

2020 Corporate Responsibility & Sustainability Report

2016



2017



2018



2019



2020





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LETTER FROM OUR CEO

SHOPPERS WORLD, FRAMINGHAM, MA

"Promoting a diverse and inclusive environment for our employees is of the utmost importance for SITE Centers."

AWARDS



GOVERNANCE
SCORE OF 1

I am excited to present our 2020 Corporate Responsibility and Sustainability Report, which is our seventh sustainability report and fifth formal report completed to the Global Reporting Initiative (GRI) Standards. In sitting down to write this introduction, I find that our Company's core values of being fearless, authentic, curious and thoughtful, our Matters of FACT, now have more meaning than I could have possibly imagined when they originated several years ago.

With the onset of COVID-19 in the first quarter of 2020 and the ensuing shutdown of the world's greatest economy, as well as the civil unrest that swept across the country in the spring and summer, SITE Centers needed to adapt quickly and decisively to keep our business running smoothly. The challenges of working from home caused us to pause and consider the impact to our coworkers. The challenges of business disruptions and closings caused us to pause and consider the impact to our tenants. Civil unrest caused us to reflect and make an internal assessment of our values and what we strive to be—a true community partner.

SITE Centers was swiftly able to adjust to a 100% work-from-home environment, providing the equipment and support needed to ensure that every employee felt connected and able to perform their role seamlessly. With the implementation of Microsoft Teams as a new communication platform, not only were employees able to stay engaged with one another, but they were also able to participate in programs designed to manage stress, as well as mental and physical wellness.

At the property level, more than half of our occupied units were considered "essential" businesses and remained open throughout the pandemic, though with severely restricted operations. To navigate the health crisis, state and local mandates, and shifting consumer needs, SITE Centers worked closely with our tenants to develop various methods of curbside pickup, customer staging areas for in-store purchases, and temporary signage to inform the public of the services available at our properties.

Enhanced cleaning procedures were quickly implemented on our properties, as well as reminders for social distancing, face masks and hand-washing.

During the spring and summer of 2020, the root causes of the social unrest impacting the country brought our core values into focus; we determined a need to strengthen our community relationships as well as to foster an internal discussion regarding race and equality. While SITE Centers continues to be recognized as one of Newsweek's 300 Most Responsible Companies as well as listed on the Bloomberg Gender-Equality Index, we continue to broaden and promote our Women of Influence program, our charitable YOUunity program and our new SITE Helpers initiative, detailed on [page 28](#) of this report. Our employees are the driving force behind these initiatives, and it is remarkable to witness their level of commitment and dedication to help those in need within our communities, and to participate in diversity and inclusion programs.

Looking back, I find that despite its challenges, 2020 was a year that underscored the factors that make SITE Centers excel: namely, the dedicated, hardworking and thoughtful individuals who continue to work tirelessly toward a more sustainable, more inclusive, and more community-oriented future.



Sincerely,

David R. Lukes
President & CEO



SITE Centers Overview

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ABOUT THIS REPORT



The purpose of this report is to transparently communicate the results of SITE Centers' Corporate Responsibility & Sustainability initiatives to our various stakeholders. The data it contains was obtained through our current systems and processes and pertains to all of SITE Centers' wholly-owned and joint venture shopping centers as well as those managed on behalf of Retail Value Inc. in the continental U.S. and Puerto Rico. For additional information, please contact sustainability@sitecenters.com.

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

At SITE Centers, Corporate Responsibility & Sustainability objectives are a core focus of the organization. With that in mind, we strive to continually enhance and improve our data collection and communication efforts at the corporate and asset level in order to maintain leading organizational practices amongst peers.





ABOUT OUR COMPANY



"The Company's mission is to provide sustainable growth to stakeholders by owning and operating open-air shopping centers in suburban communities."

SITE Centers is a self-administered and self-managed real estate investment trust (REIT), in the business of owning, operating and managing shopping centers. At the end of the year, December 31, 2020, the Company owned and managed approximately 43.4 million total square feet of gross leasable area (GLA). In addition, as of December 31, 2020, the Company managed 9.6 million square feet of GLA owned by Retail Value Inc. (NYSE: RVI), which was spun off from SITE Centers in July 2018.

The primary source of the Company's income is generated from the rental of the Company's portfolio properties to tenants. In addition, the Company generates revenue from the management of assets owned and operated for joint venture partnerships and RVI.

The Company's mission is to provide sustainable growth to stakeholders by owning and operating open-air shopping centers in suburban, high household income communities.

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

- Maximization of recurring cash flows through strong leasing and core property operations;
- Enhancement of property cash flows through creative, proactive tactical redevelopment and site plan adaptations that seek to maximize asset value and meet dynamic retail tenant and community needs;
- Growth in Company cash flows through capital recycling of fully-leased, durable properties into acquisitions that offer leasing and tactical redevelopment potential;
- Risk mitigation with a focus on maintaining prudent leverage, limiting near-term debt maturities, and maintaining access to a diverse selection of capital sources, including both secured and unsecured debt, common and preferred equity, and capital raised via joint venture partnerships;
- Sustainable growth through a focus on relationships with the communities where the Company operates, the investment community, tenants, and environmental constituencies.

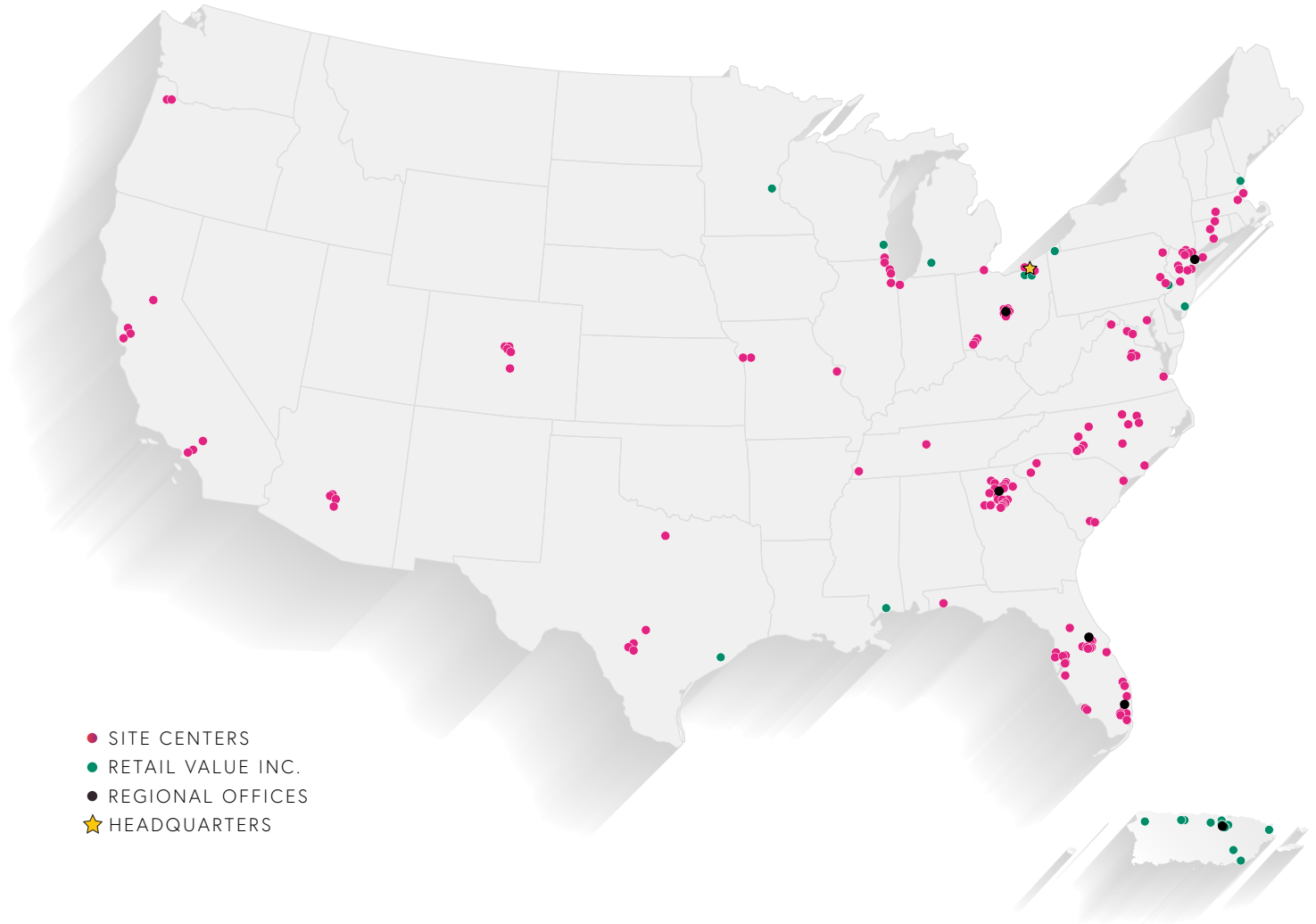
AFFILIATIONS





OUR PORTFOLIO

OWNED AND UNOWNED, AS OF DECEMBER 31, 2020



- SITE CENTERS
- RETAIL VALUE INC.
- REGIONAL OFFICES
- ★ HEADQUARTERS

138

SITE CENTERS
PROPERTIES

22

RVI
PROPERTIES

91.6%

LEASED RATE*

41.3MSF

OWNED GLA

6

REGIONAL
OFFICES

323

EMPLOYEES

*Leased rate of SITE Centers properties.



STAKEHOLDER ENGAGEMENT

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

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



MATERIALITY ASSESSMENT

3030 NORTH BROADWAY, CHICAGO, IL

"With our acute focus on ESG, as well as the constant changes to the environments in which we operate, the materiality of any given objective is continually evolving."

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



ENVIRONMENTAL OBJECTIVES:

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



SOCIAL OBJECTIVES:

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



GOVERNANCE AND ETHICS:

- Governance
- Transparency in Reporting
- Ethical Business Practices



Sustainability

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INTRO TO SUSTAINABILITY



"SITE Centers continues to implement language in our leases as well as programs that work to gather asset-level information and provide a clear picture of our carbon footprint."

SUSTAINABILITY AT SITE CENTERS

The majority of our shopping centers are designated as open-air shopping centers. Although SITE Centers does not typically have the direct ability to dictate restrictions on tenant energy usage or to impose efficiency mandates for the interior of tenant spaces, SITE Centers does have the ability to control resource usage in the exterior common areas of our centers and to make efficiency enhancing improvements to the exterior shell of our buildings. As such, most tenants are directly responsible for energy, water and waste and have direct relationships with the utility providers. [Pages 41-46](#) of this report provide detailed information regarding SITE Centers' strategy to manage GHG emissions, utility consumption, and risk assessments for our centers. SITE Centers continues to implement language in our leases as well as programs that work to gather asset-level information (including resource usage in interior tenant spaces) and provide a clear picture of our carbon footprint.

SITE Centers actively pursues opportunities to improve resource usage with respect to the exterior elements of our shopping centers. Over the next five years, SITE Centers will continue to replace, on average, over 1.5 million square feet of roofing per year* with reflective TPO systems, as well as to add insulation that increases the R factor, thereby reducing the cooling/heating requirements of our buildings. Within the next two years, we will complete the installation of smart water meters at over 130 centers where we bill tenant water, giving us more of a whole building analytic for reporting as well as alerting us to any above-average use through a cloud-based system. In recent years we have implemented lighting controls to regulate exterior lighting at 98.7% of our properties and have installed 5,847 LED parking lot fixtures.

Although we lack the ability to regulate tenants' resource usage within their interior spaces, we have sought to identify opportunities to engage with tenants on sustainability issues. HVAC units are generally the main drivers behind our tenants' energy demands, and proper HVAC maintenance is critical to ensuring that these units operate at the highest level of efficiency. SITE Centers employs a portfolio-wide HVAC maintenance tracking system to engage with our tenants directly on the required maintenance for their HVAC units. We also work to identify opportunities for tenants to install more efficient units as part of the build-out of new tenant spaces.

*Based on our current portfolio



SUSTAINABILITY

SHOPPERS WORLD, FRAMINGHAM, MA

"SITE Centers strives to find innovative ways to reduce our dependence on non-renewable energy sources."

SOLAR POWER GENERATION

SITE Centers strives to find innovative ways to reduce our dependence on non-renewable energy sources, limit our environmental footprint, reduce operating costs for our tenants and shareholders, and provide the most efficient property-level systems. Our extensive solar program follows each of these strategic objectives. SITE Centers currently utilizes 363,059 square feet over 13¹ solar arrays within our portfolio that generate a total of 3,286MWh of power. These systems are utilized for common area systems, offloading to local power grids, and direct power to our tenants. Tenants also install and control their own solar systems. Currently 163,308 square feet of GLA is being utilized for those tenant systems. We estimate that those systems generate 1,686MWh of solar power.

SITE-CONTROLLED POWER EQUIVALENTS

421

HOMES ELECTRICITY
CONSUMPTION FOR ONE YEAR

2.56M

POUNDS OF
COAL BURNED²

5,361

BARRELS OF OIL
CONSUMED²

SOLAR GENERATION

3,268MWH

SITE-CONTROLLED
SOLAR POWER GENERATED

1,686MWH

TENANT-CONTROLLED
SOLAR POWER GENERATED

¹ Plaza Atlántico and Plaza del Norte are included in the number of arrays but were not operational in 2020.

² Based on EPA greenhouse gas equivalencies calculator

SUSTAINABILITY

THE FOUNTAINS, PLANTATION, FL

"With the start of the electric car revolution, it was clear that electric car charging stations were an important part of this strategy."

ELECTRIC CAR CHARGING

As many of our properties are suburban shopping centers with large parking lots and close proximity to major highways, we have worked to find ways to maximize transportation infrastructure for patrons and tenants while limiting our impact on the environment. With the start of the electric car revolution, it was clear that electric car charging stations were an important part of this strategy. Through the formation of close partnerships with the top electric car and charging station manufacturers, we began rolling out a comprehensive installation program. At the end of 2020, 333 electric car charging stations were operating across the portfolio. We are actively growing this program and look forward to the additional benefits we will achieve during the next reporting period.

ELECTRIC CHARGING STATION

456K

CHARGE SESSIONS

333

CHARGING STATIONS

VOLTA

 **electrify**
america

TESLA



SUSTAINABILITY

THE MAXWELL, CHICAGO, IL



"SITE Centers developed an aggressive program to install white reflective roofs as part of any roof replacement project that takes place across the portfolio."

COOL ROOFING

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

COOL ROOFING INSTALLATIONS

31.8MSF

LIFETIME

550KSF

2020*

GREEN ROOFING

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

GREEN ROOFING INSTALLATIONS

60KSF

LIFETIME

*Due to the impact of COVID-19 restrictions to business operations, the majority of the planned 2020 roof replacement projects were put on hold and pushed to 2021 or later.

SUSTAINABILITY



GREEN LEASING

We aim to include green lease standards in our new lease agreements with tenants whenever possible. Green leasing provisions allow us to engage with our tenants on utility information sharing, cost and savings sharing on efficiency projects and partnerships with renewable energy opportunities. In 2020, 79% of new leases executed at our wholly-owned properties contained green lease language.

SUSTAINABLE CONSTRUCTION

80.5KSF

LEED ID&C

109KSF

LEED BD&C

2.1MSF

OWNED ENERGY
STAR FOR RETAIL



ENERGY MANAGEMENT

SHOPPERS WORLD, FRAMINGHAM, MA

"At the end of the reporting period, 98.7% of our properties utilized lighting controls to regulate exterior property lighting."

LIGHTING PROGRAMS

Exterior common area electricity is the largest factor of energy consumption that we can control within our portfolio. Stringent energy reviews, lighting upgrades and lighting control programs are the primary focus of our energy management initiatives.

To fully understand the energy used at our properties and the impact to the environment and our stakeholders, SITE Centers conducts a quarterly analysis of energy being used and how that energy translates into intensities* at the property level. These reviews are conducted on an asset-by-asset basis by the teams that are responsible for the daily management of the properties and are a critical piece in developing strategies to minimize usage and identifying efficiency opportunities. Converting our parking lot and exterior building lighting to LED technologies continues to be at the forefront of our energy management strategy. Through these conversions, we have installed 5,847 LED parking lot fixtures and hundreds of building fixtures. These conversions not only produce substantial energy savings, but also generate operational and maintenance savings. Operational savings also take the form of greenhouse gas/emissions reductions as there are fewer truck trips to the properties to service and repair our lighting facilities.

Energy management systems are also a critical element of our reduction strategy. Utilizing lighting controls to minimize unnecessary lighting in off hours creates substantial energy and environmental benefits. At the end of the reporting period, 98.7% of our properties utilized lighting controls to regulate exterior property lighting. The remaining properties are in the process of receiving controls and those results will be reflected in the next reporting period. We continue to explore technologies and strategies that will aid our operating teams to further reduce the energy use by 2% per year at our properties. For additional context around our energy management strategies, please [click here](#).

LED LIGHTING EQUIVALENTS

98.7%

PROPERTIES WITH
BUILDING CONTROLS

5,847

LED
FIXTURES

*The term intensities relates to the comparison of kWh used for common area lighting against the total number of parking stalls. This comparison gives us a better property by property review of common area use.

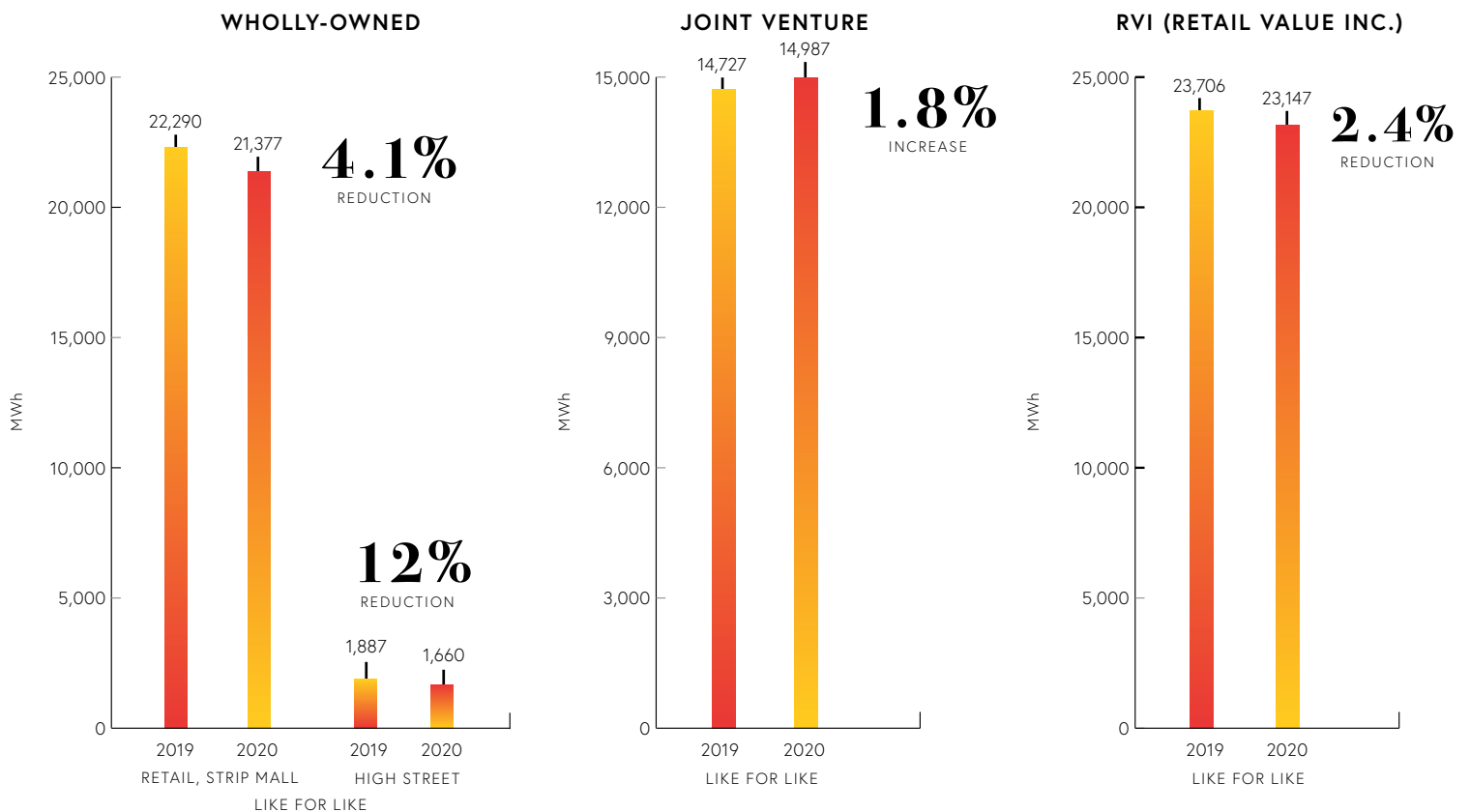
ENERGY MANAGEMENT

SHOPPERS WORLD, FRAMINGHAM, MA

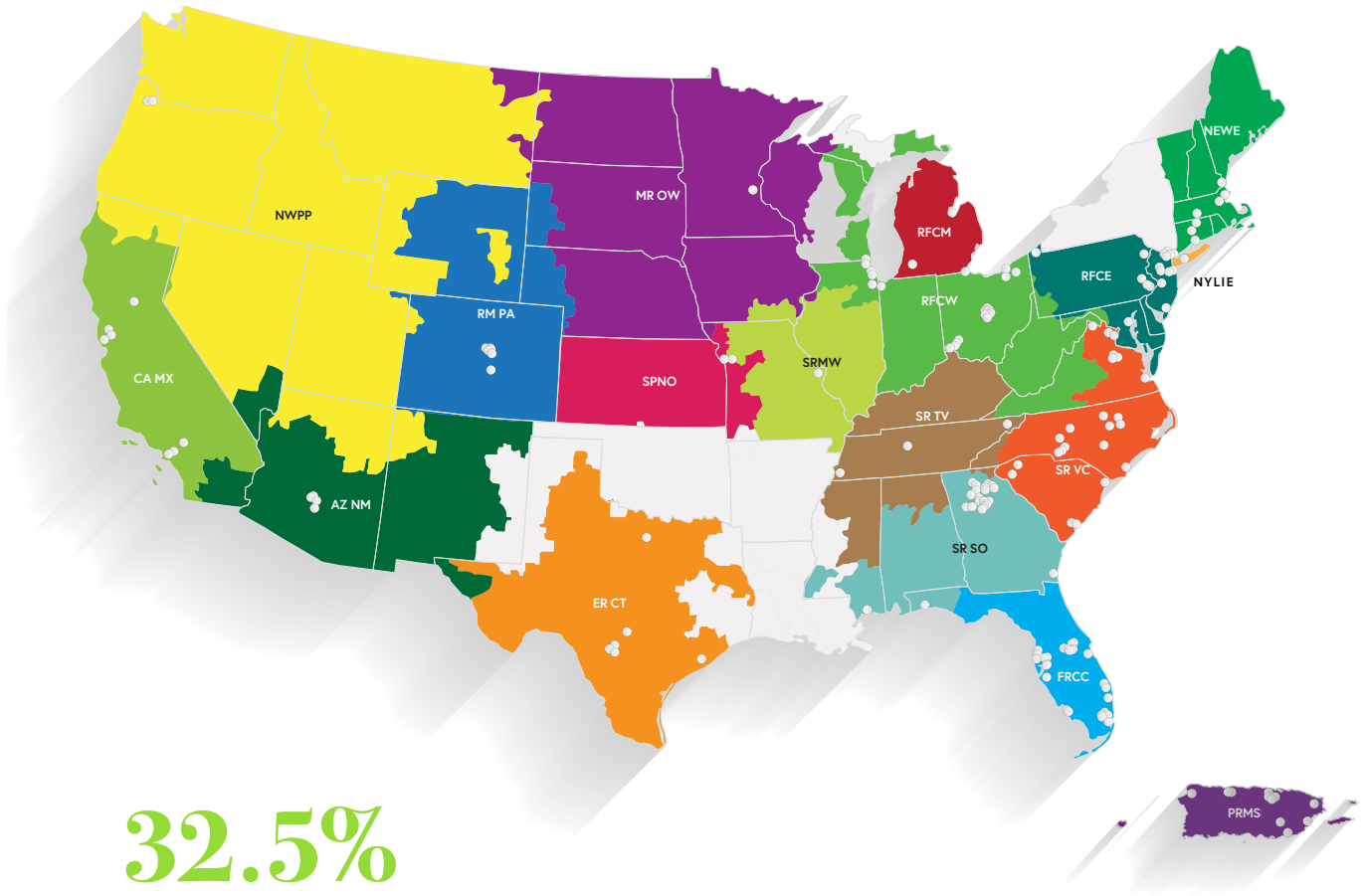
"2020 also saw the abandonment of systems controlled by Leafnut and netLINK due to the sunsetting of platforms, which caused SITE Centers to convert those centers to our Wireless Telematics technology."

ELECTRICAL CONSUMPTION

Due to the COVID-19 pandemic, 2020 usage numbers are slightly skewed. With the reduction of "normal" operations at many of our properties, making year-over-year comparisons is not a true measurement of efficiencies. 2020 also saw the abandonment of systems controlled by Leafnut and netLINK due to the sunsetting of platforms, which caused SITE Centers to convert those centers to our Wireless Telematics technology. Operational hours of lighting were also extended at times as an added security measure due to the civil unrest in the vicinity of our centers.

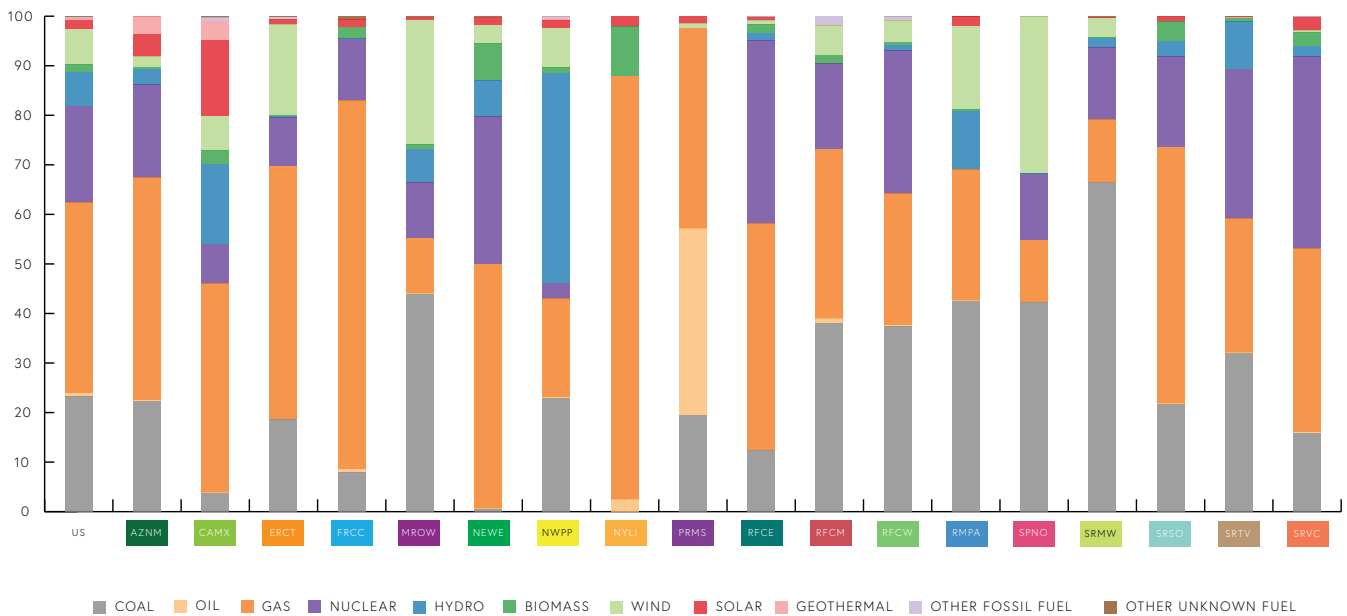


ENERGY MANAGEMENT



32.5%

OF SITE CENTERS' POWER USE IS GREEN POWER ORIENTATION



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

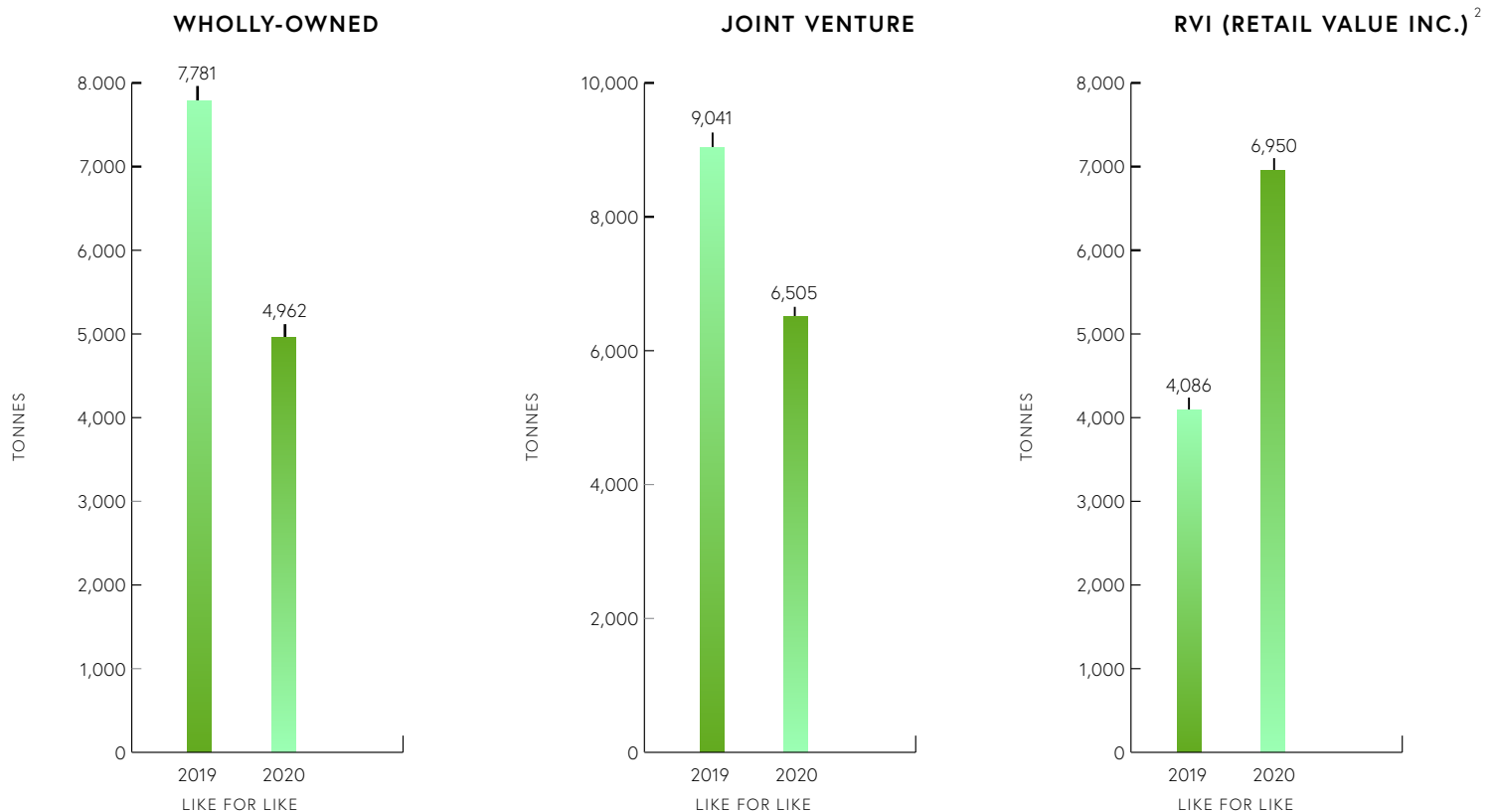
GREENHOUSE GAS EMISSIONS

DEER VALLEY TOWNE CENTER, PHOENIX, AZ



GREENHOUSE GAS PROTOCOLS

SITE Centers is committed to a sustainable future. Greenhouse gas emissions are an indicator of operating efficiency and an important metric in understanding our organization's overall impact on the environment. This year's report includes our Scope 1 and Scope 2 emissions as defined by the Greenhouse Gas Protocol. Through reduction strategies like green power generation, electrical consumption and smart meter technologies, SITE Centers reduced our overall greenhouse gas emissions on a year-over-year, same-store basis at our wholly-owned properties by 36%¹. We consider Scope 1 and Scope 2 to be the categories in which we possess the highest level of operational control. As we continue to execute on our efficiency strategies, we look forward to further emissions reductions each year. For additional context around climate change mitigation, please [click here](#).



¹ The reduction of 36% is not typical and is positively impacted by business shutdowns during the pandemic.

² The increase YoY for RVI is due to the Puerto Rico portfolio that was partially closed down in 2019 as part of the 2017 hurricane recovery process.

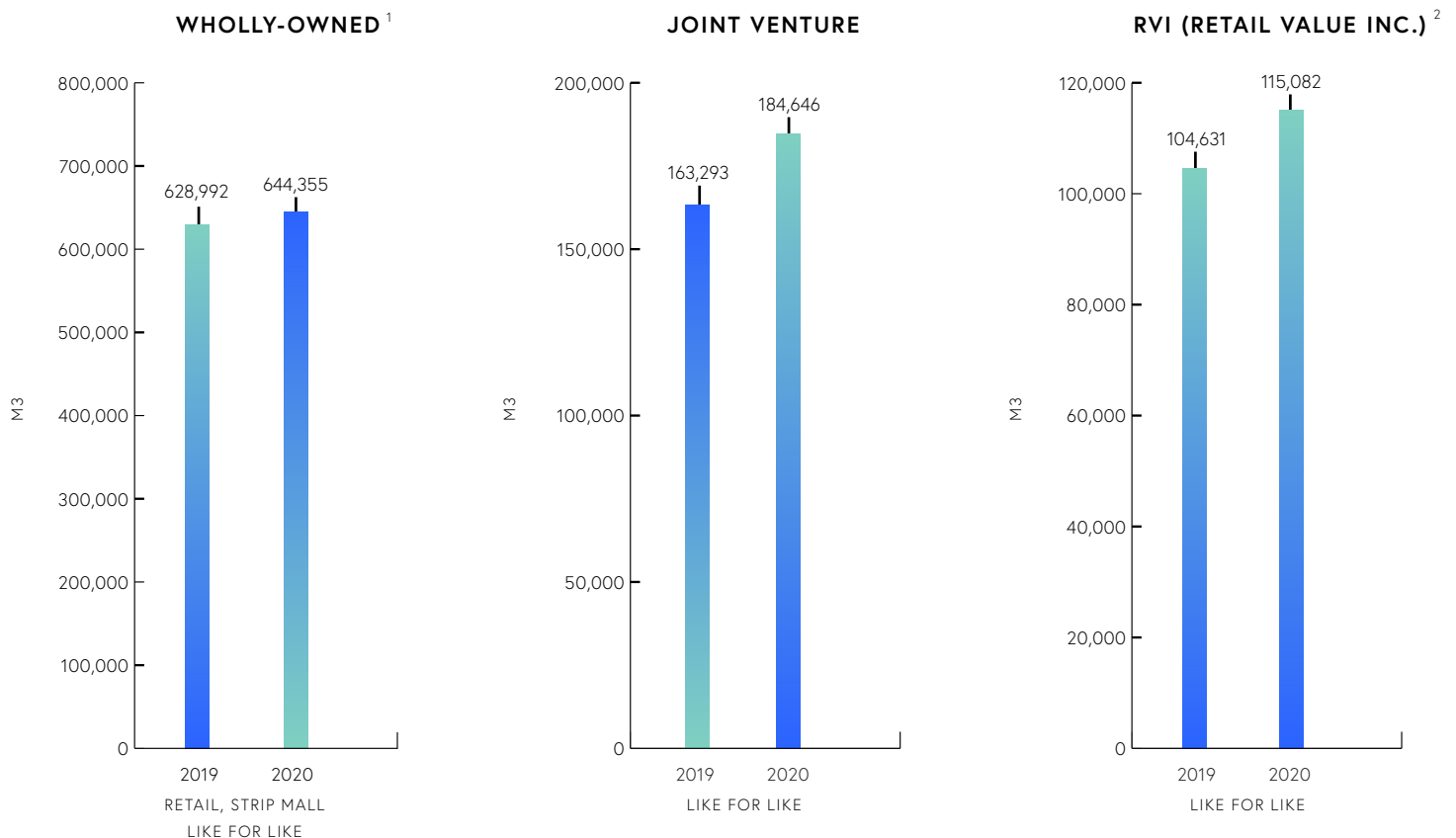
WATER CONSERVATION



WATER REDUCTION STRATEGY

Water is a precious natural resource that should be actively managed to maximize efficiency and minimize waste. Water conservation is a key part of our quarterly energy reviews. During these reviews, we work to identify outliers and anomalies that would help in determining efficiency opportunities or situations of potential physical plant concerns.

Our overall conservation strategies include xeriscaping, rain water collection, re-use of grey water for chiller systems, drip irrigation installations, native landscape and smart metering. We are excited to grow these programs and actively implement the necessary strategies to reduce common area water consumption. For additional context around our water conservation strategies, please [click here](#).



¹ WO YoY increase is due to irrigation. Due to COVID-19 restrictions, the ability to monitor irrigation issues was limited and caused delays in reacting to issues at the property level.

² RVI YoY increase is due to remediation/repairs from the 2017 hurricanes, which caused two centers to be closed for part of 2019 in Puerto Rico.

WASTE DIVERSION

"Maximizing recycling efforts and diverting waste from landfills is a key point in our overall sustainability strategy."

WASTE STRATEGY

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

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

Understanding the fundamentals of the material being disposed of by our tenants helps us work with our waste providers and tenants to right-size property level waste programs and divert the maximum amount of our waste stream away from landfills. Whether it is through waste audits, right-sizing, or composting, we strive to find new and innovative ways to deal with all forms of waste and minimize the impact to the environment. During 2020, we diverted 30% of the waste generated by our tenants at our wholly-owned properties away from landfills. All waste generated by SITE Centers or our tenants is non-hazardous.



NOTE: Diversion Rate includes incineration

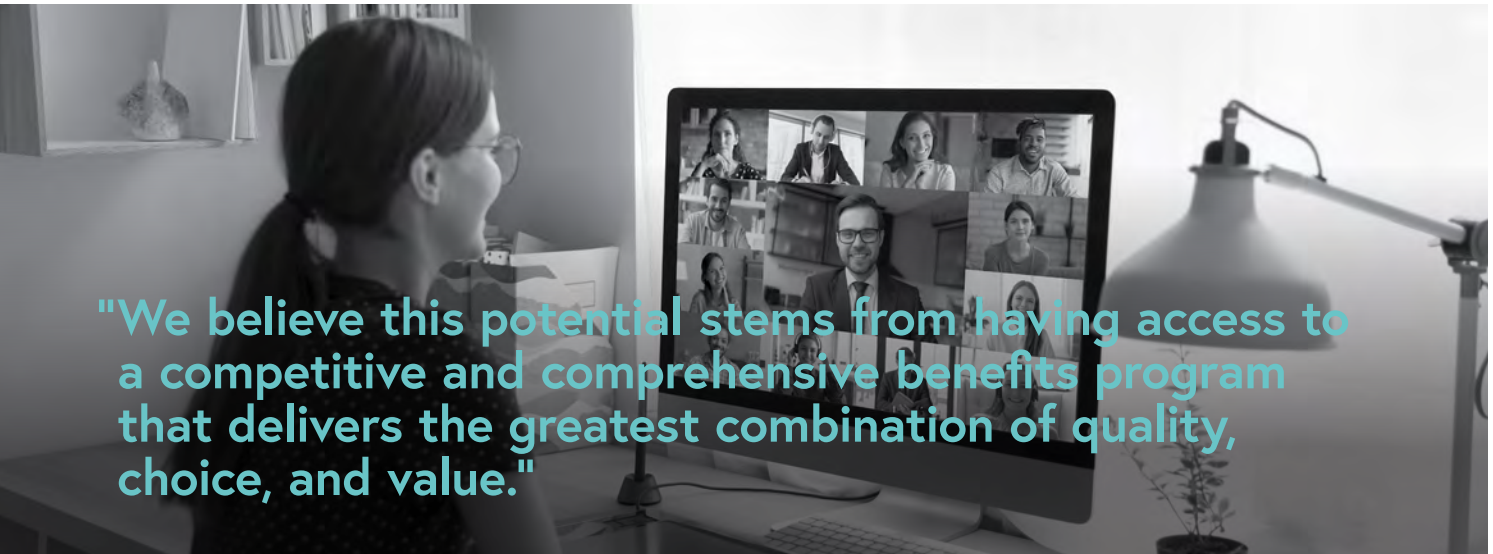


People

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EMPLOYEE ENGAGEMENT



"We believe this potential stems from having access to a competitive and comprehensive benefits program that delivers the greatest combination of quality, choice, and value."

COMMITMENT TO EMPLOYEES

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

EMPLOYEE TRAINING

We're committed to building a best-in-class team and offering various opportunities for our employees' growth and development. Through multiple presentations, courses, seminars, professional development sessions and internally and externally hosted conferences, our employees participated in a total of 7,161 training hours in 2020. The average number of employees in 2020 was 345 with approximately 20.76 training hours per employee.

TRAINING HOURS

20.76
AVERAGE TRAINING
HOURS PER EMPLOYEE

7, 161
TOTAL EMPLOYEE
TRAINING HOURS



EMPLOYEE ENGAGEMENT



"The results of the survey showed that our employees feel particularly supported in having the materials and equipment needed to do their work, as well as our organization's commitment to quality."

MEASURING ENGAGEMENT

In the fall of 2020, we partnered with Gallup to conduct an employment engagement survey. The survey garnered a 97% participation rate, which was \geq the 90th percentile of Gallup's participating organizations. Overall, the company scored a grand mean of 4.22 which is at the 62nd percentile of Gallup's engagement database, and the 79th percentile for companies administering their first Gallup engagement survey.

The results of the survey showed that our employees feel particularly supported in having the materials and equipment needed to do their work, as well as our organization's commitment to quality. Following the evaluation of the results, action planning was conducted at the senior leadership and departmental levels to identify and address areas of opportunity.

GALLUP SURVEY RESULTS

GALLUP®

97%
PARTICIPATION RATE

4.22
GRAND MEAN
COMPANY SCORE



ADAPTING TO PANDEMIC LIFE



"We quickly pivoted to an online work environment and adapted to the digital tools necessary to keep the business thriving."


COMMITMENT TO EMPLOYEES

As a result of the COVID-19 pandemic, SITE Centers announced a shift to remote work beginning in March 2020. We quickly pivoted to an online work environment and adapted to the digital tools necessary to keep the business thriving. As employees adjusted to navigating the pandemic – both personally and professionally – the Human Resources team personally contacted every employee to ensure they were adapting successfully and understood all the resources available to them.

Before we began to allow voluntary visits to our facilities, it became necessary to implement protocols to ensure the safety of our employees. New protocols were put into place for each office location and all employees were trained on the new processes before being granted permission to return to the buildings. At our corporate headquarters, new door pulls, touchless door openers, restroom features and refreshment fixtures were installed to allow for minimal contact and social distancing. All employees were also provided a safety kit including branded masks, water tumblers, sanitizer and other helpful tools to support a safe return to the office.



INVESTMENT IN EDUCATION



"Since 2011, SITE Centers has sponsored an academic scholarship program for children and dependents of employees."

SCHOLARSHIP PROGRAM

SITE Centers values education and recognizes the importance of investing in our employees as well as their children. Since 2011, SITE Centers has sponsored an academic scholarship program for children and dependents of employees. In 2020, SITE Centers awarded five scholarships with a total value of \$25K to employees' families. The scholarship committee selects recipients based on individual need, academic performance, and the commitment they have made to their community through active participation in extracurricular activities, volunteering with nonprofit organizations, and employment experience.

SCHOLARSHIPS AWARDED

5

2020 SCHOLARSHIP
RECIPIENTS

\$25K

AWARDED IN
SCHOLARSHIPS

50

TOTAL SCHOLARSHIPS AWARDED
OVER LIFE OF THE PROGRAM



DEVELOPMENT OPPORTUNITIES



"The program includes approximately 200 SITE Centers employees and provides members with networking, educational and community service opportunities."

WOMEN OF INFLUENCE

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

The program includes approximately 200 SITE Centers employees and provides members with networking, educational and community service opportunities.

200

PARTICIPATING EMPLOYEES

RESOURCE LIBRARY

SITE Centers' Resource Library provides employees access to thousands of e-book and hard copy titles, including career-focused topics such as leadership, management and professional development.



SITE HELPERS



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

COMMITMENT TO PROGRESS

As a result of the social unrest during the summer of 2020, SITE Centers took action to implement initiatives to better support and understand the perspectives of our employees. Our Community Service Day, which previously provided employees with up to two paid days off each year to volunteer, evolved into a Community Impact Day, which can now be used to vote, volunteer for a charitable organization and/or engage in civic activities designed to positively impact change in our communities.

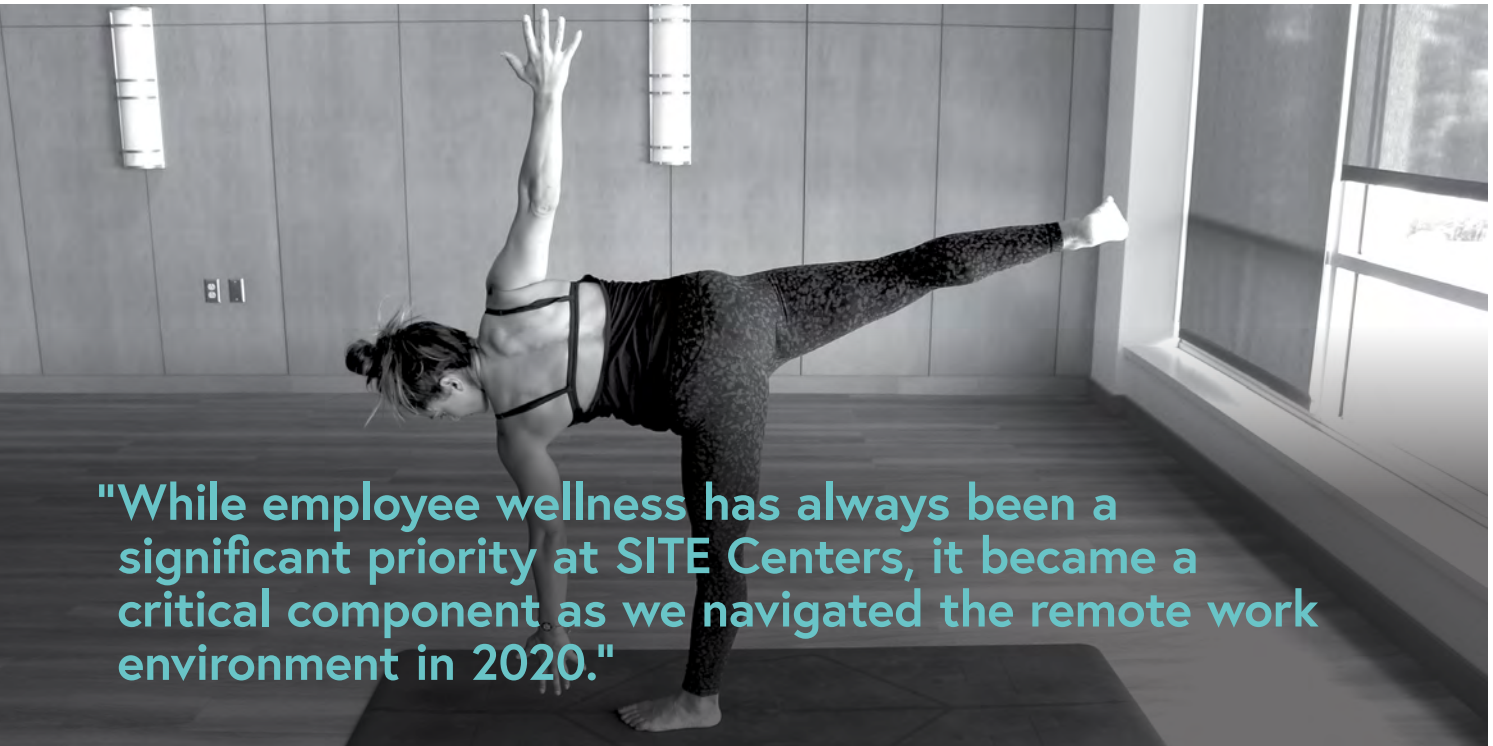
Additionally, SITE Centers hosted "Listening with a Purpose," an initiative aimed at understanding employee perspectives on social justice and learning about what SITE Centers could do to support our employees. On the heels of this initiative, SITE Centers formed "SITE Helpers" – a diversity, equity and inclusion steering committee. The SITE Helpers acronym was derived from its key components: Humility, Empathy, Listening, Process, Education, Reconciliation, Support. The program focuses on education, talent development, and community outreach, and is an ever-evolving approach authentic to our SITE Centers team.

"The creation of SITE Helpers is one of the ways that our company shows a commitment to pursuing lasting change," says Melvin Gaines, SITE Helpers co-chair. "SITE Helpers is dedicated to addressing the difficult questions and realities pertaining to race relations, diversity, culture and inclusion. It's more than just empty rhetoric. We will provide effective solutions and implement programs that transform our organization into a model of diversity and inclusion for all races, cultures, genders and LGBTQ members within the Commercial Real Estate industry."





FOCUS ON WELLNESS



"While employee wellness has always been a significant priority at SITE Centers, it became a critical component as we navigated the remote work environment in 2020."

WELLNESS PROGRAM

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

Making health and wellness an important part of daily life is the goal of the Make It Happen program, an annual lifestyle challenge open to all SITE Centers employees. The program features a point-system competition with monthly and quarterly awards for participation and four grand prizes at the end of the year. Each week, employees are given various fitness and nutrition challenges and are asked to track their progress online. In 2020, 135 employees were enrolled in the program.

While employee wellness has always been a significant priority at SITE Centers, it became a critical component as we navigated the remote work environment in 2020. Our formerly on-site classes shifted to Facebook Live workouts that expanded our focus and helped connect our field staff to our wellness resources in new ways. Additionally, we conducted multiple training programs for employees centering on social wellness, meditation, nutrition, and financial wellness. We also maintained our Make It Happen program to help employees stay on-track with their personal wellness goals.

WELLNESS SNAPSHOT

3KSF

ON-SITE FITNESS CENTER

260

CLASSES HELD IN 2020

13

COMPANY-SPONSORED
WELLNESS CHALLENGES

135

EMPLOYEES ENROLLED IN
THE PROGRAM



CORPORATE GIVING



"In 2020, our employees continually showed their passion for giving back to their communities, and SITE Centers remained committed in our support for that spirit. "

CHARITABLE CONTRIBUTIONS

In 2020, our employees continually showed their passion for giving back to their communities, and SITE Centers remained committed in our support for that spirit. Our employees continue to embrace our YOUNity program, a peer-led initiative which exists to support our employees' commitment to making a difference in the communities where they live and work. The program streamlines our corporate gifting and matching strategies, promotes both individual and cross-functional volunteer opportunities, organizes Company-wide charitable giving events, and manages the relationship with our corporate partner, Ronald McDonald House Charities.

Like most charitable organizations, the pandemic forced Ronald McDonald House Charities to adjust their planned fundraising and volunteer initiatives and limit in-person events. During the spring of 2020, the SITE Centers team saw the need arise for additional support of our charitable partner. Over the course of one month, we spearheaded an internal fundraising photo contest that raised over \$13,000, which allowed us to provide seven weeks of prepared lunches for the residents at Ronald McDonald House of Cleveland.

But our charitable giving efforts were not confined to RMHC. In 2020, SITE Centers employees donated to approximately 250 different charitable organizations in a variety of fields, including health advocacy, community outreach, and animal support. Through the cumulative efforts of our Company-sponsored events and programs, as well as corporate-level sponsorships and individual donations by SITE Centers employees, we donated \$273,985 in funding to various charities and organizations across the country. Some of the organizations most frequently donated to included The Greater Cleveland Food Bank, The Gathering Place, St. Jude Children's Research Hospital, Puerto Rico Animal Welfare Society, The ASPCA, and WomenSafe, Inc.

Much of that funding was delivered through our Employee Gift Matching Program, which aims to encourage and support the generosity of employees by matching, up to \$500 per year, donations made by employees to the eligible non-profit organizations of their choice. In 2020, the Employee Gift Matching Program allowed SITE Centers to provide 172 different charitable organizations \$34,675 in addition to our already significant contributions. Some of the organizations that received donations through our gift matching program included Playhouse Square Foundation, Jewish Federation of Cleveland, The Greater Cleveland Food Bank, The American Brain Tumor Association, Warrick Dunn Charities, and Autism Speaks.

CHARITABLE GIVING

250

CHARITABLE ORGANIZATIONS

\$274K

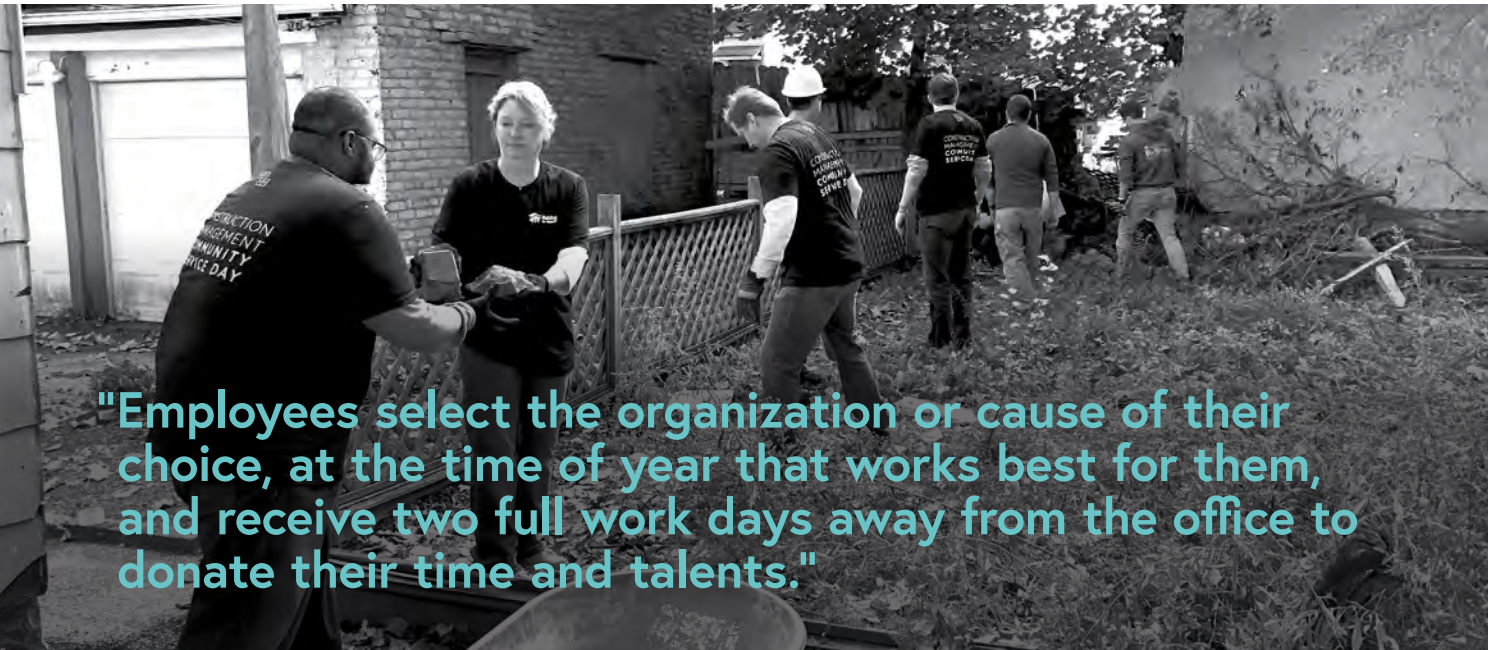
DONATED IN 2020

\$35K

FUNDS RAISED FROM EMPLOYEE
GIFT MATCHING PROGRAM



CORPORATE GIVING



"Employees select the organization or cause of their choice, at the time of year that works best for them, and receive two full work days away from the office to donate their time and talents."

VOLUNTEER HOURS

As a further means of supporting employees' charitable endeavors, SITE Centers offers two Community Impact Days, which provide an opportunity for employees to work for charitable or community-oriented organizations for up to two paid eight-hour work days. Employees select the organization or cause of their choice, at the time of year that works best for them, and receive two full work days away from the office to donate their time and talents. In 2020, this initiative was broadened to allow employees to use their time not only for volunteering, but also to vote and/or participate in community engagement activities designed to positively impact or effect change in their communities.

In 2020 our employees volunteered at 17 different organizations for a total of 272 hours. Some of the organizations that our employees donated their time to include Tremont West Development Corporation, Greater Cleveland Food Bank, Orphan Foundation of America, Care On the Square Incorporated, New Georgia Project Incorporated, and Neighborhood Pets.

Additionally, many of our employees give back to their local communities on their own time by serving on the boards of nonprofit organizations. These organizations include Achievement Centers for Children, Tremont West Development Corporation, WomenSafe, Inc., Providence House, Greater Cleveland Habitat for Humanity, Andrew McDonough B+ Foundation, The Gathering Place, Boys & Girls Clubs of Puerto Rico, and Applewood Centers.

CHARITABLE GIVING

17

CHARITABLE
ORGANIZATIONS

272

HOURS
VOLUNTEERED



THE PIKE OUTLETS, LONG BEACH, CA



Community

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COMMUNITY

THE PIKE OUTLETS, LONG BEACH, CA

"Recognizing the need to support local police departments, fire stations and hospitals, our marketing team subsidized meals from our local restaurants and donated them to our cities' first responders to help during some of the most trying times of the pandemic."

SHOPPING CENTER FUNDRAISING

Not only are we committed to serving the communities in which our employees live and work, but we are also equally as dedicated to partnering with local philanthropic and civic organizations to improve and support the communities that our shopping centers serve.

2020 affected many aspects of our business, including the cancellation of in-person shopping center events out of an abundance of safety. The shopping center teams adapted quickly and switched gears by incorporating more virtual events at our properties, geared at supporting our tenants as well as the local communities. In the spring of 2020, SITE Centers launched a "Hometown Hero" campaign where our local communities were invited to nominate their hometown heroes for a chance to win a gift card to some of our retail locations. Nominated heroes included parents, teachers, nurses, firefighters and other first responders.

Recognizing the need to support local police departments, fire stations and hospitals, our marketing team subsidized meals from our local restaurants and donated them to our cities' first responders to help during some of the most trying times of the pandemic.

In the winter of 2020, two SITE Centers properties hosted their annual "Festival of Trees" event. Local organizations were invited to decorate an on-site Christmas tree that would symbolize their mission to the community and would subsequently be displayed at the shopping center for a month. Shoppers and community members were asked to vote for their favorite tree, with the winning organization receiving a monetary donation. The events not only raised money for local charities, but also brought much-needed awareness to each participant's cause. At The Pike Outlets in Long Beach, California, the American Cancer Society won the \$1,000 prize out of nine charitable entrants. At Village at Stone Oak in San Antonio, Texas, the San Antonio Humane Society received the most votes of the six participating organizations and won \$3,500.

COMMUNITY



"This link is even more important to the long-range trail plan for Boston, which includes a marquee-design bridge across the Malden River pushing closer into downtown Boston from the casino site."

NORTHERN STRAND COMMUNITY TRAIL

We are proud to be funding the engineering and construction of a one-mile portion of the Northern Strand Community Trail, a 15-mile dedicated bikeway connecting greater Boston to northern points. Throughout 2019 and 2020, SITE Centers has been working closely with the City of Everett and other entities on the design and permitting of the project, and construction is underway. The portion of the trail we are constructing will eventually link to adjacent sections that are simultaneously being constructed by the City of Everett. Located at Gateway Center, our property in Everett, Massachusetts, the segment will be a critical piece of the bikeway, linking the City of Everett to the recently-constructed Wynn Casino and Riverwalk immediately adjacent to our property. This link is even more important to the long-range trail plan for Boston, which includes a marquee-design bridge across the Malden River pushing closer into downtown Boston from the casino site. Our participation contributes to the health and well-being of the community and helps reduce carbon footprint by decreasing the number of automobile trips within the area.

WAYMO



"The venture is already helping us to better understand how evolving transportation technology will affect the design and usage of our centers. "

A SELF DRIVING TECHNOLOGY

In 2020, SITE Centers continued our strategic partnership with Waymo, a self-driving technology company with a mission to make it safe and easy for people and things to move around. This partnership has resulted in more than 2,000 rides to and from one of our Phoenix, Arizona shopping centers, Ahwatukee Foothills Towne Center, allowing patrons to avoid the stress of parking.

The venture is already helping us to better understand how evolving transportation technology will affect the design and usage of our centers.

Over the past eleven years, Waymo has put their vehicles through the world's longest and toughest ongoing driving test. Each day these vehicles can be found test driving on closed courses, on public roads, and in simulation. Waymo vehicles have self-driven more than 20 million miles across 25 U.S. cities.

We believe this partnership will help us provide increased safety and enhanced experience for consumers when visiting Ahwatukee Foothills Towne Center.



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CORPORATE GOVERNANCE



"The SITE Centers Code of Business Conduct and Ethics is a key component of our onboarding process."

CODE OF CONDUCT & ETHICS

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

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

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

As part of our corporate governance program, we have contracted with an independent provider (NAVEX Global) to administer a dedicated anonymous reporting hotline, through which associates and members of the public can report claims of suspected violations of the Code either via telephone or online. The hotline is monitored 24/7/365 and collects no personal information about a reporting party. During 2020, no complaints were reported on the hotline.

ETHICAL CORPORATE GOVERNANCE

0

COMPLAINTS REPORTED
TO OUR HOTLINE IN 2020

NAVEX GLOBAL®

DATA PROTECTION & CYBERSECURITY

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



CORPORATE GOVERNANCE

"The SITE Centers Board of Directors is comprised of a collection of highly qualified individuals with broad areas of expertise and diverse backgrounds."

BOARD OF DIRECTORS

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

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

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

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

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

Shareholders, employees and other interested parties can contact our Board of Directors through our corporate secretary, corporate compliance officer or the chairman of the Audit Committee.

BOARD MEMBERS

7

INDEPENDENT MEMBERS

3

FEMALE BOARD MEMBERS

5

MALE BOARD MEMBERS

ETHICAL CORPORATE GOVERNANCE

ISS QUALITY SCORE OF 1



CORPORATE GOVERNANCE

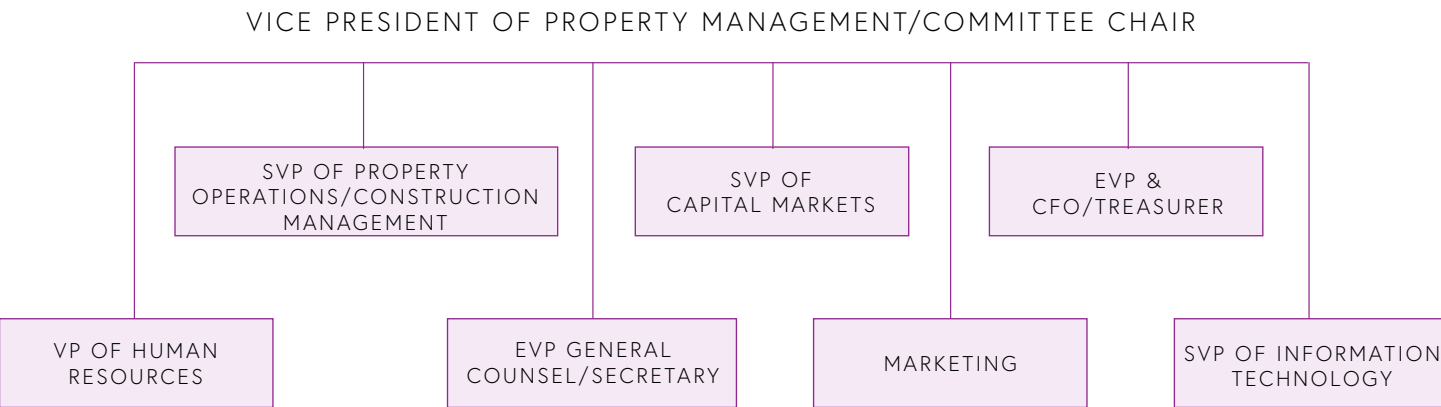


"In addition to the direct organizational structure, our Sustainability Committee is charged with developing and executing strategies and objectives to further our position as a good corporate citizen."

EMS ORGANIZATIONAL STRUCTURE

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

SUSTAINABILITY COMMITTEE





DEER VALLEY TOWNE CENTER, PHOENIX, AZ



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SUSTAINABILITY ACCOUNTING STANDARDS BOARD

(SASB)

Energy Management						
Code	Accounting Metric	Total	Retail, Strip Mall	Retail, Shopping Center	Retail, High Street	Units of Measure
IF-RE-130a.1	Energy Consumption data coverage as a percentage of total floor area, by property subsector	SITE Centers' energy consumption consists of exterior common area electricity as described within the description surrounding energy management considerations below. Additional context around our consumption can be found on pages 16-17 of this report.				
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector					
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector					
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified by ENERGY STAR, by property subsector	As an open-air shopping center operator that is responsible for exterior common area electricity, SITE Centers is not eligible for Energy Star. SITE Centers' tenants are eligible for Energy Star Retail certification and that process is driven by the respective tenant. The overall results of our tenant efforts are shown on page 15 of this report and described below.				

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

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

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

SITE Centers properties are not typically eligible for Energy Star ratings. Only individual tenant spaces are eligible under Energy Star for Retail and that process would be determined and guided by each individual tenant. 2.1M square feet of tenant space at SITE Centers properties is currently certified under the Energy Star for Retail scheme. LEED (Leadership In Energy and Environmental Design) is also a consideration during SITE Centers' construction and development process, as well as for some tenants' interior design and construction activities. Currently, 189.5K square feet of SITE Centers' GLA is LEED certified. Under the LEED schemes, energy efficiencies are incorporated into the construction or renovation of the respective tenant's leased premises or building's core and shell.





SUSTAINABILITY ACCOUNTING STANDARDS BOARD

(SASB)

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

We approach efficiency improvements on multiple fronts. First, we target no-cost and low-cost improvements that typically are process- or behavior-related changes. Next, we target achievable efficiency improvements that provide meaningful environmental returns in combination with financial returns. Through this strategy, we've implemented energy management controls on 98.7% of our shopping centers and installed over 5,847 LED parking lot lighting fixtures across our portfolio.

The production of renewable energy is also a key energy management strategy for SITE Centers. We are currently producing 3,286mWh of solar energy each year. This energy is used to offset our common area consumption as well as offloading excess generation to the local utility grid.





SUSTAINABILITY ACCOUNTING STANDARDS BOARD

(SASB)

Water Management						
Code	Accounting Metric	Total	Retail, Strip Mall	Retail, Shopping Center	Retail, High Street	Units of Measure
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	0%	0%	0%	0%	Percentage (%) by floor area (SF)
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress by property subsector.	SITE Centers' water consumption consists of exterior common area water as described within the description surrounding water management considerations below. Additional context around our consumption can be found on page 20 of this report.				
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector					

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

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

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

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

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

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

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





SUSTAINABILITY ACCOUNTING STANDARDS BOARD

(SASB)

Tenant Sustainability Impacts						
Code	Accounting Metric	Total	Retail, Strip Mall	Retail, Shopping Center	Retail, High Street	Units of Measure
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related capital improvements and (2) associated leased floor area, by property subsector	62.42%	62.42%	0%	0%	Percentage (%) by # of executed leases
IF-RE-410a.2	Percentage that are separately metered or submetered for grid electricity consumption, by property sector	100%	100%	100%	100%	Percentage (%) by floor area (SF)
IF-RE-410a.2	Percentage that are separately metered or submetered for water withdrawals, by property sector	98%	98%	100%	100%	Percentage (%) by floor area (SF)

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

SITE Centers' form lease document includes sustainability-specific language around expense participation, utility usage data sharing, renewable energy production and purchasing, and other contributions towards SITE Centers' overall environmental management plan. Each lease is negotiated independently so various forms of the sustainability-specific language are included or excluded from the tenant's final lease agreement based on negotiations between the parties. During the reporting year, approximately 79% of new leases executed at wholly-owned properties contained sustainability-related language. SITE Centers was recognized as a Silver Green Lease Leader by the U.S. Department of Energy's Better Building Alliance and The Institute for Market Transformation.

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

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

We also work with tenants through the construction management process to offer concepts and ideas around sustainable construction of their leased premises and ongoing efficient operations. We've developed a tenant construction guide and evaluate all new construction and major redevelopment projects for opportunities to construct those projects to LEED construction standards. National, regional and franchise tenants typically utilize store prototypes to facilitate their store design. In many cases, those prototypes are very rigid and do not allow for modifications that would support SITE Centers' sustainability concepts. [Page 15](#) of this report outlines the details of sustainable construction and energy ratings within the portfolio.

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





SUSTAINABILITY ACCOUNTING STANDARDS BOARD

(SASB)

Climate Change Adaption						
Code	Accounting Metric	Total	Retail, Strip Mall	Retail, Shopping Center	Retail, High Street	Units of Measure
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property sector	0.232%	0.232%	0%	0%	Percentage (%) by floor area (SF)

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

Climate change mitigation and the associated risks are at the forefront of our emissions reduction strategies. Our portfolio consists of suburban open-air shopping centers that are mainly located outside of areas that may be directly impacted by sea level rise. Currently, 21% of our owned and managed properties, by gross leasable area, are situated within 20 miles of a coastline. Only 6% of our owned and managed portfolio has exposure to FEMA Special Flood Hazard Areas and those properties are mainly located within the Southeastern portion of the U.S.

SITE Centers reviews all of our owned and managed properties annually to evaluate property level risk. This risk analysis includes financial and physical risks associated with the impacts of natural disasters and weather-related impacts. The risk analysis process is guided and conducted by our Deputy General Counsel and Corporate Compliance Officer, our third party insurance brokerage firm and the insurance companies that provide our property insurance coverage. Specific attention is given to risk potential over the succeeding 12-month period.

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

As a part of our ongoing construction, major renovation and new construction projects, our construction processes meet or exceed local codes. This includes code requirements for high velocity wind zones, earthquakes, snow loads and other weather-related factors. Each project is analyzed to determine the appropriate codes and associated geographical risks. As described on [page 14](#) of this report, we also utilize reflective roofing materials on our major roof replacements to minimize the Urban Heat Island Effect.

Due to the nature of patron activities at our properties, there are risks associated with virus or biological spread from person to person. Although not directly related to climate change, but in response to the COVID-19 pandemic, SITE Centers also developed specific protocols around pandemic response. These protocols include: employee and office operations, [vendor protocols](#), tenant engagement communication, and property-level hygiene and occupancy protocols. These protocols allow for a higher operating standard to help protect the health and safety of our employees, tenants, patrons and surrounding communities.





SUSTAINABILITY ACCOUNTING STANDARDS BOARD

(SASB)

Property-level efficiency programs are the main contributor towards SITE Centers' carbon mitigation strategies. Through the implementation of our energy reduction initiatives, we were able to reduce our greenhouse gas emissions by 36%* over 2019. Given the suburban nature of our properties, most of our shopping center patrons and tenants access our shopping centers via personal automobiles. In efforts to stem the emissions associated with automobile traffic and to aid in the overall electric automobile infrastructure to and from our centers, we initiated a global electric car charging program across our portfolio. As of December 31, 2020, 333 charging stations were active and facilitated approximately 456K charging sessions during the 2020 reporting year. We also partnered with Waymo, formerly Google's autonomous vehicle subsidiary, to pilot autonomous vehicle services at Ahwatukee Foothills Towne Center. The details of this program are described on [page 35](#) of this report. This program helped to reduce the overall emissions generated by vehicles to and from the shopping center and surrounding community.

79% of SITE Centers managed and owned properties are located in states where utilities are regulated. In those instances, SITE Centers purchases the energy necessary to supply the common area facilities at retail rates. Regulated utility markets typically offer lower and more stabilized rates with longer-term pricing certainty. However, due to the low-level utility rates and lack of incentives in these markets, the economics around renewable projects are more challenging.

The remaining 21% of our managed and owned properties are located in de-regulated utility markets. These markets have less long-term certainty on pricing but do offer opportunities for aggregate purchasing of utilities and viability for renewable energy projects. In these de-regulated markets, SITE Centers facilitates a robust renewable power generation program. 3,268mWh of solar power is generated from the roof areas of these properties. 1,686mWh are utilized by common areas of our properties to operate parking lot and building lighting. This program allows SITE Centers to provide clean energy to operate our properties, provide clean energy to our surrounding energy grids and help to achieve our goal of minimizing emissions and greenhouse gases from sourcing energy that is generated from fossil fuels.

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



*The reduction of 36% is not typical and is positively impacted by business shutdowns during the pandemic.



DISCLOSURE ON MANAGEMENT APPROACH

(DMA)

	FOOTPRINT	COMPANY	COMMUNITY		
MATERIAL COMPONENTS	Energy, water, waste, sustainable development and construction, responsible property operation	Best-in-class employer	Engagement with local communities and charitable organizations	Health & safety	Vendor partners & ethical business practices
POLICIES & PRACTICES	<p>Increase energy efficiencies through strategic installations of lighting controls and LED Lighting</p> <p>Increase water efficiencies through the use of drought tolerant landscaping and smart irrigation controls</p> <p>Redevelop properties to include sustainable attributes, limit C&D waste to landfills and heighten efficiencies of existing operations</p> <p>Increase recycling and mitigate waste being sent to landfills</p>	<p>HR strategic initiatives</p> <p>Ethics and Code of Conduct training</p> <p>Performance management for all employees</p> <p>Wellness Program</p> <p>Employee Scholarship Program</p>	SITE Centers is an active member of the local communities in which we serve. SITE Centers actively contributes to over 250 charitable organizations with a calendar year total of \$274K.	<p>As part of SITE Centers' operating policies and procedures, our properties are inspected on an ongoing basis for health and safety impacts, i.e. roof inspections, building inspections, fire/life safety inspections and general liability inspections. In addition, SITE Centers also conducts environmental assessments on acquisitions, development projects and ongoing monitoring for sites previously identified for remediation activities.</p>	<p>SITE Centers takes our vendor relationships and ethical business practices very seriously. We also understand that the operations of our vendors on our properties can impact our goals and objectives surrounding sustainability.</p> <p>In addition to environmental aspects, our operating agreements also include strict language around our expected code of conduct, fair hiring and labor practices and ethical interaction with SITE Centers employees. Each of our vendors is also required to execute our Vendor Terms and Conditions, our Vendor Code of Conduct, and our COVID-19 Vendor Protocol.</p>
TARGETS & ACTIONS	Main targets and actions can be found within the content of this report.				
RESPONSIBLE PARTIES	All property and sustainability related matters are executed by our property operations and construction/development teams at the asset level. The Vice President of Property Management heads the property management and sustainability functions. The Vice President of Construction and Development manages all construction and development activities. The Senior Vice President of Property Operations is the ultimate authority over all of these functions.	The VP of Human Resources reports directly to the Chief Accounting Officer and is responsible for developing and executing the strategic initiatives related to employees.	All property and sustainability related matters are executed by our property operations teams at the asset level. The Vice President of Property Management heads property management and sustainability functions. The Senior Vice President of Property Operations is the ultimate authority over all of these functions.		
EVALUATION OF MANAGEMENT APPROACH	SITE Centers evaluates the effectiveness of our operating performance on an ongoing basis for our entire portfolio. We also review the annual results of our program at the end of each calendar year to determine necessary modifications or changes to our management approach.	SITE Centers periodically conducts employee surveys to gauge employee satisfaction and allow for employees to offer input to company matters, strategy and approach.	SITE Centers evaluates the effectiveness of our operating performance on an ongoing basis for our entire portfolio. We also review the annual results of our program at the end of each calendar year to determine necessary modifications or changes to our management approach.		



GRI CONTENT INDEX

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 102: GENERAL DISCLOSURES		
102-1	Name of the organization	Sustainability Report 2020 pages 6, 8
102-2	Activities, brands, products, and services	Sustainability Report 2020 pages 6, 37
102-3	Location of headquarters	Sustainability Report 2020 page 7
102-4	Location of operations	2020 Annual Report (Form 10-K), Sustainability Report 2020 page 7
102-5	Ownership and legal form	Sustainability Report 2020 page 6 , 2020 Annual Report (Form 10-K)
102-6	Markets served	Sustainability Report 2020 pages 6-7 , 2020 Annual Report (Form 10-K)
102-7	Scale of the organization	Sustainability Report 2020 pages 6-7
102-8	Information on employees and other workers	Sustainability Report 2020 page 7
102-9	Supply chain	Sustainability Report 2020 pages 8, 18, 37
102-10	Significant changes to the organization and its supply chain	Annual Report 2020 (Form 10-K)
102-11	Precautionary principle or approach	Annual Report 2020 (Form 10-K)
102-12	External initiatives	Sustainability Report 2020 pages 11-17, 19-21, 30-35, 38
102-13	Membership of associations	Sustainability Report 2020 pages 3, 6, 8
102-14	Statement from senior decision-maker	Sustainability Report 2020 page 3
102-16	Values, principles, standards, and norms of behavior	Sustainability Report 2020 page 3 , Annual Report 2020 (Form 10-K), Corporate Website (Governance)
102-18	Governance structure	Sustainability Report 2020 pages 37-38 , Corporate Website (Governance)
102-40	List of stakeholder groups	Sustainability Report 2020 page 8
102-41	Collective bargaining agreements	None
102-42	Identifying and selecting stakeholders	Sustainability Report 2020 page 8
102-43	Approach to stakeholder engagement	Sustainability Report 2020 page 8
102-44	Key topics and concerns raised	Sustainability Report 2020 page 9
102-45	Entities included in the consolidated financial statements	Annual Report 2020 (Form 10-K)



GRI CONTENT INDEX

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 102: GENERAL DISCLOSURES		
102-46	Defining report content and topic boundaries	Sustainability Report 2020 page 5
102-47	List of material topics	Sustainability Report 2020 pages 5, 7, 8, 9, 11-17, 19-46
102-48	Restatements of information	None
102-49	Changes in reporting	During the reporting year, SITE included SASB (Sustainability Accounting Standards Board) methodology and related key performance indicators.
102-50	Reporting period	Sustainability Report 2020 pages 3, 6, 13, 14, 26, 34
102-51	Date of most recent report	Sustainability Report 2020 pages 3, 5, 6, 7
102-52	Reporting cycle	Sustainability Report 2020 pages 3, 5, 6
102-53	Contact point for questions regarding the report	Sustainability Report 2020 pages 3, 5
102-54	Claims of reporting in accordance with the GRI Standards	Sustainability Report 2020 pages 3, 5
102-55	GRI content index	Sustainability Report 2020 GRI Index
102-56	External assurance	None
GRI 201: ECONOMIC PERFORMANCE		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
201-1	Direct economic value generated and distributed	Annual Report 2020 (Form 10-K), Sustainability Report 2020 pages 30-35
GRI 205: ANTI-CORRUPTION, GRI: ANTI-COMPETITIVE BEHAVIOR		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
205-1	Operations assessed for risks related to corruption	Sustainability Report 2020 page 37, Corporate Website (Governance)
205-2	Communication and training about anti-corruption policies and procedures	Sustainability Report 2020 page 37, Corporate Website (Governance)
205-3	Confirmed incidents of corruption and actions taken	None



GRI CONTENT INDEX

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 301 MATERIALS		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
GRI 302: ENERGY		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
302-1	Energy consumption within the organization	Sustainability Report 2020 pages 13, 16-18
302-3	Energy intensity	Sustainability Report 2020 pages 13, 16, 17
302-4	Reduction of energy consumption	Sustainability Report 2020 pages 13, 16, 17
GRI 303: WATER AND EFFLUENTS		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
303-5	Water consumption	Sustainability Report 2020 page 20
GRI 305: EMISSIONS		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
305-1	Direct (Scope 1) GHG emissions	Sustainability Report 2020 page 19
305-2	Energy indirect (Scope 2) GHG emissions	Sustainability Report 2020 page 19
305-3	Other indirect (Scope 3) GHG emissions	Sustainability Report 2020 page 19
305-5	Reduction of GHG emissions	Sustainability Report 2020 page 19



GRI CONTENT INDEX

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 306: EFFLUENTS AND WASTE		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
306-2	Waste by type and disposal method	Sustainability Report 2020 page 21
306-3	Significant spills	There were no significant spills during the reporting period
GRI 307: ENVIRONMENTAL COMPLIANCE		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
307-1	Non-compliance with environmental laws and regulations	There were no fines or notices of non-compliance issued to SITE Centers during the reporting period
GRI 308: SUPPLIER ENVIRONMENTAL ASSESSMENT		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
308-1	New suppliers that were screened using environmental criteria	During the reporting period 841 vendors executed our Vendor Terms and Conditions on file
GRI 401: EMPLOYMENT		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Sustainability Report 2020 pages 23-25, 27-29



GRI CONTENT INDEX

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 403: OCCUPATIONAL HEALTH AND SAFETY		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
403-2	Types of injury and rates of injury, occupational diseases, lost days, and absenteeism, and number of work-related fatalities	No absenteeism reported in 2020
GRI 404: TRAINING AND EDUCATION		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
404-3	Percentage of employees receiving regular performance and career development reviews	80% of SITE Center employees receive annual performance reviews. 20% receive both a mid-year and annual evaluation
GRI 405: DIVERSITY AND EQUAL OPPORTUNITY		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
405-1	Diversity of governance bodies and employees	Sustainability Report 2020 page 37, Corporate Website (Governance) <ul style="list-style-type: none"> • 130 Male Employees (39%) • 202 Female Employees (61%) • 92 Minority Employees (28%) • 240 Non-Minority Employees (72%) • 327 At Will Full-Time Employees (98%) • 5 Contracted Employees (2%)
GRI 406: NON-DISCRIMINATION		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
406-1	Incidents of discrimination and corrective actions taken	None



GRI CONTENT INDEX

GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
GRI 413: LOCAL COMMUNITIES		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
413-1	Operations with local community engagement, impact assessments, and development programs	Sustainability Report 2020 pages 30-35
GRI 414: SUPPLIER SOCIAL ASSESSMENT		
103-1	Explanation of the material topic and its boundary	Sustainability Report 2020 page 9
103-2	The management approach and its components	Sustainability Report 2020 pages 9, 37, 46
103-3	Evaluation of the management approach	Sustainability Report 2020 pages 37, 46
414-1	New suppliers that were screened using social criteria	At the end of the reporting year, Vendor Terms and Conditions were on file for 841 vendors.