



The Meridian Group (TMG) - Our ESG Partnership Commitment

Our Mission

At TMG our mission is to enrich communities through dynamic development strategies and thoughtful repositionings for real estate related assets. We are an insightful team of passionate place makers that turn veiled potential into vibrant, viable real estate environments. Open minded in approach and selective in execution, we source, develop, and manage multifaceted assets that balance timeless appeal with modern innovation. From seamlessly integrated technology to cutting-edge sustainability initiatives to wellness programming that excites, TMG's proven approach helps tenants, lenders and investors win. Throughout over 25 years of value creation, TMG has consistently generated growing returns totaling nearly \$6 billion across 14 million SF of mixed-use in-place assets and 3.5 million SF of development assets.

Our Commitment to Social & Environmental Responsibility

Pioneers, Partnership, and Impact. These core values are the ultimate drivers of our environmental and social commitments. From pioneering new innovations in sustainable real estate, to deepening partnerships with our communities and business associates, to achieving impact that transcends financial outcomes, we strive to embed environmental, social, and governance (ESG) best practices across our investments and operations. We believe by taking a thorough and disciplined approach to ESG, we can successfully balance our social and environmental responsibilities while fulfilling our obligations to our investment funds, investors and lenders, real estate investment property tenants, service providers and employees. Doing the right thing for our people, the environment, and our communities ultimately leads to better results.

Our ESG approach is differentiated through our transparent measurement and reporting across our environmental, social, and governance focus areas. We believe that what gets measured gets managed, and therefore continuously track performance through reporting frameworks like GRESB and make improvements to meet and exceed the expectations of our business associates and communities.

We focus and act on the following pillars across our properties and investment portfolio – bringing shared sustainability success to our tenants and investors alike.

- **Environmental Performance** – We are committed to reducing our energy use, waste production, and greenhouse gas emissions both at our real estate investments and corporate offices. We set quantitative goals to drive performance, such as 3% energy and water reduction, 3% emissions reduction, and aim to track waste data for at least 50% of our investment portfolio.
- **Social Engagement** – We make decisions and take actions that will enhance the welfare of our employees while acting in the interest of society as a whole. By focusing on labor standards, employee relations, tenant and community engagement, diversity, equity & inclusion, and health & wellbeing, we ensure that our positive social impact is robust.
- **Transparent Governance** - Our business embraces corporate responsibility, accountability, fairness, ethics and integrity, and transparency. We act on this by transparently reporting on our performance, holding ourselves accountable and continuously making improvements to serve our partners, employees, and society as a whole.

Our commitment is demonstrated through our achievements, including:

- 100% of our office portfolio is Fitwel Viral Response Certified with Distinction
- 1 WELL building certification
- 13 LEED certified buildings, including 9 LEED Gold facilities
- The Boro named in the best place to work for commuters program
- 60,000 bees housed in the EastBoro beehives
- 34 EV charging stations across our portfolio
- Fitwel Best in Building Health Award Winner | Center of Active Design
- 2022 HOOPP Real Estate, Property Managers LEAP Awards | The Hyatt | Community Impact Award
- 2022 HOOPP Real Estate, Property Managers LEAP Awards | Anthem Row | Sustainable Fund Award
- 2022 The Tysons Regional Chamber of Commerce |The Boro | Community Builder Award
- 2021 Fitwel Viral Greatest Impact on Building Health |Highest Scoring Viral Response Module
- 2020 & 2021 GRESB Participant

Our Commitment to You

We strive to serve our investors, lenders, tenants, and employees in all that we do through our ESG program, and look forward to collaborating on ways to increase our impact. Should you have feedback on or interest in our program please reach out to KC Mahan, kcmahan@tmgre.com.