Aligned with

Other selected. Please describe:

No

7.2

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

Externally checked by

Externally verified by

Externally assured by

PricewaterhouseCoopers

using

No

Not applicable

## POLICY AND DISCLOSURE

## ESG Policies

8

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

 Yes

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

 Show investors

 No

9

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

 Yes

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

Worker rights

Other

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

[\(Uploaded\) 9 - Governance Policies Binder.pdf](#)

Indicate where in the evidence the relevant information can be found

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

Show investors

No

10

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

Yes

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,

[\(Uploaded\) 10 - Stakeholder Engagement 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

11

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

[\[Uploaded\] 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

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

 Not applicable

13

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

 Yes

Select all 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

 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.

Show investors

No

14

Is the organization involved in any legal cases regarding corrupt practices?

Yes

No

## RISKS AND OPPORTUNITIES

### Environmental & Social

15.1

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

Please see upload.

 Show investors No Not applicable

15.2

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.

No

Not applicable

**16**

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

On-Site Lighting & Survey

WLS Lighting

Adamant Energy

[\[UPLOADED\] 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

[\[UPLOADED\] 16 - Example Water Efficiency Assessment.pdf](#)

Indicate where in the evidence the relevant information can be found

See upload as an example of a 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

[\[UPLOADED\] 16 - Waste Audit Example.xlsx](#)

Indicate where in the evidence the relevant information can be found



See upload as an example of a 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

17

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.

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (MWh) (optional)	Target ROI (%) (optional)	Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q29 targets) (maximum 150 words)	Innovation Case Study
Systems commissioning or retro-commissioning	Whole Building Fundamen	0%, <25%	0%, <25%			Fundamental commissioning per LEED credit EA p1; no payback for REG as tenants are responsi	<a href="#">Add</a>
Occupier engagement/informational technologies	Sub-meter Installations	0%, <25%	≥75, ≤100%			Installation of tenant sub-metering equipment to provide insight into consumption; no payback fo	<a href="#">Add</a>
Installation of high-efficiency equipment and appliances	Lighting Retrofits & Contri	0%, <25%	≥50%, <75%			Retrofit of exterior lighting to high-efficiency fixturse and / or advanced lighting control systems;	<a href="#">Add</a>
Installation of on-site renewable energy	Photovoltaic Solar	0%, <25%	0%, <25%			Installation of photovoltaic solar; approximately 10 years; retail shopping center; objective to eng	<a href="#">Add</a>
Other:	Electric Vehicle Chargers	0%, <25%	0%, <25%			Installation of electric vehicle chargers; immediate as often no capital outlay required; retail sho	<a href="#">Add</a>
Wall/roof insulation	Cool Roofing	0%, <25%	≥50%, <75%			Installation of highly reflective 'cool' roofing; no payback for REG as tenants are responsible for c	<a href="#">Add</a>
Installation of high-efficiency equipment and appliances	HVAC Retrofits	0%, <25%	0%, <25%			Direct purchase and / or mandate tenants purchase via 'green leasing' high-efficiency HVAC unit;	<a href="#">Add</a>
Systems commissioning or retro-commissioning	Exterior Lighting System f	≥25%, <50%	≥25%, <50%			Run data analytics diagnostics on all lighting systems and evaluate tenant operating hours to opt	<a href="#">Add</a>

No

Not applicable

18

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

Yes

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (m <sup>3</sup> ) (optional)	Target ROI (%) (optional)	Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q29 targets) (maximum 150 words)	Innovation Case Study
Drip/smart irrigation	Evapotranspiration and w	≥25%, <50%	≥25%, <50%			Purchase evapotranspiration and live weather data feeds for smart irrigation controllers; immed	<a href="#">Add</a>
Drip/smart irrigation	Retrocommissioning of irr	0%, <25%	0%, <25%			Audit sites and ensure systems are functioning and programmed optimally; immediate; retail shc	<a href="#">Add</a>

18 (continued)

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (m <sup>3</sup> ) (optional)	Target ROI (%) (optional)	Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q29 targets) (maximum 150 words)	Innovation Case Study
Drip/smart irrigation	Installation of drip irrigation	0%, <25%	≥25%, <50%			Install high-efficiency irrigation controllers and / or drip irrigation systems; less than five years;	<a href="#">Add</a>
High-efficiency/dry fixtures	Installation of high-efficie	0%, <25%	0%, <25%			Install high-efficiency (EPA WaterSense certified) interior plumbing fixtures; no payback period fr	<a href="#">Add</a>
Drought tolerant/native landscaping	Installation of drought-tol	0%, <25%	0%, <25%			Install low-water or native or drought-tolerant landscaping; less than 10 years; retail shopping c	<a href="#">Add</a>
Metering of water subsystems	Installation of sub-meteri	0%, <25%	≥75, ≤100%			Install utility meters or sub-meters for each individual tenant space and for common area irrigat	<a href="#">Add</a>
Leak detection system	Installation of flow-valves	0%, <25%	0%, <25%			Install wireless internet connected flow-sensors for irrigation systems; seven to ten years; retail	<a href="#">Add</a>
Reuse of storm water and/or grey water for non-potable applications	Install rain capture cistern	0%, <25%	0%, <25%			Install rain cisterns and / or connect irrigation systems to grey-water utility service; 12 to 15 year	<a href="#">Add</a>

No

Not applicable

19

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

Yes

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings (tonnes) (optional)	Target ROI (%) (optional)	Describe implemented measure (measure, payback period, property type, scope, link to Q1 objectives and Q29 targets) (maximum 150 words)	Innovation Case Study
Ongoing waste performance monitoring	Measurement and trackin	≥75, ≤100%	≥75, ≤100%			Centralize waste management procurement and establish tracking system; immediate; retail sh	<a href="#">Add</a>
Recycling program	Provide recycling facilities	0%, <25%	≥50%, <75%			Contract for recycling haul services and provide accessible facilities for tenants; none; retail sho	<a href="#">Add</a>
Composting landscape and/or food waste	Provide composting / food	0%, <25%	0%, <25%			Contract for composting waste haul services and provide accessible composting facilities; none;	<a href="#">Add</a>
Waste stream audit	Audit waste stream and se	0%, <25%	0%, <25%			Audit sites' waste services and / or streams to ensure appropriate sizing of trash, recycling and c	<a href="#">Add</a>
Waste management	Tenant engagement progr	0%, <25%	0%, <25%			Appoint tenant engagement supervisor to educate tenants' on benefits and best practices of recy	<a href="#">Add</a>

No

Not applicable

20

Has the entity received any environmental fines and/or penalties?

Yes

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

[\[Uploaded\] 21.1 - Overview of Environmental Management System.pdf](#)  
Indicate where in the evidence the relevant information can be found

See upload, detailing how the EMS aligns with the ISO 140001 framework

Show investors

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

Externally certified by

[\[Uploaded\] 21.1 - Overview of Environmental Management System.pdf](#)  
Indicate where in the evidence the relevant information can be found

See upload, detailing how the EMS aligns with the ISO 140001 framework

Show investors

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

GHG emissions/management

Percentage of portfolio covered

Health and well-being

Indoor environmental quality

Resilience

Waste streams/management

Percentage of portfolio covered

Water

Percentage of portfolio covered

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**

23

Does the entity monitor the energy consumption of the portfolio?

Yes

Percentage of whole portfolio covered by floor area

Type of monitoring (multiple answers possible)

Automatic meter readings

Based on invoices

Percentage of the whole portfolio covered by floor area

Manual-visual readings

Provided by the tenant

Other

No Not applicable

24

Does the entity monitor the water 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 No Not applicable

NEW

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

 Yes

Percentage of whole portfolio covered by floor area

100

Type of monitoring (multiple answers possible)

 Internal tracking Provided by haulers Provided by the tenant Other

Other selected. Please describe

Portfolio-wide broker collects information from haulers

Percentage of the whole portfolio covered by floor area

100

Explain (a) the calculation methodology for percentage of whole portfolio covered, and (b) limitations and assumptions made in the calculation (maximum 250 words)

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.

Entity Characteristics

No

Not applicable





Q25.1 (continued)

Managed Assets Base Building		Absolute Consumption					Like-for-like Consumption		
		2015	2016			2015	2016	Like-for-like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (MWh)	Consumption (MWh)	%
2	District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
3	Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
4	Shared services / central plant	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
5		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
6		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>
7	Outdoor/Exterior areas / Parking	Fuels	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>	
8		Electricity	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>	
9	Total energy consumption of Base Building		0	0	N/A	N/A	N/A	0	0

Managed Assets Tenant space		Absolute Consumption					Like-for-like Consumption			
		2015	2016			2015	2016	Like-for-like Change		
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> / units)	Maximum coverage (ft <sup>2</sup> / units)	Floor area type	Consumption (MWh)	Consumption (MWh)	%	
10	Purchased by landlord	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
11		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
12		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
13	Purchased by tenant	Fuels	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
14		District Heating & Cooling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
15		Electricity	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
16	Total energy consumption of Tenant Areas		0	0	N/A	N/A	N/A	0	0	

Managed Assets Whole building		Absolute Consumption					Like-for-like Consumption		
		2015	2016			2015	2016	Like-for-like Change	
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (MWh)	Consumption (MWh)	%
17	Combined consumption common areas + tenant space	Fuels							
18		District Heating & Cooling							
19		Electricity							
20	Total energy consumption of Whole Building		0	0	N/A	N/A	N/A	0	0
21	Total energy consumption of Managed Assets		0	0	N/A	N/A	N/A	0	0

Indirectly Managed Assets Whole building		Absolute Consumption					Like-for-like Consumption			
		2015	2016			2015	2016	Like-for-like Change		
		Consumption (MWh)	Consumption (MWh)	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (MWh)	Consumption (MWh)	%	
22	Tenant space	Fuels	19517	17678	2703522	37831361	Lettable floor area	18271	17576	-3.80%
23		District Heating & Cooling								
24		Electricity	34873	32322	2703522	37831361	Lettable floor area	34873	32322	-7.32%
25	Outdoor/Exterior areas / Parking	Fuels	258	262	N/A	N/A	N/A	257	214	-16.73%
26		Electricity	54727	50989	N/A	N/A	N/A	50649	47739	-5.75%
27	Total energy consumption of Indirectly Managed Assets		109,375	101,251	N/A	N/A	N/A	104,050	97,851	-5.96%
28	Total energy consumption of Whole Portfolio		109,375	101,251	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  
  
 2016

4.8

No

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

Q25.2

Energy use intensity rates Retail, Shopping Center

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

	Optional base-line year (include year)	2014	2015	2016
Energy use intensity	<input type="text"/>	<input type="text" value="1.53"/>	<input type="text" value="1.43"/>	<input type="text" value="1.36"/>
% of portfolio covered	<input type="text"/>	<input type="text" value="100"/>	<input type="text" value="100"/>	<input type="text" value="100"/>

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.

No

**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.

	Absolute measurement	
	2015	2016
On-site renewable energy (MWh generated and consumed on-site)	250.5	2293.1
Off-site renewable energy (MWh generated off-site or purchased from third party)	829	1846
On-site renewable energy (MWh generated on-site and exported)		
<b>Total renewable energy</b>	<b>1,080</b>	<b>4,139</b>
Percentage renewable energy	0	0

No

**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.

		Absolute GHG Emissions				Like-for-like Consumption			
		2015	2016			2015	2016	Like-for-like Change	
		Emissions (tonnes)	Emissions (tonnes)	Data coverage (ft <sup>2</sup> )	Maximum potential coverage (ft <sup>2</sup> )	Floor area type	Emissions (tonnes)	Emissions (tonnes)	%
1	Scope 1	<input type="text" value="853"/>	<input type="text" value="555"/>	<input type="text" value="37800000"/>	<input type="text" value="37800000"/>	<input type="text" value="Lettable floor area"/>	<input type="text" value="689"/>	<input type="text" value="453"/>	<input type="text" value="-34.25%"/>
2	Scope 2	<input type="text" value="30592"/>	<input type="text" value="24660"/>	<input type="text" value="37800000"/>	<input type="text" value="37800000"/>	<input type="text" value="Lettable floor area"/>	<input type="text" value="27444"/>	<input type="text" value="23118"/>	<input type="text" value="-15.76%"/>
3	Scope 3 (optional)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	<input type="text"/>	<input type="text"/>	
4	GHG Offsets purchased	<input type="text"/>	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>	
5	Net GHG Emissions after offsets	<input type="text"/>	<input type="text"/>	N/A	N/A	N/A	<input type="text"/>	<input type="text"/>	

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)

a. Standard/methodology/protocol: The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition). Operational Control approach.  
 b. Emission factors:  
 i. Electricity: US EPA eGRID2012 for years 2012 to 2015, US EPA eGrid2014 for 2016  
 ii. Natural Gas: The Climate Registry General Reporting Protocol, April 2013 Update  
 iii. 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. 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

If optional base-line year data is provided, specify year of the data

	Optional base-line year (include year)	2014	2015	2016
GHG emissions intensity	<input type="text"/>	<input type="text" value="1.904"/>	<input type="text" value="1.797"/>	<input type="text" value="1.471"/>

Q26.2 (continued)

	Optional base-line year (include year)	2014	2015	2016
% of portfolio covered	<input type="text"/>	<input type="text" value="100"/>	<input type="text" value="100"/>	<input type="text" value="100"/>

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 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.

No

PERFORMANCE INDICATORS

Retail, Shopping Center > Water Use

Q27.0

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

Yes

No

**Q27.1**

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		Absolute Consumption					Like-for-like Consumption			
		2015	2016			2015	2016	Like-for-like Change		
		Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	%	
1	Base building	Common areas					.			
2		Shared Services / Central Plant					.			
3		Outdoor / Exterior areas / Parking			N/A	N/A	N/A			
4	Total water usage Base Building		0	0	N/A	N/A	N/A	0	0	
5	Tenant space	Purchased by landlord					.			
6		Purchased by tenant					.			
7	Total water usage Tenant Areas		0	0	N/A	N/A	N/A	0	0	
8	Whole building	Combined consumption common areas + tenant space					.			
9	Total water usage Whole Building		0	0	N/A	N/A	N/A	0	0	
10	Total water usage Managed Assets		0	0	N/A	N/A	N/A	0	0	

Indirectly Managed Assets		Absolute Consumption					Like-for-like Consumption			
		2015	2016			2015	2016	Like-for-like Change		
		Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Data coverage (ft <sup>2</sup> )	Maximum coverage (ft <sup>2</sup> )	Floor area type	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	%	
11	Whole building	Tenant space	2289438	2495651	29047585	29047585	Lettable floor area	2201825	2400976	9.04%
12		Outdoor / Exterior areas / Parking	1365142	1388231	N/A	N/A	N/A	1260089	1307008	3.72%
13	Total water usage Indirectly Managed Assets		3,654,580	3,883,882	N/A	N/A	N/A	3,461,914	3,707,984	7.11%



Q27.1 (continued)

Indirectly Managed Assets	Absolute Consumption					Like-for-like Consumption		
	2015	2016		Floor area type	2015	2016	Like-for-like Change %	
	Consumption (m <sup>3</sup> )	Consumption (m <sup>3</sup> )	Data coverage (ft <sup>2</sup> )		Maximum coverage (ft <sup>2</sup> )	Consumption (m <sup>3</sup> )		Consumption (m <sup>3</sup> )
14 Total water usage Whole Portfolio	3,654,580	3,883,882	N/A	N/A	N/A	3,461,914	3,707,984	7.11%

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

2015

2016

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

	Optional base-line year (include year)	2014	2015	2016
Water use intensity	<input type="text"/>	<input type="text" value="144.3"/>	<input type="text" value="133.96"/>	<input type="text" value="139.02"/>
% of portfolio covered	<input type="text"/>	<input type="text" value="100"/>	<input type="text" value="100"/>	<input type="text" value="100"/>

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 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.

No

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.

		Absolute Measurement		
		2015	2016	
1	Managed Assets	Total weight of hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
2		Total weight of non-hazardous waste in metric tonnes	<input type="text" value="116360"/>	<input type="text" value="118508"/>
3		% managed portfolio covered	<input type="text" value="100"/>	<input type="text" value="100"/>
4	Indirectly Managed Assets	Total weight of hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
5		Total weight of non-hazardous waste in metric tonnes	<input type="text"/>	<input type="text"/>
6		% indirectly managed portfolio covered	<input type="text"/>	<input type="text"/>
		Proportion of waste by disposal route (% of total by weight)		
7	Whole Portfolio (RSM)	Landfill	<input type="text" value="65.5"/>	<input type="text" value="65"/>
8		Incineration	<input type="text" value="16"/>	<input type="text" value="16"/>
9		Diverted (total)	<input type="text" value="18.5"/>	<input type="text" value="19"/>
10		Diverted - waste to energy (optional)	<input type="text"/>	<input type="text"/>
11		Diverted - recycling (optional)	<input type="text"/>	<input type="text"/>
12		Diverted - other (optional)	<input type="text"/>	<input type="text"/>
13		Other	<input type="text"/>	<input type="text"/>

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

[\[UPLOADED\] 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

Show investors

No

Not applicable

**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

Show investors

No

Not applicable

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

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

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

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)

Scheme name/sub-scheme name	% portfolio covered by floor area	Number of certified assets
LEED/Core and Shell	<input type="text" value="3.12"/>	<input type="text" value="14"/>
LEED/Commercial Interiors	<input type="text" value="0.5"/>	<input type="text" value="34"/>

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)

Scheme name/sub-scheme name	% portfolio covered by floor area baseline year 2016 (optional in 2017)	% portfolio covered by floor area 2015 (optional in 2017)	% portfolio covered by floor area 2016	Number of certified assets 2016
LEED Building Operations and Maintenance	<input type="text"/>	<input type="text"/>	<input type="text" value="0.1"/>	<input type="text" value="1"/>

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)

EU EPC (Energy Performance Certificate)

NABERS Energy

ENERGY STAR

Year	% portfolio covered	Floor area weighted score
2015	<input type="text" value="1"/>	<input type="text" value="89"/>
2016	<input type="text" value="2"/>	<input type="text" value="52"/>

Government energy efficiency benchmarking

Percentage of the portfolio based on floor area



Floor area weighted score

52

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

Other

No

Not applicable

STAKEHOLDER ENGAGEMENT

Employees

32

Does the organization have systems and procedures in place to facilitate effective implementation of the employee policy/policies in Q11?

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 Tr

[\[Uploaded\] 32 - Employee Systems & Procedures Binder.pdf](#)

Indicate where in the evidence the relevant information can be found

See upload Pg. 1

Show investors

No

33

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

No

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

Show investors

No

34.2

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?

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

No

Not applicable

**35.1**

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

Yes

Select all applicable options (multiple answers possible)

Employee surveys on health and well-being

% of employees

Physical and/or mental health checks

% of employees

Work station and/or workplace checks

Other

No

Not applicable

**35.2**

Does the organization monitor employee health and safety indicators?

Yes

Select all applicable options (multiple answers possible)

Absentee rate

Lost day rate

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)

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 .

No

STAKEHOLDER ENGAGEMENT

Tenants/Occupiers

36

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

Provide tenants with feedback on energy/water consumption and waste

Percentage of portfolio covered

Social media/online platform

Percentage of portfolio covered

Tenant engagement meetings

Percentage of portfolio covered

Tenant events focused on increasing sustainability awareness

Percentage of portfolio covered

Tenant sustainability guide

Percentage of portfolio covered

Tenant sustainability training

Percentage of portfolio covered

Other

Other selected. Please describe

Percentage of portfolio covered

No

37.1

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   
 Survey response rate

By an independent third party

[37.2- 2016 2017 Tenant Engagement Survey.pdf](#)

Indicate where in the evidence the relevant information can be found

See attached survey.

Show investors

No

Not applicable

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

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

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

Reporting and standards:

Information sharing

Performance rating

Design/development rating

- Performance standards
- Metering
- Comfort
- Other

Other selected. Please describe  
 compliance with environmental laws

Document name  
 Lease Excerpt Example

Document date  
 04/24/2017

[39.1 - Standard Lease Excerpt Example.2017.pdf](#)

Indicate where in the evidence the relevant information can be found

The attached excerpt notes the sections where relevant information can be found via red

Show investors

No

**39.2**

Does the entity monitor compliance with the sustainability-specific requirements in its lease contracts?

- Yes
- No
- Not applicable

**STAKEHOLDER ENGAGEMENT**

**Supply Chain**

**40**

Does the entity include sustainability-specific requirements in the procurement processes applicable to the entity level?

Yes

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 health-based product standards

Occupational health and safety

Sustainability-specific requirements for sub-contractors

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

No

Not applicable

**41.1**

Does the organization monitor property/asset managers' compliance with the sustainability-specific requirements in place for this entity?

Yes

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

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.

Show investors

No

Not applicable

41.2

Does the organization monitor other direct external suppliers' and/or service providers' compliance with the sustainability-specific requirements in place for this entity?

- Yes
- No
- Not applicable

## 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

42.2

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

Local income generated

Local residents' well-being

Walkability score

Other

No

Not applicable

**NEW CONSTRUCTION AND MAJOR RENOVATIONS**

**Sustainability Requirements**

**NC 1**

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

<https://regcorpweb.blob.core.windows.net/sitefinityfiles/docs/default-source/default-document-library/regency-centers-2017-green-bond-attestation---report-final.pdf>

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.

Provide hyperlink

<https://www.regencycenters.com/regency/sustainability/environmental>

Indicate where the relevant information can be found

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.

Not publicly available

No

**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)
- Other
- Not aligned

Document name

Document date

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

Show investors

- No
- Not applicable

**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

No

**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.pdf](#)

Indicate where in the evidence the relevant information can be found

See upload

Show investors

No

Not applicable

**NC 5.1**

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   
Green building rating systems: include all that apply

The entity requires projects to achieve certification with a green building rating system

Percentage of portfolio covered   
Green building rating systems: include all that apply

The entity requires projects to achieve a specific level of certification

Percentage of portfolio covered   
Level of certification: include all that apply  
  
Levels adopted as a standard by the entity

No

Not applicable



**NC 5.2**

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)

**Projects in progress at the end of reporting period**

Scheme name/sub-scheme name	Level of certification	% portfolio covered by floor area	Number of certified projects
LEED Building Design and Construction	Certified,	23	2

**Projects completed during the reporting period**

Scheme name/sub-scheme name	Level of certification	% portfolio covered by floor area	Number of certified projects
LEED Building Design and Construction	Silver, Gold	81	3

No

Not applicable

**NEW CONSTRUCTION AND MAJOR RENOVATIONS**

**Energy Efficiency**

**NC 6**

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

Common energy efficiency measures include (multiple answers possible)

- Air conditioning
- Commissioning
- Energy modeling
- Lighting
- Occupant controls
- Space heating
- Ventilation
- Water heating
- Other

Operational energy efficiency monitoring (multiple answers possible)

- Energy use analytics
- Post-construction energy monitoring for on
- Sub-meter
- Other

No

**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
- 
- Wind
  - Other

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

No

Not applicable

## NC 7.2

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

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No

Not applicable

**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.

Show investors

No

**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

[\(Uploaded\) 40 - Code of Conduct .pdf](#)

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.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

No

**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

- Daylight
- Indoor air quality monitoring
- Indoor air quality source control
- Natural ventilation
- Occupant controls
- Provisions for active transport
- Other

Provisions to verify health and well-being performance include (multiple answers possible)

[\[Uploaded\] NC 11 - Health, Safety & Well-Being for NC Binder.pdf](#)

Indicate where in the evidence the relevant information can be found

See first two pages of upload, and last page regarding IEQ credits achieved

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No

Not applicable

**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)

- Communicating safety information
- Continuously improving safety performance
- Demonstrating safety leadership
- Entrenching safety practices
- Managing safety risks
- Promoting design for safety
- Other

No

Not applicable

**NC 12.2**

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

Yes

No

NEW CONSTRUCTION AND MAJOR RENOVATIONS

Community Impact and Engagement

NC 13

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?

Yes

No

NC 14

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?

Yes

No

## SUPPLEMENTS

### Leader in the Light

Q0

Do you want to participate in Leader in the Light?

Yes

Please describe your organization and the nature of your business.

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

Q1

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.

Q2

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!



Q3

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 / 5.3 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.

Q4

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

SUPPLEMENTS

Health & Well-being

H0

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

<http://www.snI.com/Cache/1001221528.PDF?O=PDF&T=&Y=&D=&FID=1001221528&iid=103091>

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

Select the applicable reporting level

Entity

Group

No

**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>

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>

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>

Indicate where the relevant information can be found

High Ethical Standards

No

D7

Does the entity publicly disclose information on a dedicated sustainability taskforce or team member that is responsible for the entity?

 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

"Mark Peternell  
Vice President of Sustainability" No

D8

Does the entity publicly disclose a policy/policies that address(es) environmental issues?

 Yes No

D9

Does the entity publicly disclose a policy/policies that address(es) social issues?

 Yes

Please disclose where the information can be found

Provide hyperlink

<http://investors.regencycenters.com/Cache/1001174342.PDF?O=PDF&T=&Y=&D=&FID=1001174342&iid=103091>

Indicate where the relevant information can be found

p29 Discrimination and Harassment, Health and Safety

 No

D10

Does the entity publicly disclose policy/policies that address(es) governance issues?

 Yes

Please disclose where the information can be found

Provide hyperlink

<http://investors.regencycenters.com/governance>

Indicate where the relevant information can be found

Multiple documents

 No

D11

Does the entity publicly disclose long-term reduction targets of environmental resources?

 Yes

Please disclose where the information can be found

Provide hyperlink

<https://www.regencycenters.com/regency/sustainability/environmental>

Indicate where the relevant information can be found

No

**SUPPLEMENTS**

**Public Disclosure > Implementation**

**D12**

Does the entity publicly disclose ESG initiatives and/or case studies that relate to the entity?

Yes

Please disclose where the information can be found

Provide hyperlink

<https://regcorpweb.blob.core.windows.net/sitefinityfiles/docs/default-source/default-document-library/regencycenters-2016-greenbondattestationreport.pdf?sfvrsn=2>

Indicate where the relevant information can be found

Green Bond

No

**D13**

Does the entity publicly disclose information on investments that obtained a Green building certification or energy rating?

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

Since 2009, we've completed 16 LEED Certified developments, and counting.

No

Not applicable

**SUPPLEMENTS**

**Public Disclosure > Operational Performance**

**D14**

Does the entity publicly disclose energy consumption data of its portfolio?

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

Reduce Energy Consumption

No

D15

Does the entity publicly disclose renewable energy data of its portfolio?

 Yes No

D16

Does the entity publicly disclose GHG emissions data of its portfolio?

 Yes

Please disclose where the information can be found

Provide hyperlink

Indicate where the relevant information can be found

 No

D17

Does the entity publicly disclose water consumption data of its portfolio?

 Yes

Please disclose where the information can be found

Provide hyperlink

Indicate where the relevant information can be found

 No

D18

Does the entity publicly disclose waste data of its portfolio?

 Yes No

## SUPPLEMENTS

## Public Disclosure &gt; Stakeholder Engagement

D19

Does the entity publicly disclose if it has undertaken an employee satisfaction survey during the last three years?

 Yes No

D20

Does entity publicly disclose if it is involved in tenant engagement programs/initiatives?

Yes

No

D21

Does the entity publicly disclose if it has undertaken a tenant satisfaction survey during the last three years?

Yes

No

D22

Does the entity publicly disclose if it has undertaken actions part of a community engagement program?

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

Community

No

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.