



SHOPONE CENTERS

SUSTAINABILITY REPORT

2025

A LETTER FROM THE CEO

I am pleased to share an overview of ShopOne's 2025 Environmental, Social, and Governance (ESG) progress. Over the past year, we strengthened our commitment to three core priorities:

- Enhancing employee engagement and community involvement
- Supporting long-term environmental sustainability
- Upholding transparency with our stakeholders

These efforts have advanced our ability to generate sustainable growth and deliver strong results for our partners.

At the property level, we remain dedicated to high standards in sustainable operations. All common-area lighting across our portfolio is being converted to LED, with newly acquired properties scheduled for completion by Q2 2026, achieving 100% LED usage. We continue to implement cool-roof systems for new roof replacements, use environmentally responsible fluids and refrigerants in HVAC upgrades, and incorporate green-lease provisions to strengthen collaboration with our tenants.

Company-wide, our team has embraced opportunities to give back to the communities we serve. Recent volunteer initiatives include:

- A day of service at Toledo Grows supporting local food production
- Volunteering at the Toledo Food Bank, an affiliate of Feeding America
- Preparing meals for under-resourced New Yorkers with the support of our New York team at Trinity Services and Food for the Homeless

We remain committed to transparency and comprehensive reporting for our partners and stakeholders. I look forward to building on this momentum in 2026 as we continue working toward a sustainable and profitable future.

Sincerely,

Chris Reed



Chief Executive Officer



What People Need. Where People Need It.

Business Strategy

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



ShopOne Centers

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

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

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

Disciplined, value creation process.

Background

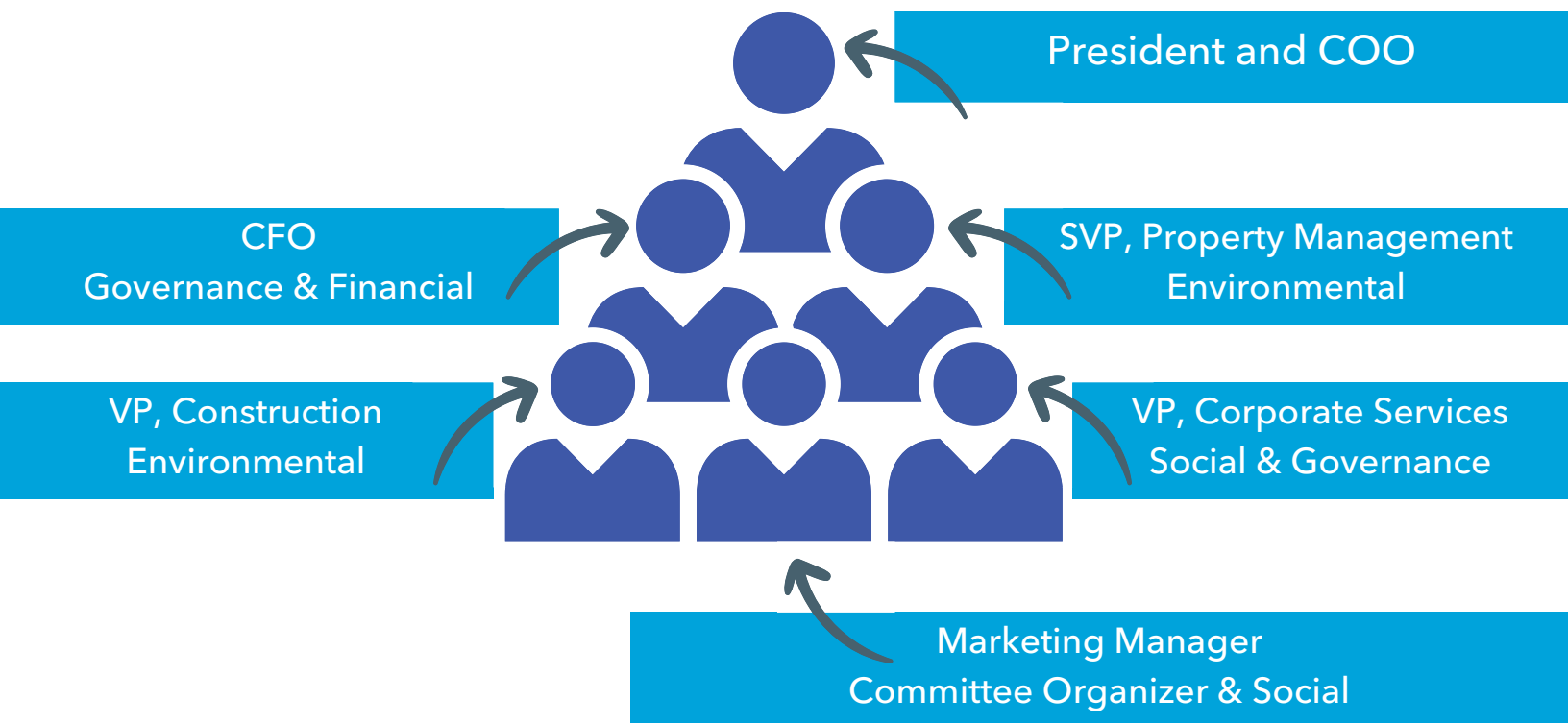
It is our responsibility to conduct business in the best long-term interests of our environment, our communities, our tenants, our vendors, and our stakeholders. Our ESG program is designed to establish ongoing principles that we adhere to each day focused on our commitment to best practices with these parties in mind. Our ESG program continued to evolve in 2025 to appropriately address the changing needs of our property portfolio, as well as the growing number of internal and external stakeholders that ShopOne serves.



ESG Committee and Oversight

ShopOne formalized its ESG Committee in 2021 to further efforts in Sustainability. It is the responsibility of the ESG Committee to create and implement the ESG strategy. The committee meets regularly to review progress, discuss any future initiatives, and maintain the current roadmap. The committee provides quarterly updates to the President and COO, who oversees the company's ESG strategy and initiatives.

ESG COMMITTEE





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

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

Core Environmental Objectives

ENERGY

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

BUILDING

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

WASTE

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



Environmental Perspective



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

Social Engagement

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





Governance

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

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

ESG INITIATIVES



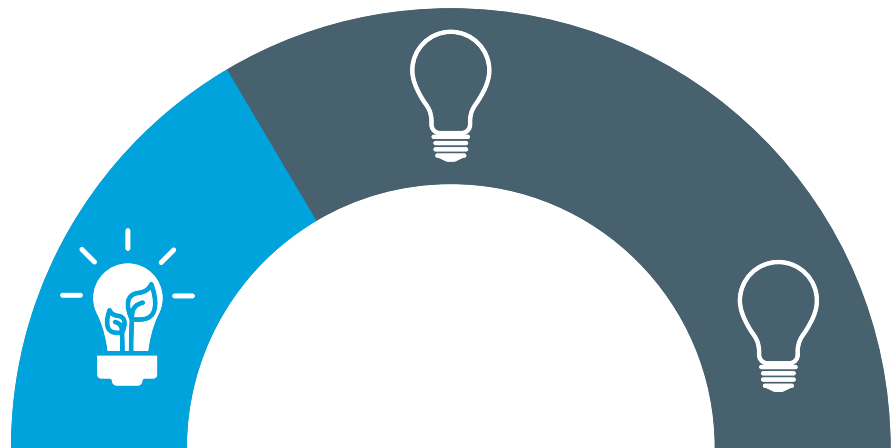
Caughlin Ranch - Reno, NV

Environmental

LED Lighting

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

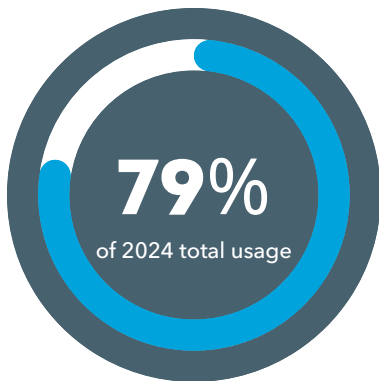
KWH/Year usage expected to decrease by 2/3 with upgrade to LED lighting



SMART Timers

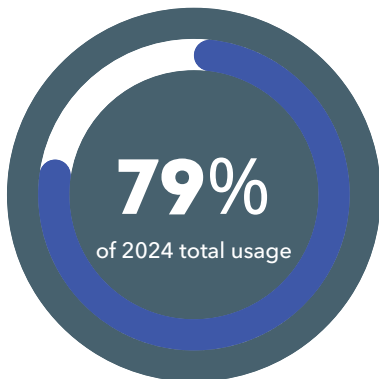
We have an internal energy management program that provides for SMART timers and controls, thus reducing uncontrolled lighting and precisely operating the common area lighting.

ShopOne 2025 Consumption*



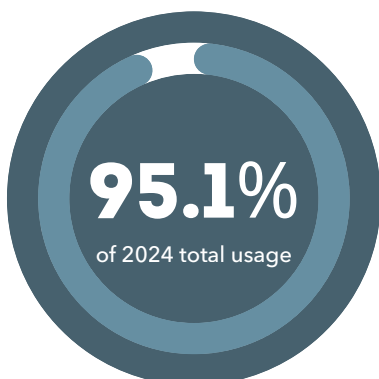
Energy Consumption

kBtu usage for 2025 is down 21%
in comparison to 2024



GHG Emissions (Greenhouse Gas)

Therms usage for 2025 is down 21%
in comparison to 2024



Water Consumption

Water usage for 2025 is down 4.9%
in comparison to 2024

*Consumption data is based on YOY energy/GHG emissions data for ShopOne properties with available information.

"Green" HVAC

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

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

In 2025, we replaced or added a total of 17 HVAC units.

Cool Roofing

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

Solar Panels

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

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

Currently, solar panels are being utilized at two centers, located in North Providence, RI and Corona, CA.





Sustainable Practices

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

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

"Green" Leases

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



EVgo®

 J O L T

EV Charging Stations

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



Sustainable Partnerships

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

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



Social

Team First Environment

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



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

Ethical Workplace

We are establishing ethical standards for all vendor engagements.

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

Diversity & Inclusion

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



Corporate Giving

We have committed to anchor our volunteer efforts with Feeding America organizations. Feeding America is the largest hunger-relief organization in the U.S., with partnerships at 200 Food Banks, helping feed communities throughout the country. The Toledo-area team works with partner food bank, Toledo Northwestern Ohio Food Bank, which serves our local community. Our New York-based team volunteers annually at the Trinity's Service and Food for the Homeless soup kitchen to serve lunch to NYC's community in need.

In addition, ShopOne has partnered with Toledo GROWS, a home base farm that serves 105 community gardens around the city, further supporting our efforts to help feed our communities.

ShopOne is partnering with the 988 Lifeline awareness program, Signs of Hope. awareness of the federally designated 988 number, a 24/7, nationwide suicide and crisis helpline. 988 Lifeline signage is placed throughout the ShopOne portfolio, nationwide.

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

Governance

Cyber Security

Cybersecurity Testing and Training is completed annually by every member of the ShopOne team through KnowBe4.com. 2025 testing resulted in a 100% successful result for the ShopOne team. This is a testament to ShopOne's last line of defense against bad-actors.



Responsible Policy & Procedure

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

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

Formalized investment committee with internal executives and external stakeholders.

PROMISE TO OUR FUTURE

ShopOne plans for
2026 and beyond



ENVIRONMENTAL

As we continue our expansion, we will pursue new opportunities to support environmentally responsible practices. We will unveil our first rooftop solar arrays in North Providence, RI, and Corona, CA, advance our green-lease initiatives, and strengthen collaborations with local communities through enhanced energy-consumption reporting.

SOCIAL

In 2026, we will focus on establishing best practices for our community initiatives, expanding volunteer programs that address food insecurity, and further strengthening employee engagement to cultivate a positive and collaborative corporate culture.

GOVERNANCE

ShopOne will continue to deliver high-quality, transparent financial and operational reporting to our stakeholders and financial partners.

