

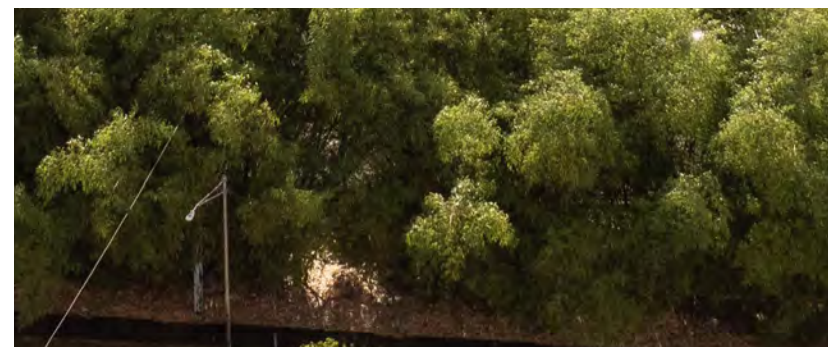
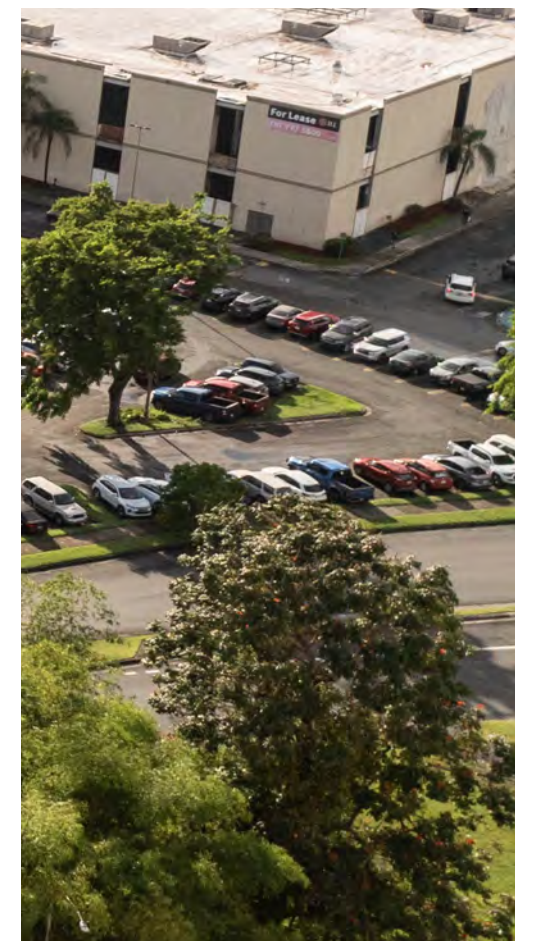
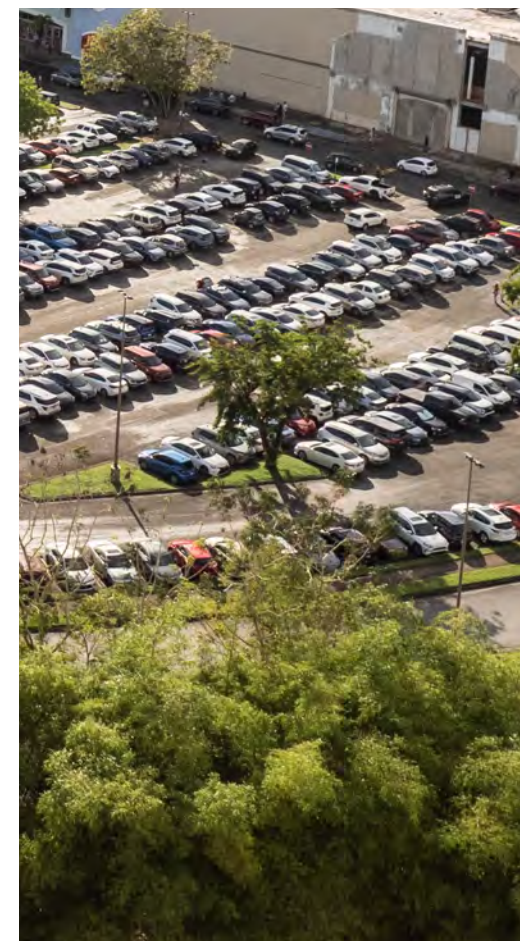


URBAN EDGE



Our People Planet & Principles

2024 Corporate Responsibility Report





BERGEN TOWN CENTER | PARAMUS, NJ

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About This Report

This report illustrates our commitment to all our stakeholders, including employees, tenants, communities, and investors. It covers the environmental, social, and governance (ESG) activities, performance, and approach for the calendar year 2024, focusing on issues we believe are most crucial for our stakeholders today. Urban Edge prepared this report with reference to the Global Reporting Initiative (GRI), the United Nations SDGs, and in alignment with the Sustainability Accounting Standards Board (SASB) and the Task Force on Climate-Related Financial Disclosures (TCFD) frameworks. This alignment is demonstrated in the respective indices at the end of this report. Unless stated otherwise, all reporting and performance data are limited to information for the owned and operated facilities of Urban Edge. We disclose program information annually through three primary publications: an Annual Report on Form 10-K, a Proxy Statement, and this report. For more information on our Corporate Responsibility (CR) and ESG program, please visit our website.

URBAN EDGE

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New York, NY 10017
212-956-2556 | uedge.com

REPORTING FRAMEWORKS



Unless otherwise stated, the data in this 2024 Report covers activities from January 1, 2024, through December 31, 2024.



HERITAGE SQUARE | Watchung, NJ

Letter from the CEO

I am proud to report that Urban Edge had another year of exceptional performance and made meaningful progress toward our environmental, social, and governance goals. In 2024, we delivered strong financial results, achieving an 8% increase in FFO as Adjusted and generating a 22% total shareholder return, while continuing to advance sustainability, inclusivity, and resiliency in our communities.

Creating Long-Term Value

We continued to simplify and strengthen our portfolio, focusing on high-growth, high-quality assets in our core urban markets. Since October 2023, we have acquired \$552 million of premier real estate at an attractive 7% cap rate, while selling \$452 million of high-value, low-growth assets at a 5% cap rate. This disciplined capital allocation strategy has enabled us to unlock value, improve portfolio quality, and support long-term growth. We ended 2024 with over \$800 million in liquidity and net debt to Adjusted EBITDA of 6.0x, below our leverage target. We remain well positioned to successfully execute our strategy.

Environmental Leadership

We recognize the role that our assets play in shaping a more sustainable future. In 2024, we made significant strides in our environmental initiatives by continuing to implement energy-efficient technologies and reducing emissions across our

portfolio. Among the highlights, we’re proud to have achieved a 38% decrease in greenhouse gas emissions since our 2015 baseline. We also completed eleven Certified Sustainable Property (CSP) certifications with the Institute of Real Estate Management (IREM) across our portfolio, demonstrating our commitment to operating high-performing, resource-efficient properties and investing in long-term climate resilience.

Social Engagement and Impact

Our shopping centers anchor the communities they serve, and we are committed to further enhancing their value for all stakeholders. In 2024, we signed a record seventy-nine new leases, bringing in retailers such as Trader Joe’s, BJ’s Wholesale Club, and Ross, which provide critical goods and services, create local employment opportunities, and meet the needs of diverse neighborhoods. Beyond leasing, we continue to foster community connection through onsite engagement, charitable partnerships, and cultural celebrations that reflect and uplift the communities we serve. Our employees are integral to our success and provide us with a key competitive advantage through their talent and commitment. We strive to cultivate a workplace where everyone feels supported, valued, and empowered to grow.

Governance and Accountability

Strong governance is the foundation of our long-term success. Our Board of Trustees oversees our

Corporate Responsibility program, and we maintain transparency by aligning our disclosures with leading frameworks including GRESB, SASB, and TCFD. Our culture of discipline, accountability, and continuous improvement supports both our performance and our purpose.

Responsible Stewardship of Our Future

Looking ahead, we remain focused on delivering responsible growth supported by strategic capital recycling, a robust leasing pipeline, and an unwavering commitment to sustainability and inclusion. As stewards of our company’s future, we recognize that responsible environmental practices, a commitment to an inclusive work environment, and rigorous governance standards are critical to sustaining trust, mitigating risk, and unlocking innovation.

Thank you for your continued trust and support as we work to create enhanced and lasting value—one property, one partnership, and one community at a time.

Sincerely,
Jeffrey S. Olson
Chairman and Chief Executive Officer
Urban Edge Properties



BRUCKNER COMMONS | Bronx, NY



About Urban Edge Properties

Urban Edge Properties (UE) is a NYSE-listed real estate investment trust focused on owning, managing, acquiring, developing, and redeveloping retail real estate in urban communities, primarily in the Washington, D.C.-to-Boston corridor.

Urban Edge owns seventy-five properties totaling 17.4 million square feet of gross leasable area.

PORTFOLIO DATA

- 90% of portfolio NOI generated in the Washington, D.C.-to-Boston corridor
- 80% of portfolio value anchored by a grocer
- 96.6% same-property leased occupancy
- \$25M future gross rent from signed leases not yet rent-commenced

FINANCIAL DATA

- \$156M active redevelopment pipeline (expected to yield 14%)
- \$445M annual revenue 2024
- \$4B market cap
\$2.5b equity
\$1.7b total debt
- \$21.03 weighted average ABR PSF retail portfolio
- 37% net debt to total market cap

Data as of March 31, 2025, unless otherwise noted.

Our Objectives And Goals

We are dedicated to advancing environmental stewardship, fostering social responsibility, and maintaining transparent governance to create lasting value for all stakeholders.

OUR PEOPLE

Promote employee well-being and professional development

Cultivate a diverse and inclusive workforce

Partner with local organizations to address community needs

OUR PLANET

Reduce carbon footprint

Decrease energy and water consumption

Prioritize sustainable building operations

OUR PRINCIPLES

Maintain the highest standards of corporate governance

Prioritize transparency, ethical business practices, and strong Board oversight



SUSTAINABLE
RETURNS



OPERATIONAL
EXCELLENCE



TRANSPARENT
LEADERSHIP



POSITIVE
COMMUNITY IMPACT



SUPPORTING
OUR PEOPLE



STAKEHOLDER
ENGAGEMENT

2024 Highlights

185K kWh
of renewable energy generated
from on-site solar

9%
water-consumption
reduction vs 2023

405
hours of volunteer work by
Urban Edge employees

38%
reduction in Scope 1 and 2
GHG emissions since 2015^{1,2}

11
IREM Certified Sustainable Property
certifications achieved

\$1.3M+
charitable donations since 2015³

**Awarded Best
Places to Work
in New Jersey**

1. The 2015 baseline was recalculated in alignment with the GHG Protocol's guidance for base-year recalculations. Assets acquired after 2015 were incorporated by using the first full year of available data. Assets that were sold or acquired during the reporting year are excluded.

2. Like-for-like landlord-controlled consumption.

3. This number includes monetary and in-kind donations.

Our Corporate Responsibility Policy Commitment

We have established a comprehensive Corporate Responsibility/ESG policy that outlines our guiding principles and commitments in areas such as environmental stewardship, social responsibility, and sound governance practices. This policy serves as the foundation for our actions and sets the tone for our corporate responsibility efforts.

People & Community	COMMITMENT	ACTIONS
	Community Engagement and Development	Support communities through local investment, meaningful partnerships, and aligning retail centers with local needs
	Employee and Tenant Health and Well-Being	Prioritizing the well-being of our employees and tenants
	Tenant and Supplier Collaboration	Working together on sustainable initiatives and educational programs
	Diversity and Inclusion	Fostering an inclusive work environment by promoting equal opportunities and supporting diversity initiatives
	Human Rights	Respecting and protecting human rights across our value chain, guided by the United Nations principles and the Civil Rights Act of 1964

Environmental Sustainability	COMMITMENT	ACTIONS
	Greenhouse Gas Emissions Targets	Setting aggressive but realistic reduction targets
	Energy, Water, and Waste	Improving energy efficiency and waste diversion, conserving water
	Climate-Related Risks and Opportunities	Identifying potential climate-related risks and enhancing climate resilience of our assets
	Environmental Management System (EMS)	Using the Plan-Do-Check-Act (PDCA) cycle to efficiently manage energy usage, improve energy efficiency, and minimize energy-related costs and environmental impact

Governance	COMMITMENT	ACTIONS
	Transparency and Reporting	Regularly reporting ESG performance metrics using recognized frameworks (e.g., GRI, SASB)
	Stakeholder Engagement	Maintaining open communication with stakeholders and incorporating their feedback into sustainability strategies
	Anti-Corruption Measures	Implementing robust policies to prevent corruption and ensure integrity in all business dealings
	Board Diversity	Committing to diversity at the board level, ensuring representation of various backgrounds and perspectives
	Board Oversight	The Board of Trustees oversees the Corporate Responsibility program with certain initial oversight undertaken by the Board’s Corporate Governance & Nominating Committee

United Nations Sustainable Development Goals

We understand that our business practices have a ripple effect—that’s why we have strategically incorporated six of the United Nations SDGs into our Corporate Responsibility program, as highlighted throughout this report. This alignment ensures that our sustainability efforts contribute to a broader movement for positive global change.



GOAL	UN TARGET	UE ACTIONS	REFERENCE	GOAL	UN TARGET	UE ACTIONS	REFERENCE
	Achieve food security and improve nutrition for all	Implement social programs to address food insecurity and provide underserved communities with access to fresh, affordable groceries	Pages 14, 19		Ensure availability and sustainable management of water and sanitation for all	Implement strategies to reduce water consumption across our properties	Pages 22, 23, 25, 26, 29
	Ensure healthy lives and promote well-being for all at all ages	Offer benefits supporting employees’ development, health, well-being, and work-life balance	Pages 13, 17, 18		Promote sustained, inclusive, and sustainable economic growth, full and productive employment, and decent work for all	Provide local and minority-owned businesses with opportunities for economic growth	Pages 19
	Achieve gender equality and ensure equal opportunities for all	Ensure equal opportunities for all employees and prioritize diversity and inclusion in all our actions	Pages 15, 16, 18		Take urgent action to combat climate change and its impacts.	Achieved goal of reducing Scope 1 and Scope 2 emissions from a 2015 base year by 30% before 2025 and are committed to a reduction of 50% by 2030	Pages 22–34

Corporate Responsibility Oversight and Management



“Integrating corporate responsibility into our strategy enhances the value of our portfolio, supports the vitality of the communities we serve, and fosters a culture of engagement and accountability.”

Mark Langer
EVP, Chief Financial Officer



Stakeholder Engagement

Group	Actions
Local Communities	Active participation in local events Sponsorship of community programs Partnerships with local charitable organizations Implementation of sustainability initiatives
Investors & Lenders	Quarterly earnings calls Detailed quarterly and annual reports Participation in investor roadshows/conferences Property tours Press releases to communicate important announcements and updates Materiality assessment to gauge ESG priorities
Suppliers & Contractors	Vendor due diligence Building strong, long-term relationships based on mutual respect and shared goals Ensuring that our suppliers and contractors adhere to high standards for ethical conduct and sustainability

Group	Actions
Employees	Fostering a supportive and inclusive workplace culture Conducting performance reviews Wellness initiatives Training programs Robust benefits program Company-wide town hall meetings Annual satisfaction surveys Employee-led committees MVP award recognition
Tenants	Tenant satisfaction surveys Tenant sustainability guide One-on-one meetings with various departments across the company Robust marketing support High-quality property management services providing clean, safe, and attractive shopping environments

Materiality Assessment

In 2022, Urban Edge engaged EY to conduct its first materiality assessment to identify the most important ESG issues for the organization and its stakeholders. The assessment considered the impact on long-term business success and the significance of various ESG initiatives to stakeholders. It also involved interviews with investors, tenants, lenders, and the UE executive team, as well as a survey of all Urban Edge employees. We identified key topics through peer benchmarking, sustainability frameworks, and feedback from rating agencies such as MSCI, S&P CSA, and GRESB, along with previous Urban Edge disclosures. The survey results continue to guide our Corporate Responsibility strategy, helping prioritize goals aligned with stakeholder interests, industry standards, and external reporting frameworks.

We are currently undertaking an effort to update this assessment, conducting new surveys in 2025 that will evaluate changes, trends, and any new priorities from our stakeholders. We expect to publish these results in our annual Corporate Responsibility report next year.



- Environmental

1. Biodiversity

2. Climate Risk

3. Energy Management *

4. GHG Emissions

5. Sustainable Buildings

6. Sustainable Operations *

7. Waste Management

8. Water Management
- Social

9. Community Investment *

10. Diversity, Equity, and Inclusion *

11. Employee Health, Safety, and Well-Being

12. Human Rights

13. Labor Practices

14. Talent Attraction and Development *
- Governance

15. Business Ethics *

16. Business Model Resilience *

17. Corporate Governance *

18. Cybersecurity

19. Economic Development

20. Environmental Compliance

21. Public Policy

22. Regulatory Compliance *

23. Stakeholder Engagement *

24. Supply-Chain Management

25. Tenant Impacts

*Topic is considered a material item based on the importance to stakeholders and to long-term business success.
Note: Long-term business success was ranked based on internal stakeholders' response to the level of importance of each ESG topic.

Our



People

Highlights

We are committed to the well-being of our employees, communities, tenants, and shareholders.

Social Impact

Anchored by our core initiatives—**UE Cares, DEI, and Health & Wellness**—we empower our workforce and communities to thrive while driving positive change. UE Cares inspires community engagement through volunteerism, space donations and collection drives; our DEI efforts cultivate an inclusive culture with interactive book clubs, engaging games, and regular newsletters; and the Health & Wellness program offers comprehensive support that nurtures mental, physical, and financial growth.

Awards and Recognition



Employee Benefits

- | | | |
|----------------------|---------------------------|---------------------------------------|
| PTO | Tuition assistance | 401(K) match |
| Hybrid work schedule | Employee referral bonuses | Medical, vision, and dental insurance |
| Floating holidays | Mental health support | FSA/HSA with employer contribution |
| Summer Fridays | | |



Through volunteer initiatives, in-kind space donations at our properties, and community collection drives, we drive meaningful change while cultivating a workplace culture rooted in social responsibility and employee engagement.



Volunteers organized and packed donated items and fresh produce for a community event hosted by RAP4Bronx. Over 300 people attended the community event.



The Outlets at Montehiedra, in San Juan, Puerto Rico, marked its thirtieth anniversary with a weekend celebration, where fourteen non-profit organizations showcased their missions and connected with visitors.



The team collected garbage and filled three dump trucks, which is equivalent to fifteen yards of trash and debris, from the Hudson Commons/Hudson Mall location in collaboration with Hackensack River Keeper.



UE, JPMorgan Chase, and Grassroots Grocery hosted a produce party event at Gun Hill Commons. Volunteers sorted and packed produce that was distributed to local families.



The UE team actively engaged with children from the Puerto Rican Down Syndrome Foundation through various activities and generously donated supplies and educational materials to support their growth and development.



UE volunteers helped prepare and serve meals and assisted with cleaning the facilities at St. John's Soup Kitchen, serving almost 600 people.



The UE team volunteered at Eva's Village kitchen, serving breakfast and lunch to community members facing food insecurity, homeless shelter residents, and halfway-house residents.



We launched a partnership with Plenitud, which provides essential services—such as food security, access to clean water, and senior care—to rural areas of Puerto Rico through sustainable practices.

DIVERSITY, EQUITY & INCLUSION

UEDEI

RESPECT. EDUCATE. CELEBRATE.

We remain committed to cultivating a workplace culture that celebrates diversity and promotes equality and inclusion. We engaged employees through a variety of educational and interactive DEI initiatives, including themed trivia and Jeopardy-style games, group discussions centered around thought-provoking essays, and regular educational emails that spotlight key DEI topics.

All year long, we honor the diverse cultures and backgrounds by spotlighting meaningful cultural celebrations and historical milestones. We proudly feature employees who share personal connections to these events, bringing authenticity and insight to each observance. We also invite everyone to experience a taste of diverse flavors through meals catered from local, minority-owned restaurants.

UE is proud to support the New York Women’s Foundation and its mission to advance economic, gender, and racial injustice. Each year, a group of women from Urban Edge attends the foundation’s annual breakfast, joining a diverse community of leaders and changemakers to celebrate the achievements of women and support effective programs across New York City.



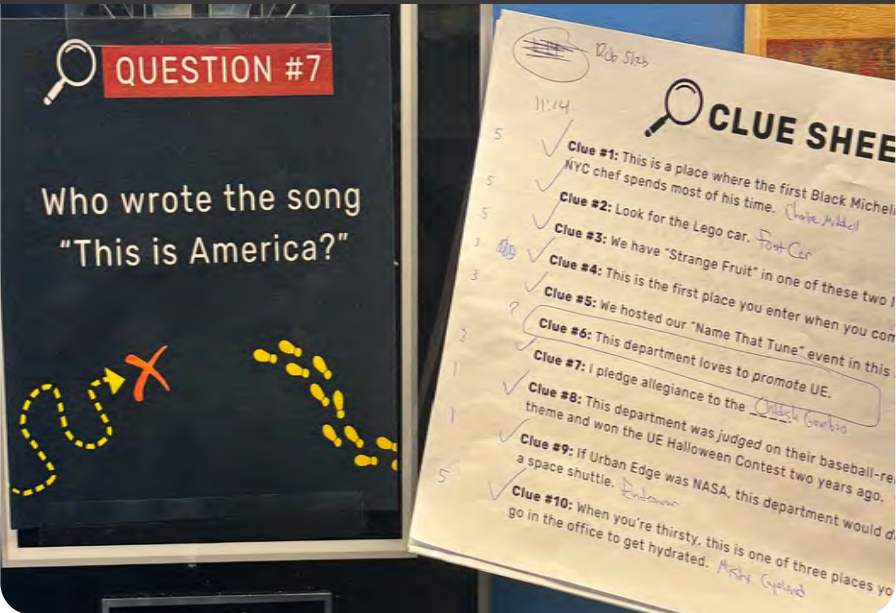
Origami Class for Asian American and Pacific Islander Month



Wall of Femme for Women’s History Month



Scavenger Hunt for Black History Month



EmpowerHer Luncheon

The Mission

Highlight and celebrate the diverse women of Urban Edge

Inspired by the powerful experience of attending the New York Women’s Foundation Breakfast, UE’s DEI Committee hosted the EmpowerHer Luncheon—a celebration of women’s voices, resilience, and leadership across the organization.

The Event

The event featured a diverse panel of women from various departments and experience levels across the company. Panelists shared candid insights into their career journeys, the obstacles they’ve overcome, and how they are now empowering other women in their professional and personal lives. The discussion explored themes such as professional growth, work-life balance, and the emotional and mental aspects of navigating demanding careers.

The luncheon drew strong participation from across the company and included a Q&A session following the panel, allowing for deeper engagement and reflection. Attendees then joined breakout sessions, which enabled more focused, small-group conversations. These sessions encouraged open dialogue and helped foster new connections among colleagues.



Results & Impact

The EmpowerHer Luncheon not only highlighted the strength and diversity of women at UE but also reinforced the company’s commitment to cultivating an inclusive culture. By creating a platform for storytelling, connection, and empowerment, the event strengthened our collective sense of pride and optimism for the future.



Our employee health and wellness programs are essential to fostering well-being and boosting productivity. With a robust calendar of events, webinars, and educational sessions, we empower team members to lead healthier lives, manage stress, prevent illness, and take charge of their overall health.

Social Calendar

JANUARY Nutrition	JUNE Social Awareness
FEBRUARY Heart Health	JULY Fitness
MARCH Women’s Health	SEPTEMBER Preventive Health
APRIL Go Green	OCTOBER Cancer Awareness
MAY Mental Health	NOVEMBER Home and Family

Through a holistic program focused on employee development and advancement, our company supports the well-being of mind, body, spirit, and finances, empowering individuals to thrive both personally and professionally.

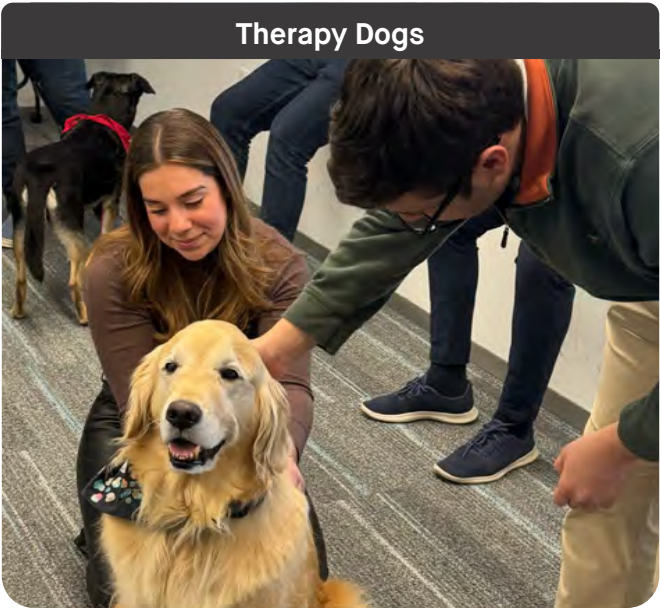
MVP



Dan Ansbach
Senior Property Manager

The Urban Edge annual MVP award is given to an employee who exemplifies the highest levels of commitment and dedication to the company, along with the ability to contribute significantly to our success through teamwork and expertise.

Dan exemplifies what it means to be a trusted employee and collaborator. He has built strong, solution-oriented relationships with internal teams, tenants, and municipalities. Dan’s relationships have been instrumental in executing Urban Edge’s business plan across multiple properties. Dan is known for his knowledge, reliability, responsiveness, and positive attitude. His ability to navigate complex challenges with professionalism and optimism makes him an invaluable asset to our organization.



Empowering Growth through Education and Mentorship

As part of our ongoing commitment to employee growth and professional development, we continued our sponsorship program supporting advanced education in 2024. We proudly sponsored three team members, Mary-Jo O’Brien, Chris Lento, and Richard Watts as they pursue their Master of Science in Real Estate and Infrastructure at the Johns Hopkins Carey Business School. This initiative reflects our dedication to fostering talent and developing new skills.



Mary-Jo O’Brien
Project Manager,
Construction



Richard Watts
Project Manager,
Construction



Chris Lento
Associate,
Investments



The UE Mentorship Program continues to foster a culture of learning and collaboration across departments. Designed to connect employees through one-on-one mentorships with colleagues from different areas of the company, the program offers a unique opportunity to broaden perspectives, share knowledge, and support both professional and personal development. This helps to strengthen our internal community and empower individuals to grow through shared experience and guidance.

#RealTalk Mentorship Program CULTIVATING THE FUTURE OF REAL ESTATE TECHNOLOGY

In June 2023, Urban Edge joined industry peers to launch #RealTalk at Realcomm, marking the beginning of a collaborative effort to elevate the next generation of leadership in real estate technology. As a founding member, Urban Edge helped shape #RealTalk’s mission to foster honest conversations, mentorship, and shared learning across all levels of the industry.

In 2024, the program focused on mentors and allies, recognizing that career success rarely happens alone. Since its inception, #RealTalk has grown into a cross-company platform backed by leaders from many peers and technology companies. The initiative delivers impact through webinars, conference sessions, sponsorships, and intentional networking, all designed to support rising and seasoned professionals alike.



“We’re proud to be part of this initiative and committed to continuing the conversation. Because progress isn’t just about technology—it’s about the people behind it.”

Cecilia Li
Chief Information Officer



Community Engagement

Supporting Local Minority-Owned Businesses

At Woodmore Towne Centre, our commitment to diversity and inclusion is reflected in the way we do business every day. Through our Local Minority-Owned Business Enterprise (LMBE) program, we actively seek out and support minority-owned vendors and service providers within our community.

In 2024, we are proud to report that LMBE vendors completed work totaling 56% of our eligible operating expenses. This milestone underscores our ongoing dedication to creating equitable economic opportunities and fostering a more inclusive local economy.

By prioritizing partnerships with minority-owned businesses, we not only strengthen our operations but also contribute to the growth and sustainability of diverse enterprises in our region. We remain steadfast in our mission to build a business environment where everyone has the opportunity to thrive.



Supporting Grassroots Grocery

Urban Edge proudly partners with Grassroots Grocery, a volunteer-powered nonprofit that rescues surplus food and redistributes it to food-insecure neighborhoods across New York City. Through the donation of space at our properties, we provide Grassroots Grocery with a reliable base of operations for staging, sorting, and delivering fresh produce and pantry staples to families in need. This logistical support is vital to their mission of reducing food waste while nourishing communities.

Our support for Grassroots Grocery underscores our dedication to environmental and social responsibility. By facilitating food rescue and redistribution efforts, we help reduce landfill waste and carbon emissions while addressing urgent nutritional needs. This partnership exemplifies how Urban Edge uses its resources to foster a more equitable and sustainable urban ecosystem.

GRASSROOTS IMPACT SUMMARY

- Every Saturday in 2024:
- Reached an average of 25 hyperlocal, community-led sites throughout the Bronx, Harlem, and Upper Manhattan
 - Served an average of 1,434 households throughout those communities
 - Engaged an average of 133 volunteers from all walks of life at the Produce Party
 - Moved an average of 12,296 lbs of fresh produce
- And in 2024 overall, just through Saturday Produce Parties, distributed a total of 614,842 lbs of fresh produce.

Supporting RAP4Bronx

Urban Edge Properties is proud of our longstanding partnership with RAP4Bronx, an initiative dedicated to addressing food insecurity in underserved communities throughout the Bronx. By donating operational space within our properties, we enable RAP4Bronx to efficiently store, organize, and distribute essential food supplies to thousands of families in need. This partnership not only helps alleviate hunger but also strengthens community resilience by ensuring consistent access to nutritious food in one of New York City’s most vulnerable boroughs.

Our collaboration with RAP4Bronx reflects our broader commitment to social impact and community well-being. By leveraging our real estate assets to support mission-driven organizations, we help create meaningful change at the local level. The work of RAP4Bronx aligns with our values, particularly in promoting equity, health, and sustainability within the communities we serve.

RAP4BRONX IMPACT SUMMARY

- Average number of sites reached weekly: 25
- Average households served weekly: 2,500
- Volunteer engagement: 50+
- Total pounds of food distributed in 2024: 607,000+ lbs
- Foster community partnerships and explore cost-sharing and resource-sharing models to enhance long-term community sustainability

Cultivating Value

Capital Recycling

Acquired

~\$552M
high-quality retail assets
at a 7% cap rate

Sold


~\$452M
low growth assets at a
5% cap rate

Since October 2023, we have strategically acquired approximately \$552 million of high-quality retail assets in our core markets at a 7% cap rate, while selling around \$452 million of high-value, low-growth assets at a 5% cap rate. This capital recycling approach enhances our financial stability and enables reinvestment in superior properties that align with our long-term vision.

These efforts have significantly contributed to our continuous growth and strengthened our portfolio, positioning us for robust future growth and increased market presence. By focusing on high-quality assets, we are well-equipped to capitalize on emerging opportunities and drive sustained success.


First-in-Class Tenants

The Plaza at Woodbridge




Re-tenanted a portion of former Bed Bath & Beyond box with Trader Joe's, bringing a popular boutique grocery destination that boosts foot traffic and enhances the center for the community.

Burnside Commons




Re-tenanted anchor vacancy with Bingo, introducing a kosher wholesale grocery and household goods offering that addresses the needs of the local community.

The Outlets at Montehiedra




Re-tenanted vacant Kmart with a local grocer and T.J. Maxx, bringing a leading off-price retailer providing affordable apparel and home goods to this dominant property.

Brick Commons




Added Shake Shack and First Watch restaurants, increasing the center's appeal by introducing popular dining options that increase foot traffic and diversify the tenant mix.

Totowa Commons



Backfilled former Bed Bath & Beyond box with Tesla, increasing the value of the center by adding a new use that will generate significant traffic.

Manalapan Commons



Backfilled vacant Bed Bath & Beyond with Nordstrom Rack and Fidelity, benefiting the center by attracting a broader customer base and diversifying the tenant mix.



“Our leasing strategy maximizes long-term value by prioritizing tenants that bring the most traffic and best meet the needs of the communities we serve while generating attractive returns to our stakeholders.”

Scott Auster | EVP, Leasing

Leasing with Purpose

- Attained a record **79 new leases totaling 485K sf** with same-space cash rent spread of 26%
- Achieved record **91% shop occupancy**
- Portfolio is **80% grocery-anchored**, with grocers averaging **\$900 per sf in sales**—believed to be the highest among shopping center peers
- Leasing activity and pipeline focused on leading brands that create jobs and address a need in our communities
- Lease execution over the past three years has been at the highest levels in company history based on volume and square footage, at **average new lease spreads over 20%**

Bruckner Commons Redevelopment

Bruckner Commons, serving the Soundview, Park Chester, Shore Haven, Classon Point, and Castle Hill neighborhoods of the Bronx, is continuing its efforts to transform and revitalize this once-aging retail center into a vibrant, community-focused retail destination. Redevelopment highlights include a rejuvenated façade and strategic re-tenanting such as:

- ShopRite, Burlington, Starbucks, and community health centers
- Cold Stone Creamery (opening summer 2025)
- BJ’s Wholesale Club (expected opening 2027)



Community Impact

- Over 500 permanent jobs created to date
- Up to 200 construction jobs expected during redevelopment
- Retail mix shaped by community input and tailored to local needs
- Positive resident feedback on affordability, accessibility, and convenience
- Remaining retail space offers opportunities for local business growth

Sustainability Highlights

REUSE OF EXISTING STRUCTURE

Urban Edge reused the former Kmart building’s core and shell, including the structural frame, foundation, exterior walls, and roof, significantly reducing embodied carbon and construction waste. This approach:

- Avoids demolition emissions from heavy machinery and debris transport
- Preserves high-carbon materials like concrete and steel
- Reduces demand for new materials such as cement and insulation
- Shortens construction timelines and lowers on-site energy use
- Supports circular economy principles by extending the life of existing assets

SITE IMPROVEMENTS

- Enhanced stormwater management systems to support aging city infrastructure
- Upgraded lighting systems to improve energy efficiency and safety

Conclusion

Bruckner Commons exemplifies how thoughtful redevelopment can deliver economic opportunity, environmental responsibility, and community value. Urban Edge’s approach integrates sustainability, stakeholder engagement, and long-term resilience, strengthening our mission to improve retail real estate in the communities we serve for generations to come.



Highlights

Our continued goal is to implement sustainable practices that reduce environmental impact while enhancing value for our communities and shareholders.

Sustainability in Practice

Operational Enhancements

- Energy-efficient roofing
- LED lighting
- Intelligent lighting controllers
- Smart irrigation controllers
- Water meters with leak detection

Smart Acquisitions

- We apply environmental criteria into our acquisition process, including:
- Building certifications
 - Water-efficiency initiatives
 - Waste-reduction programs
 - Green building credentials

Collaboration with Tenants

- Tenant fit-out guides
- Incorporating green lease language

Water Conservation

- Managing water resources
- Reducing water consumption
- Water sources and monitoring
- Mitigating water discharge impacts



“We’re proud of the progress we’ve made in reducing our environmental footprint as we continue to do our part in contributing to a more sustainable future. These efforts are key to preserving the long-term value of our assets and shaping resilient, future-ready shopping centers.”

Joseph DeGiorgio | SVP, Asset Management – Property Operations

Our EMS Drives Results

Our Environmental Management System (EMS) plays a key role in reducing greenhouse gas emissions, water consumption, and waste sent to landfill across our portfolio. Using the Plan-Do-Check-Act (PDCA) framework, we ensure continuous improvement and measurable progress toward our environmental goals.

Plan: Define Environmental Goals

We begin by identifying key environmental impacts—primarily energy use in common areas, water consumption in landscaping and restrooms, and waste generated by operations. We then:

- ▮ Set emissions, water, and waste reduction targets aligned with regulatory expectations (i.e. BERDO in Boston and LL97 in New York City)
- ▮ Develop site-specific action plans, including technical building assessments focused on energy and water audits and waste-stream assessments
- ▮ Prioritize upgrades such as LED lighting, smart meters, low-flow fixtures, and enhanced recycling infrastructure

Do: Implement Solutions

We execute targeted initiatives across our properties:

- ▮ Install energy-efficient equipment, building automation systems, and smart irrigation controls
- ▮ Transition to renewable energy through green-power contracts or on-site solar installations
- ▮ Implement water-saving technologies and landscape redesigns using drought-tolerant plants
- ▮ Expand waste-diversion programs, including tenant recycling and composting initiatives
- ▮ Engage tenants with green lease clauses and tenant fit-out and sustainability guidelines

Check: Monitor Progress

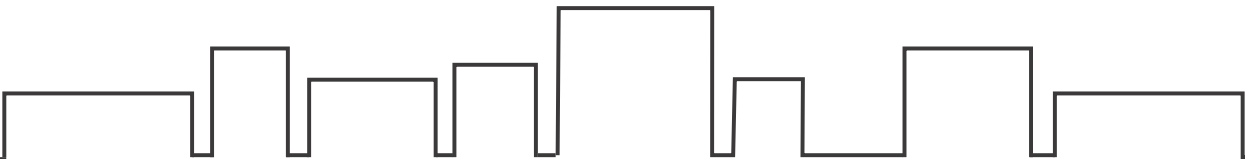
We track performance through:

- ▮ Utility data analysis and third-party emissions and water-tracking software
- ▮ Regular site inspections, technical building assessments, and waste audits
- ▮ Benchmarking using ENERGY STAR, IREM Certified Sustainable Property certifications, and comparisons to industry peers

Act: Improve and Scale

We refine our approach based on results:

- ▮ Adjust strategies where progress toward emissions, water, or waste targets is not met
- ▮ Share successful practices and technologies across our property portfolio
- ▮ Update EMS policies annually to reflect new technologies, regulatory changes, and emerging best practices

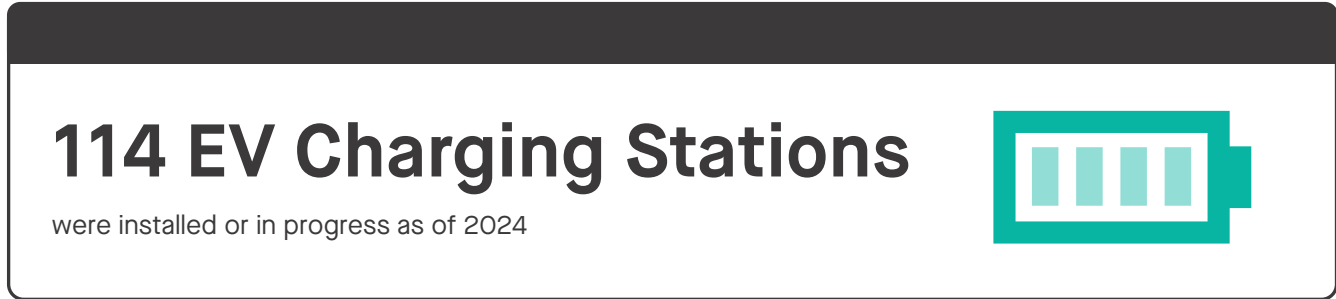
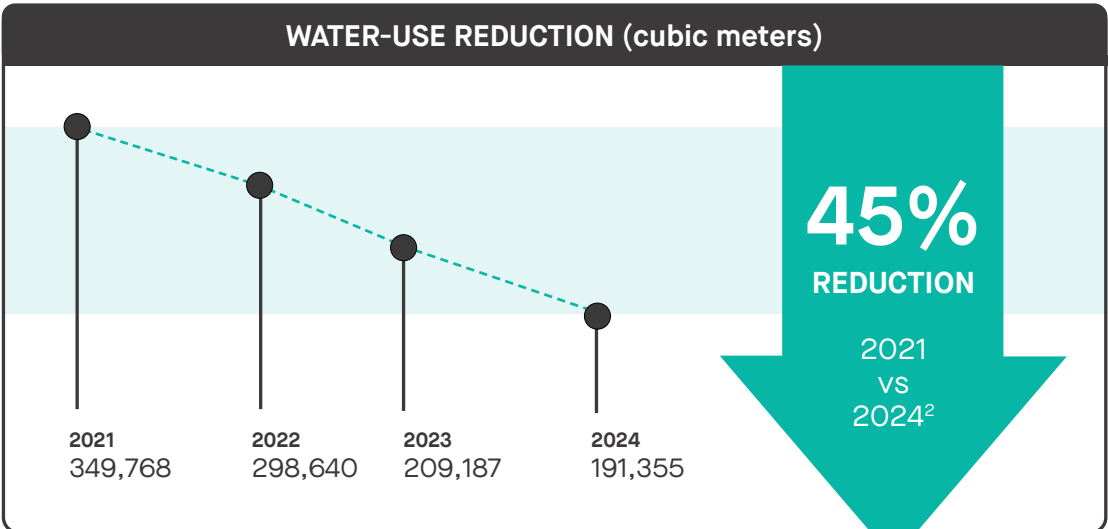
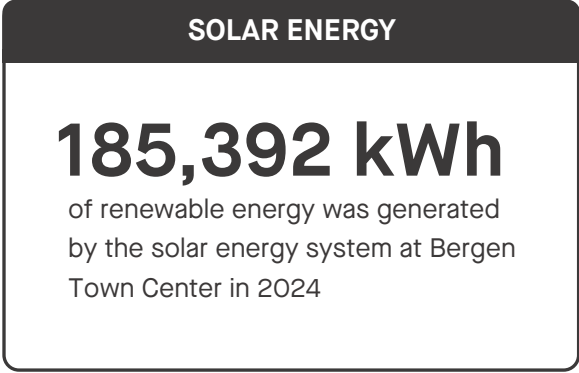
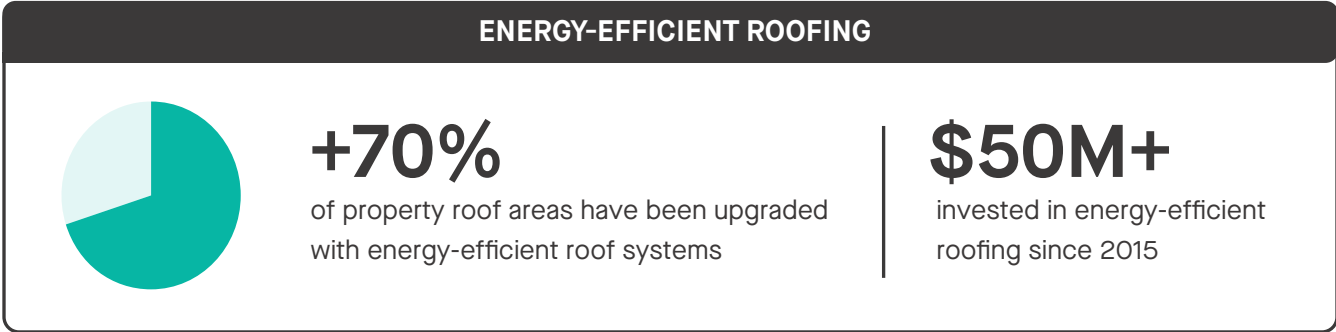
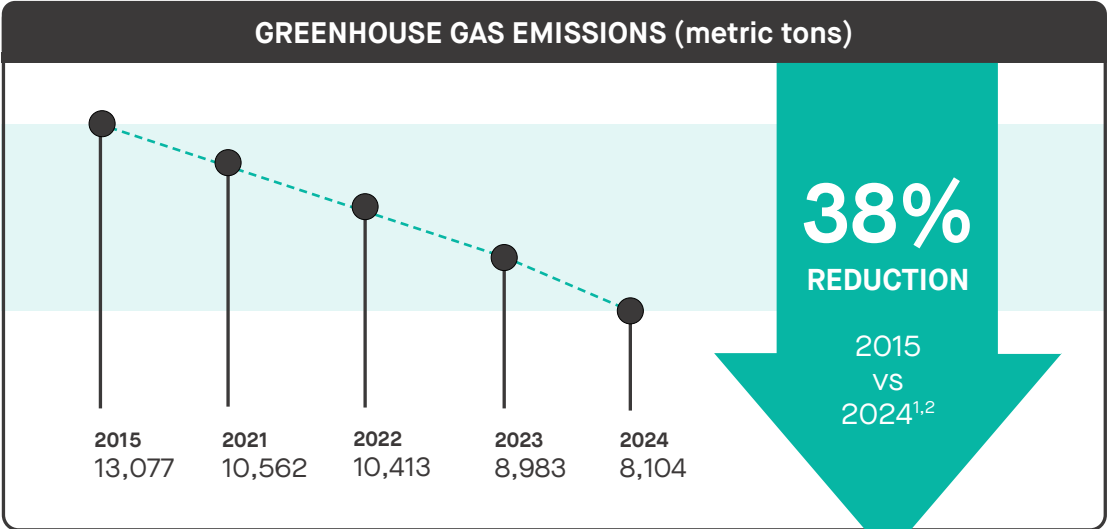
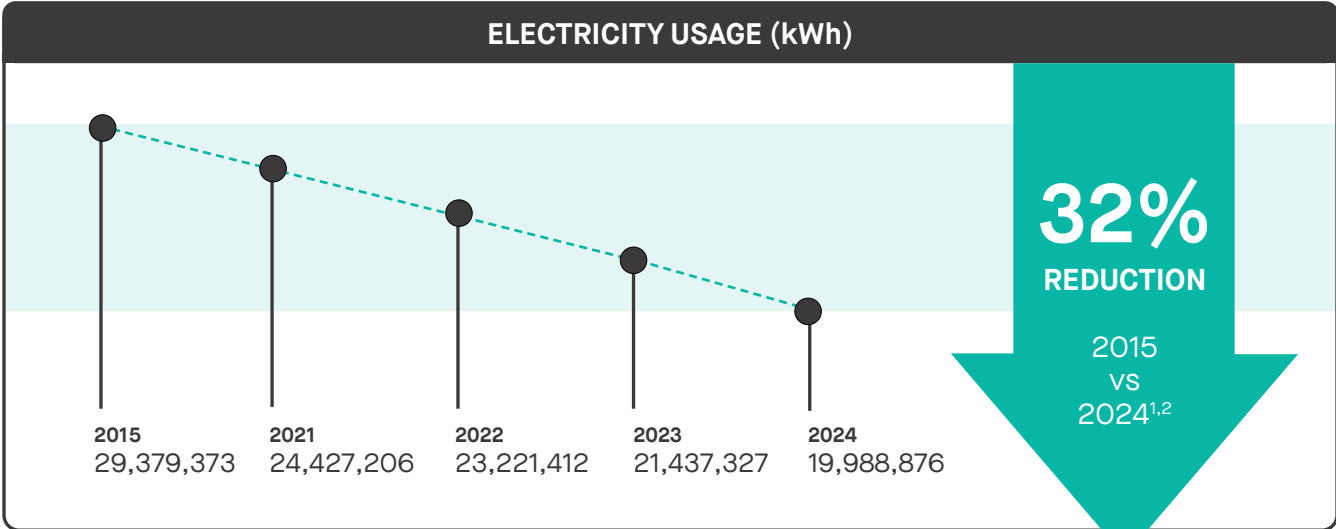
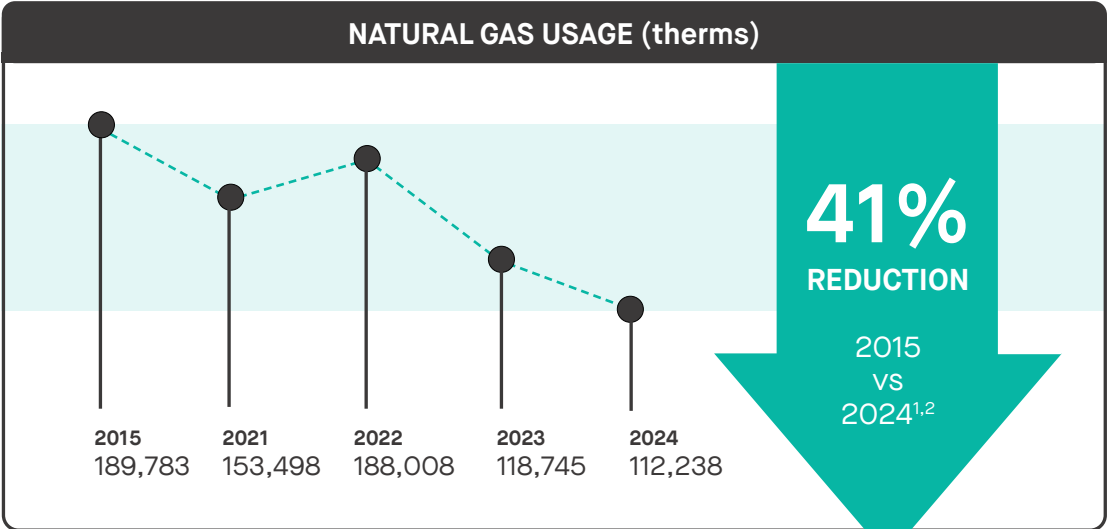


SUSTAINABILITY

IMPROVEMENTS

1. The 2015 baseline was recalculated in alignment with the GHG Protocol's guidance for base-year recalculations. Assets acquired after 2015 were incorporated by using the first full year of available data. Assets that were sold or acquired during the reporting year are excluded.

2. Like-for-like landlord-controlled consumption.





Water Conservation

As part of our ongoing commitment to environmental stewardship and sustainable resource management, we have made significant strides in reducing water consumption across our operations through:

- Deployment of smart irrigation systems that use real-time weather forecasting and soil moisture data to optimize watering schedules.
- Installation of advanced water meters equipped with leak-detection technology for landlord and tenant systems.
- Continuous monitoring for early identification of anomalies and quick corrective action to prevent water loss.
- Transition to landscaping with native and drought-tolerant vegetation suited to local climates.
- Reduction in irrigation and maintenance needs while supporting regional biodiversity.



Biodiversity

UE is committed to protecting biodiversity and preserving natural habitats across our portfolio. We prioritize native and adaptive landscaping to support local ecosystems, reduce water use, and minimize the need for chemical treatments. Environmental considerations are integrated into every redevelopment project, and we align closely with local regulations to ensure responsible land use. Our Supplier Code of Conduct document further reinforces this commitment by requiring vendors to meet defined environmental and sustainability standards.

An example of this commitment in action took place on Earth Day 2024, when we partnered with the Mystic River Watershed Association and the city of Everett, Massachusetts, to lead a transformative initiative at Gateway Park located

on our Gateway Center property. As part of the event, volunteers removed invasive species, planted 3,000 trees, and mulched areas to improve the park’s ecological health. These enhancements support biodiversity while also delivering long-term environmental benefits such as improved air quality, reduced urban heat island effects, and enhanced stormwater filtration.

Through these efforts and others, Urban Edge continues to promote environmental stewardship, strengthen community partnerships, and advance our long-term sustainability goals.



Energy-Efficiency Initiatives

As part of our commitment to sustainability and operational excellence, we are implementing a comprehensive suite of energy-efficiency measures across our portfolio. These efforts are designed to reduce energy consumption, enhance building performance, and support our long-term environmental goals. By integrating advanced property technology (prop tech) solutions, we are not only modernizing our infrastructure but also creating smarter, more sustainable spaces for the future.

Energy-efficiency measures being implemented across our portfolio include:

- Replacing HVAC systems with high-efficiency models to reduce energy consumption and improve performance
- Installing advanced lighting controls to enable real-time energy monitoring and adaptive lighting strategies
- Conducting technical building assessments for both existing properties and potential acquisitions to identify opportunities for operational improvements and energy savings

These initiatives are part of a broader strategy to integrate advanced prop tech solutions that optimize building performance and reduce energy use.

Pathway to 50% GHG Reduction by 2030

Our pathway to achieving a 50% reduction in GHG emissions by 2030 is centered on:

- Continued investment in smart building systems that incorporate real-time energy monitoring and management
- Deployment of HVAC optimization technologies and automated energy management platforms
- Leveraging data-driven insights and technical building assessments to identify and implement energy-saving opportunities across our assets

These efforts not only support our emissions goals but also deliver operational efficiencies, reduce costs, and enhance long-term asset value.

We also recognize the critical role of the decarbonization of the regional electric grid in achieving our emissions targets. States across the Northeast are making significant strides toward carbon-neutral electricity through investments in:

- Renewable energy integration
- Transmission infrastructure upgrades
- Clean energy mandates

The accelerated transition to clean energy in New York (targeted for 2040) and New Jersey (targeted for 2035) presents a significant opportunity to reduce Scope 2 and 3 emissions, particularly given our substantial operational presence in these regions.

By combining proactive energy-efficiency measures with the benefits of a cleaner grid, Urban Edge is well-positioned to meet—and potentially exceed—our 2030 GHG reduction target, advancing our commitment to a more sustainable and resilient future.

Collaborating with Tenants to Reduce Environmental Impact

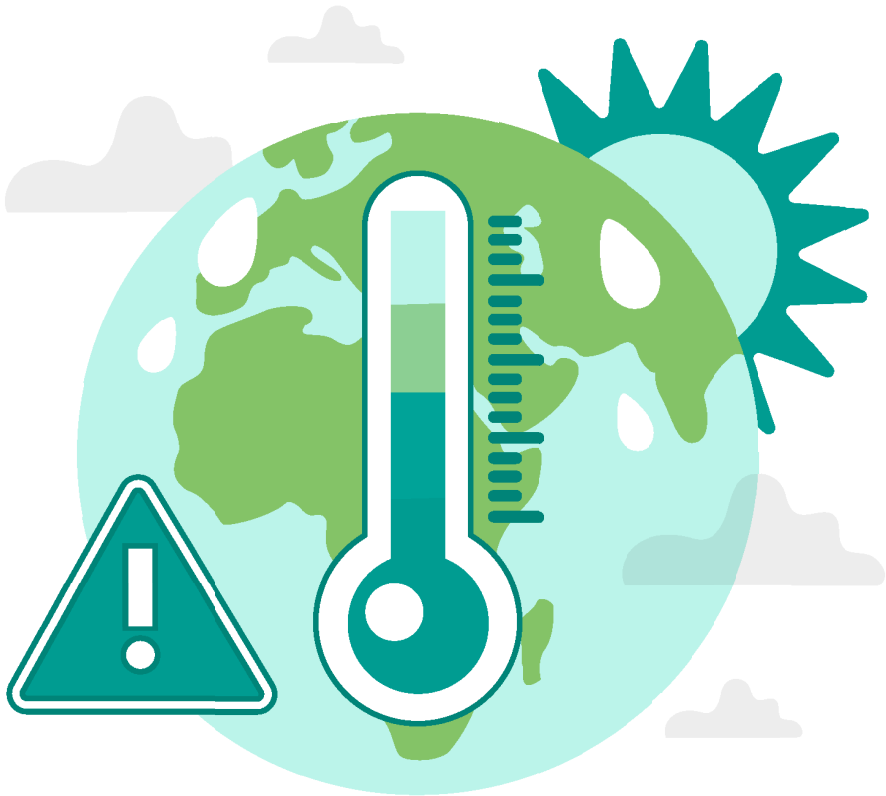
We recognize that meaningful progress on climate goals requires close collaboration with our tenants. As Scope 3 emissions represent a portion of our environmental footprint, we work proactively to engage tenants in sustainability efforts throughout the property lifecycle.

Our green lease language encourages shared responsibility by including provisions that promote energy and water efficiency, data sharing, and sustainable operations. We support tenants from the outset through our tenant fit-out guide, which outlines best practices for energy-efficient design, responsible material selection, and waste reduction during buildout. In parallel, Urban Edge invests in sustainable landlord work, such as upgrading to high-efficiency HVAC systems and installing energy-efficient lighting and controls, to reduce the environmental impact of base building systems.

By aligning our efforts with those of our tenants, we drive measurable reductions in emissions, enhance building performance, and create healthier, more sustainable environments for our communities.



Potential Impact of Rising Global Temperatures



Urban Edge acknowledges that rising global temperatures are primarily driven by human activities, which have significant and far-reaching impacts on various aspects of our planet. Through periodic insurance risk assessments, we evaluate scenarios and potential losses to our business, taking steps to mitigate risks and impacts.

Risk Assessment Considerations

IDENTIFY CLIMATE RISKS

Identify specific climate-related risks that could affect our properties, tenants, and operations

Consider both physical risks (e.g., direct property damage, increased maintenance costs) and transition risks (e.g., regulatory changes such as NYC Local Law 97)

SCENARIO ANALYSIS

Use climate-scenario modeling to assess the potential impacts of a 2°C temperature rise on the portfolio

Explore scenarios such as increased frequency or intensity of extreme weather events, rising sea levels, and changes in regional climate patterns

DATA COLLECTION AND ANALYSIS

Collect specific property data, including location, age, construction type, and exposure to climate-related hazards

Obtain historical climate data and projections for the region, considering factors such as precipitation, sea-level rise, and extreme weather events

Evaluate property vulnerability to climate-related risks (e.g., flooding, heatwaves, storms, wildfires) using collected data and climate/sea-level-rise projections

RISK ASSESSMENT

Evaluate the financial and operational implications of climate risks on our assets and operations

Consider the potential impact on property valuations, rental income, tenant retention, insurance costs, and operating expenses

Assess the company’s exposure to physical risks and the resilience of our properties

MITIGATION AND ADAPTATION STRATEGIES

Develop risk-management strategies to mitigate the identified risks such as:

Enhance property resilience through infrastructure upgrades, improved energy efficiency, water-management strategies, and climate-resilient design and construction practices

Incorporate ESG criteria into investment decision-making and property management practices

Mitigating Risk: Climate-Related Disclosures

Our climate-related disclosures align with the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD). The TCFD framework has been instrumental in shaping our strategic response to the complex challenges posed by climate change, with a particular focus on both physical and transition risks. By incorporating these risk categories into our strategy, we strive to proactively manage climate-related challenges while leveraging opportunities for sustainable growth. This commitment reflects our alignment with the TCFD’s recommendations, underscoring the importance of transparency, disclosure, and informed decision-making.

PHYSICAL RISKS

These risks arise from the direct effects of climate change on the environment, including:

- ▮ **Extreme weather events:** Hurricanes, floods, windstorms, and wildfires can disrupt operations, damage infrastructure, and result in significant financial losses.
- ▮ **Extreme heat:** Rising temperatures can strain energy systems, reducing efficiency, increasing cooling demands, and potentially leading to power disruptions.
- ▮ **Sea-level rise:** Coastal areas face heightened vulnerability, potentially affecting property values, insurance premiums, and supply-chain stability.

TRANSITION RISKS

These risks stem from the global transition away from carbon-intensive energy sources toward more sustainable alternatives, encompassing factors such as:

- ▮ **Regulatory risks:** Evolving policies, regulations, and laws can affect business operations. For instance, stricter emissions standards or carbon pricing could affect profitability.
- ▮ **Reputational risks:** Public perception and stakeholder expectations can influence the scope, cost, and timeline for adopting sustainable alternatives. Companies that fail to adapt to climate-related demands risk reputational damage that may affect investor and stakeholder confidence.

Mitigating Risk: Physical Risks

Urban Edge recognizes that climate change brings both risks and opportunities to the real estate sector. We proactively manage climate-related risks and enhance portfolio resilience through collaboration with insurers, asset-level risk assessments, and adaptation strategies. Our approach includes emergency preparedness to protect properties, communities, and stakeholders. For larger enclosed malls, we provide tenants with detailed emergency plans covering physical risks (e.g., floods, earthquake, tornadoes), utility disruptions, and security threats, along with training, role definitions, and communication protocols.

Risk Level and Hazard	Vulnerability	Our Approach
Low to high risk Severe storms, hurricanes	Short-term risk (less than two years) Portfolio is concentrated in the Northeast and Mid-Atlantic, with seventy-two properties in NOAA Hurricane Zone II, which is considered a lower hurricane risk, and in Puerto Rico, with two properties in Zone IV, a high-risk hurricane region.	The property management team has established emergency and resilience plans to ensure safety and business continuity during severe storms. These plans are reviewed and team training is conducted annually.
Low to moderate risk Windstorms, tornadoes, and hail	Short-term risk (less than two years) Assets are in areas where windstorms pose a moderate risk, primarily due to potential repair and maintenance costs. Tornado and hail risks are low due to the geographic location of properties.	Capital investment plan supports property modernization and reinforcement, such as increasing wind ratings when roof systems are upgraded.
Moderate to high risk Flooding or storm surge	Short-term risk (less than two years) Twenty-two properties are considered moderate-to-high hazard for flooding as determined by risk analysis completed by insurance consultants.	Invest in stormwater management, impervious surfaces, and flood mitigation. Property flood risk is assessed by third-party flood engineering firm. Insurance coverage is considered adequate for financial protection. Collaborate with local municipalities to implement mitigation controls.
Low risk Wildfires	Long-term risk (greater than five years) Most properties are located in urban Northeast and Mid-Atlantic areas that have low wildfire risk. Two higher-risk properties in Walnut Creek, California, are not relative to total portfolio value.	Property locations are considered low wildfire risk based on geographic analysis.
Moderate risk Rising sea levels	Long-term risk (greater than five years) Over 90% of properties are within twenty-five miles of a coastline in the Northeast, Mid-Atlantic and Puerto Rico: sea-level-rise risk (up to 10') was assessed using NOAA's Sea Level Rise Viewer.	Focus on reducing operational emissions, maintaining flood insurance and continuity plans, engaging tenants, and collaborating with local governments on infrastructure resilience.
Low risk Heat and water stress	Long-term risk (greater than five years) With most of the portfolio concentrated in the Northeast and Mid-Atlantic, properties face low risk from heat and water stress. Twelve properties (NYC, Long Island and small section of NJ) in our portfolio are classified as being in areas of extremely high baseline water stress, driven by high water withdrawals relative to the available renewable supply and a reliance on sole-source aquifers. This classification highlights the importance of proactive water conservation and resilience planning in these regions.	Invested \$50M+ in cool, white roofs since 2015 to reduce heat stress. Installed water meters with leak detection and monitored usage for anomalies. Continued to install drought-tolerant, native landscaping to eliminate the need for irrigation.

Mitigating Risk: Transition Risks

Transition risks are business-related risks that may arise from shifts in policies, practices, and technologies as the global community responds to climate change and moves toward a low-carbon future. As organizations adapt to this evolving landscape, they may face considerable risks. However, companies that proactively integrate transition risk considerations into their strategic planning are likely to be better positioned for long-term success.

Hazard and Risk Level	Vulnerability	Our Approach
<p>Reputation</p> <p>If our sustainability efforts are viewed as inadequate by stakeholders or communities, we risk reputational damage that could affect our business, financial performance, and operations. As consumer and investor expectations evolve, companies perceived as climate laggards may face increased scrutiny and reputational risk.</p>	<p>Long-term risk (greater than five years)</p> <p>Over time, stakeholders may demand greater efficiency and sustainability, potentially increasing our operating costs or requiring upfront capital investments.</p>	<p>Urban Edge has developed a comprehensive Corporate Responsibility strategy with a clear roadmap and goals. We are committed to enhancing our sustainability efforts, setting ambitious yet achievable emissions reduction targets, and transparently reporting our progress. To support these goals, we’ve incorporated green lease provisions into our standard lease agreements, enabling renewable energy initiatives and facilitating tenant data collection for Scope 3 emissions.</p>
<p>Regulatory</p> <p>Regulatory transition risk for real estate companies includes potential impacts from evolving climate-related laws. For example, New York City’s Local Law 97, part of the 2019 Climate Mobilization Act, sets strict greenhouse-gas emissions limits for buildings over 25K sf, with penalties for noncompliance. We anticipate that other cities and states may adopt similar carbon regulations for commercial properties.</p>	<p>Short- to long-term risk (zero years or greater)</p> <p>Urban Edge owns seven properties subject to New York City’s Local Law 97, which enforces emissions limits that began in 2024 with stricter thresholds taking effect in 2030.</p>	<p>We conducted a thorough assessment of both immediate and long-term risks related to Local Law 97 and concluded that the financial impact is minimal. Additionally, we see very low long-term risk due to Con Edison’s commitment to a net-zero emissions grid by 2040. We will continue to monitor emerging emissions regulations in other jurisdictions where we operate.</p>

Achieving Operational Excellence through IREM Certifications

The Challenge

Balancing sustainability investments with cost efficiency

With tenants increasingly prioritizing sustainable spaces and operational transparency, we recognized the need to implement sustainability initiatives verified by third parties to strengthen tenant relationships, attract new retailers, and optimize long-term asset value.



The Solution

Pursue IREM Certified Sustainable Property Certifications

The certification assesses operational sustainability across key areas including energy efficiency, water conservation, waste diversion, indoor air quality, and responsible purchasing. By improving efficiency, operating expenses are reduced, tenant retention is improved through healthier building environments, and asset values are increased, delivering both immediate savings and long-term financial returns.

Results & Impact

11 IREM Certifications

FINANCIAL & OPERATIONAL BENEFITS

Cost savings | Increased asset value | Tenant retention & attraction

ESG & INVESTOR APPEAL

Institutional investor interest | Risk mitigation | Enhanced reporting & transparency

COMPETITIVE DIFFERENTIATION & MARKETABILITY

Enhanced leasing appeal | Alignment with tenant demand

- Bergen Town Center

Brunswick Commons

Gateway Center

Hanover Commons

Hanover Conrans

Ledgewood Commons
- Plaza at Cherry Hill

Shoppers World

The Plaza at Woodbridge

Tonnelle Commons

Yonkers Gateway Center

Our



Principles

Highlights

Maintain the highest ethical standards with an unwavering focus on transparency, accountability, and responsible corporate governance.

Board and Governance Oversight

We believe that strong corporate governance enhances strategic decision-making and supports long-term shareholder value. Independent board oversight is a critical component of our governance framework. Seven of our eight Board members are independent. Our CEO, Jeff Olson, serves as chair of the Board, while an independent trustee is appointed as “lead trustee” to provide additional oversight, as outlined in our Corporate Governance Guidelines.

The Board oversees governance matters directly through its three committees: Audit, Compensation, and Corporate Governance & Nominating. We recently adopted an updated Insider Trading Policy and formed an AI Committee, comprising members from across all departments, to assess and promote the effective and consistent use of AI within our organization.

The charters for each Board committee, along with our Corporate Governance Guidelines, Code of Business Conduct & Ethics, Human Rights Policy, Supplier Code of Conduct, and other governance materials, are available on our Governance page. Management is responsible for executing our strategy and overseeing day-to-day operations in alignment with our established policies.

Board Committees	Management Committees	
Audit Committee	Executive Committee	Corporate Responsibility Committee
Corporate Governance & Nominating Committee	Investment Committee	DEI Committee
Compensation Committee	Enterprise Risk Committee	UE Cares Committee
	Disclosure Committee	Disaster Recovery & Business Continuity Committee
	Cyber Steering Committee	AI Committee

Board Composition



JEFFREY S. OLSON
Chairman & Chief Executive Officer of Urban Edge
Trustee Since 2014



NORMAN K. JENKINS
Lead Independent Trustee
President and Chief Executive Officer of Capstone Development
Trustee Since 2021



MARY L. BAGLIVO
Chief Executive Officer of the Baglivo Group, previously CEO Americas at Saatchi & Saatchi
Trustee Since 2022



STEVEN H. GRAPSTEIN
Chief Executive Officer of Como Holdings USA, Inc.
Trustee Since 2015



KEVIN P. O'SHEA
Chief Financial Officer of AvalonBay Communities
Trustee Since 2014



CATHERINE D. RICE
Former Senior Managing Director and Chief Financial Officer of W. P. Carey
Trustee Since 2023



KATHERINE M. SANDSTROM
Former Senior Managing Director and Global Head of Public Real Estate Securities at Heitman, LLC
Trustee Since 2022



DOUGLAS W. SESLER
President of Fair Street Partners, former Head of Real Estate at Macy's, Inc.
Trustee Since 2020

Skills And Experience

8 MEMBERS WITH PUBLIC COMPANY BOARD EXPERIENCE

● ● ● ● ● ● ● ●

6 MEMBERS WITH FINANCE/CAPITAL MARKETS EXPERIENCE

● ● ● ● ● ● ● ●

8 MEMBERS WITH REAL ESTATE/REIT EXPERIENCE

● ● ● ● ● ● ● ●

4 MEMBERS WITH RETAIL/CONSUMER FOCUS

● ● ● ● ● ● ● ●

8 MEMBERS WITH C-LEVEL MANAGEMENT EXPERIENCE

● ● ● ● ● ● ● ●

7 MEMBERS WITH FINANCIAL LITERACY/ACCOUNTING

● ● ● ● ● ● ● ●

6 MEMBERS WITH ESG/CORPORATE RESPONSIBILITY OVERSIGHT

● ● ● ● ● ● ● ●

7 MEMBERS WITH RISK MANAGEMENT/TECHNOLOGY/CYBERSECURITY OVERSIGHT

● ● ● ● ● ● ● ●

Cybersecurity and Information Security

Cybersecurity and information security are critical components of Urban Edge’s enterprise risk-management strategy. These areas are actively overseen by the Board of Trustees and the Corporate Governance & Nominating Committee as integral parts of their risk-analysis responsibilities. Urban Edge also maintains a Disaster Recovery and Business Continuity Committee, which meets biannually to review and update the company’s plans, policies, and procedures. In addition, the Information Technology team conducts annual disaster-recovery tests and reports the results to the Cyber Risk Committee.

Oversight responsibilities, strategic planning, and operational execution are all aligned to safeguard the company’s digital infrastructure and sensitive information. This multi-tiered governance approach ensures that Urban Edge remains vigilant and resilient in the face of evolving cyber threats. In the past three years, we have not experienced a material information security breach. As a result, we have not incurred any material expenses from cybersecurity breaches or any expenses from penalties or settlements related to a cybersecurity breach during that time.

Cybersecurity Strategy & Operations

Internal & External Support:

- Dedicated internal IT and cybersecurity team
- Independent third-party cybersecurity firm for advisory services, risk assessments, and disaster recovery

Cyber Risk Committee:

- Works with the Computer Incident Response Team (CIRT)
- Meets quarterly to review threats, controls, and procedures

Frameworks & Best Practices:

- Risk-based methodology aligned with NIST Cybersecurity Framework 2.0 and Microsoft best practices

Annual Review:

- Policies and procedures updated yearly and benchmarked through third-party assessments

Vendor Risk Management

Vendor risk management is a critical component of our cybersecurity and information security governance program. It involves assessing and mitigating risks associated with third-party vendors who have access to our systems and data. Our approach includes:

Vendor Assessment: We conduct thorough assessments of all vendors to ensure they meet our security standards. This includes evaluating their cybersecurity policies, procedures, and practices.

Contractual Obligations: We include specific cybersecurity requirements in our contracts with vendors to ensure they comply with our security standards.

Ongoing Monitoring: We continuously monitor the security practices of our vendors to ensure they remain compliant with our standards. This includes regular audits and assessments.

Incident Response: We have procedures in place to respond to security incidents involving vendors. This includes coordinating with vendors to address and mitigate any security breaches.

Preparedness & Testing

Key Programs:

- Vulnerability management
- Penetration testing
- Simulations and tabletop exercises

Technology Stack:

- Advanced endpoint protection
- Firewalls
- Intrusion detection/prevention
- AI-enhanced threat intelligence for detection, predictive analytics, automated response, and continuous learning

Security event logging and correlation

Backup and redundancy systems

Employee Training & Awareness:

- Periodic security training for all employees
- Internal phishing simulations to evaluate training effectiveness and identify areas for improvement

Appendix

External Verification Statement of Data Assurance

Urban Edge engaged Lloyd’s Register Quality Assurance (LRQA) to independently verify our greenhouse gas emissions and environmental metrics as outlined in the verification letter within this report. LRQA Utility Data Assurance focuses on ensuring the accuracy, reliability, and integrity of data used in utility operations. This includes data related to eGRID factors, electricity, gas, and water utility services at our properties. The main purposes of hiring LRQA as our utility data assurance provider are:

Accuracy and Reliability: Ensuring that the data collected, processed, and reported is accurate and reliable, reducing the risk of errors that could lead to incorrect billing, operational inefficiencies, or regulatory noncompliance.

Compliance: Helping utilities comply with regulatory requirements and industry standards by validating that their data management processes meet prescribed guidelines.

Risk Management: Identifying and mitigating risks associated with data inaccuracies, including financial risks, operational disruptions, and reputational damage.

Operational Efficiency: Improving operational efficiency by ensuring data integrity, which facilitates better decision-making and resource management.

Transparency and Customer Trust: Enhancing customer trust by providing assurance that their usage data is accurately recorded and billed.

Overall, LRQA Utility Data Assurance helps us maintain high standards of data management, which is crucial for our operational success and potential future regulatory compliance.



LRQA Independent Assurance Statement

Relating to Urban Edge Properties’ Greenhouse Gas Emissions Inventory and Environmental Data for the Calendar Year 2024

This Assurance Statement has been prepared for Resource Energy Systems, LLC in accordance with our contract.

Terms of Engagement

LRQA was commissioned by Resource Energy Systems, LLC to provide independent assurance of Urban Edge Properties’ (UE) greenhouse gas (GHG) emissions inventory and environmental data (“the Report”) for the calendar year 2024 (CY 2024) against the assurance criteria below to a limited level of assurance and materiality of 5% using LRQA’s verification procedure and ISO 14064 - Part 3 for GHG emissions. LRQA’s verification procedure is based on current best practice and is in accordance with ISAE 3000 & ISAE 3410.

Our assurance engagement covered Urban Edge’s global operations and activities under its operational control and specifically the following requirements:

- Verifying conformance with:
 - Urban Edge and Resource Energy: GHG Inventory and Data Management Notes; and
 - World Resources Institute / World Business Council for Sustainable Development Greenhouse Gas Protocol: A corporate accounting and reporting standard, revised edition (otherwise referred to as the WRI/WBCSD Protocol) for the GHG data¹.
- Evaluating the accuracy and reliability of data and information for only the selected indicators listed below:
 - Direct (Scope 1) and Energy Indirect (Scope 2) greenhouse gas emissions;
 - Energy use for direct operations including fossil fuels and electricity; and
 - Water use

The following sources were excluded from the GHG Emissions Inventory on the basis of their de minimis contribution to the total Scope 1 and Scope 2 GHG emissions and sense-checked during the engagement:

- GHG emissions from emergency generators and fire suppression systems.

LRQA’s responsibility is only to Urban Edge Properties. LRQA disclaims any liability or responsibility to others as explained in the end footnote. UE’s responsibility is for collecting, aggregating, analyzing, and presenting all the data and information within the Report and for maintaining effective internal controls over the systems from which the Report is derived. Ultimately, the Report has been approved by, and remains the responsibility of, UE.

LRQA’s Opinion

Based on LRQA’s approach, nothing has come to our attention that would cause us to believe that Urban Edge Properties has not, in all material respects:

- Met the requirements of the criteria listed above; and
- Disclosed accurate and reliable performance data and information as summarized in Table 1 below.

The opinion expressed is formed on the basis of a limited level of assurance² and at the materiality of 5%.

¹ <http://www.ghgprotocol.org/>
² The extent of evidence-gathering for a limited assurance engagement is less than for a reasonable assurance engagement. Limited assurance engagements focus on aggregated data rather than physically checking source data at sites. Consequently, the level of assurance obtained in a limited assurance engagement is lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.



Table 1. Summary of Urban Edge Properties’ Key Data for CY 2024

Parameter	2024	Units
Scope 1 GHG emissions	596.25	Metric Ton CO ₂ e
Scope 2 GHG emissions (Location-based) ¹	7,543.19	Metric Ton CO ₂ e
Scope 2 GHG emissions (Market-based) ¹	7,543.19	Metric Ton CO ₂ e
Energy Consumption	23,409.34	MWh
Water Usage	191,354.85	m3

¹ Scope 2, Location-based and Scope 2, Market-based are defined in the GHG Protocol Scope 2 Guidance, 2015

LRQA’s Approach

LRQA’s assurance engagements are carried out in accordance with our verification procedure. The following tasks were undertaken as part of the evidence gathering process for this assurance engagement:

- interviewing Resource Energy’s central data manager responsible for overall data collection and aggregation;
- evaluating the data assumptions, data collection, calculation methods and data checking processes;
- verifying Scope 1 & Scope 2 GHG emissions and environmental data through a review of site level data and information spreadsheets;
- verifying historical GHG emissions data and records at an aggregated level for the calendar year 2024; and
- verifying Urban Edge’s base year recalculation policy conforms with the GHG Protocol criteria, and that a base year recalculation was not required.

LRQA’s Standards and Competence

LRQA implements and maintains a comprehensive management system that meets accreditation requirements for ISO 14065 Greenhouse gases – Requirements for greenhouse gas validation and verification bodies for use in accreditation or other forms of recognition and ISO/IEC 17021 Conformity assessment – Requirements for bodies providing audit and certification of management systems that are at least as demanding as the requirements of the International Standard on Quality Control 1 and comply with the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants.

LRQA ensures the selection of appropriately qualified individuals based on their qualifications, training, and experience. The outcome of all verification and certification assessments is then internally reviewed by senior management to ensure that the approach applied is rigorous and transparent.

Signed

Dated: 22 May, 2025

Allison Muehle

Allison Muehle
LRQA Lead Verifier
On behalf of LRQA, Inc.
2500 CityWest Blvd, Suite 150, Houston, TX 77042

LRQA reference: UQA00002497

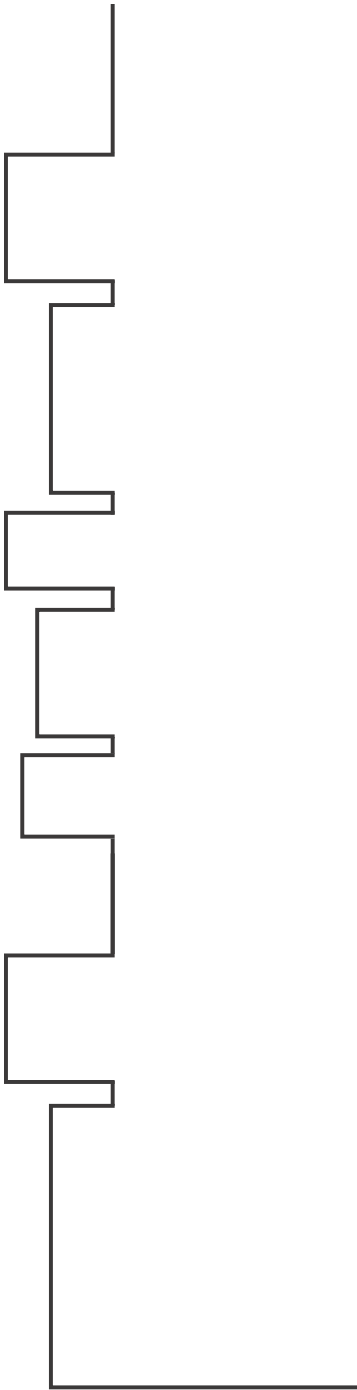
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Forward-Looking Statement



Certain statements contained herein constitute forward-looking statements as such term is defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements are not guarantees of future performance. They represent our intentions, plans, expectations, and beliefs and are subject to numerous assumptions, risks, and uncertainties. Our future results, financial condition, business, and targeted occupancy may differ materially from those expressed in these forward-looking statements. Many of these statements can be identified by words such as “approximates,” “believes,” “expects,” “anticipates,” “estimates,” “intends,” “plans,” “would,” “may,” or other similar expressions in this presentation. Many of the factors that will determine the outcome of forward-looking statements are beyond our ability to control or predict and include, but are not limited to, (i) macroeconomic conditions, including geopolitical conditions and instability, which may lead to rising inflation and disruption of or lack of access to the capital markets, as well as potential volatility in the Company’s share price; (ii) the economic, political, and social impact of and uncertainty relating to epidemics and pandemics; (iii) the loss or bankruptcy of major tenants; (iv) the ability and willingness of the Company’s tenants to renew their leases with the Company upon expiration and the Company’s ability to re-lease its properties on the same or better terms, or at all, in

the event of nonrenewal or in the event the Company exercises its right to replace an existing tenant; (v) the impact of e-commerce on our tenants’ business; (vi) the Company’s success in implementing its business strategy and its ability to identify, underwrite, finance, consummate, and integrate diversifying acquisitions and investments; (vii) changes in general economic conditions or economic conditions in the markets in which the Company competes, and their effect on the Company’s revenues, earnings, and funding sources, and on those of its tenants; (viii) increases in the Company’s borrowing costs as a result of changes in interest rates, rising inflation, and other factors; (ix) the Company’s ability to pay down, refinance, hedge, restructure, or extend its indebtedness as it becomes due and potential limitations on the Company’s ability to borrow funds under its existing credit facility as a result of covenants relating to the Company’s financial results; (x) potentially higher costs associated with the Company’s development, redevelopment, and anchor-repositioning projects, and the Company’s ability to lease the properties at projected rates; (xi) the Company’s liability for environmental matters; (xii) damage to the Company’s properties from catastrophic weather and other natural events, and the physical effects of climate change; (xiii) the Company’s ability and willingness to maintain its qualification as a REIT in light of economic, market, legal, tax, and other considerations; (xiv) information technology security

breaches; (xv) the loss of key executives; and (xvi) the accuracy of methodologies and estimates regarding our environmental, social, and governance (collectively, our corporate responsibility or “CR”) metrics, goals and targets, and tenant willingness and ability to collaborate toward reporting CR metrics and meeting CR goals and targets, and the impact of governmental regulation on our CR efforts. For further discussion of factors that could materially affect the outcome of our forward-looking statements, see “Risk Factors” in Part I, Item 1A, of the Company’s Annual Report on Form 10-K for the year ended December 31, 2024.

We claim the protection of the “safe harbor” regulations for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 for any forward-looking statements included in this presentation. Readers are cautioned not to place undue reliance on forward-looking statements, which speak only as of the date of this presentation. All subsequent written and oral forward-looking statements attributable to us or to any person acting on our behalf are expressly qualified in their entirety by the cautionary statements contained or referred to in this section. We do not undertake any obligation to release publicly any revisions to our forward-looking statements to reflect events or circumstances occurring after the date of this presentation.

Global Reporting Initiative (GRI) Index



STATEMENT OF USE		Urban Edge Properties has reported the information cited in this GRI content index for the period January 1, 2024 to December 31, 2024 with reference to the GRI Standards.
GRI 1 USED		GRI 1: Foundations 2021
DISCLOSURE		RESPONSE
GRI 2: GENERAL DISCLOSURES 2021		
THE ORGANIZATION AND ITS REPORTING PRACTICES		
Organizational Profile		
2-1	Legal Name	Report page 5
	Nature of Ownership and Legal Form	2024 Form 10-K page 1 and Exhibit 21.1 Urban Edge Properties (Urban Edge) is a NYSE listed real estate investment trust focused on managing, acquiring, developing, and redeveloping retail real estate in urban communities, primarily in the Washington, D.C. to Boston corridor. Urban Edge owns 75 properties totaling 17.4 million square feet of gross leasable area.
	Location of Headquarters	12 E 49th Street, Floor 44, New York, NY 10017
	Countries of Operation	Report page 5 2024 Form 10-K pages 20 - 22
Entities included in the organization’s sustainability reporting		
2-2	Entities Included in Sustainability Reporting	Report page 5 2024 Form 10-K page 1 The entities included in this 2024 CR report include all properties wholly and partially owned by Urban Edge Properties (UE) and its subsidiaries in 2024.
	Differences Between Entities Included in Financial Reporting and Sustainability Reporting	There are no differences between entities included in the financial reporting and sustainability reporting.

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
Entities included in the organization’s sustainability reporting		
2-2	Approach Used for Consolidating Information	<p>Our properties and subsidiaries are operated as one consolidated business segment with consolidation for financial reporting being determined in accordance with Generally Accepted Accounting Principles (GAAP).</p> <p>Our approach involves collecting information from various sources within our organization. To ensure comparability and reliability, we adhere to standardized metrics, calculations, and reporting methodologies during the consolidation of information. Through this process, we capture relevant sustainability data, including environmental impacts, social initiatives, and governance practices, ensuring a holistic representation of our organization’s Corporate Responsibility performance. This approach allows stakeholders to easily assess and compare our Corporate Responsibility performance over time and with similar industry peers, providing them with valuable insights into our progress and commitment to sustainable practices.</p>
Reporting period, frequency and contact point		
2-3	Reporting Period and Frequency of Sustainability Reporting	January 1, 2024 to December 31, 2024; Annually
	Reporting Period for Financial Reporting	January 1, 2024 to December 31, 2024; Annually
	Publication Date	The publication date of the report is June 26, 2025.
	Contact Point for Questions	Joseph DeGiorgio Jr., CSM S.V.P. Asset Management – Property Operations 210 Route 4 East Paramus, NJ 07652 Direct: 201-571-3561 jdegiorgio@uedge.com
Restatements of information		
2-4	Restatements of Information	There have been no restatements of information.
External Assurance		
2-5	Policy and Practice for Seeking External Assurance	Report pages 38
	External Assurance for Sustainability Reporting	Report pages 38

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
ACTIVITIES AND WORKERS		
Activities, value chain, and other business relationships		
2-6	Report Active Sectors	<p>Report page 5</p> <p>Urban Edge Properties (Urban Edge) is a publicly traded diversified REIT that focuses on the acquisition, development, redevelopment, leasing, and management of income-generating properties.</p> <p>Urban Edge owns 17.4 million square feet of leasable space comprised of retail, and a limited amount of office and self-storage space.</p>
	Value Chain, including activities, products, services, supply chain and downstream entities	<p>Report page 5</p> <p>2024 Form 10-K pages 1-3, 20-23, 48-50, 53-55</p> <p>Urban Edge’s supply chain includes a wide variety of vendors that perform services related to property redevelopment, tenant fit outs and management of our 75 properties, most of which are local vendors. At Woodmore Towne Centre, more than 56% of all work is completed by local minority business enterprises (LMBE) (see Report page 19).</p> <p>The vendors we utilize fall into the following categories: Utility providers, insurance providers, companies that provide professional services, such as advisory or consulting services, architects, engineering companies, property management companies, construction companies or other service providers related to property management and development.</p>
	Other relevant business relationships	<p>At Urban Edge, we recognize the importance of transparency and accountability in disclosing our business relationships beyond traditional stakeholders. In addition to our primary stakeholders, such as customers, employees, and investors, we maintain important relationships with lenders, partners, and other external entities.</p>
	Significant Changes Compared to Previous Reporting Periods	<p>There have been no significant changes to the organization’s sector, value chain and other business relationships.</p>

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
Employees		
2-7	Total Number of Employees	Urban Edge had 109 employees (57 female; 52 male). 102 of our employees are based on the East Coast and 7 of our employees are located in Puerto Rico.
	Total Number of Permanent Employees, Temporary Employees, Non-Guaranteed Hours Employees, Full-Time Employees and Part-Time Employees	<p>Permanent Employees: Urban Edge had 109 permanent employees (57 female; 52 male) (102 of our employees are based on the East Coast and 7 of our employees are located in Puerto Rico).</p> <p>Temporary Employees: Urban Edge had 0 temporary employees.</p> <p>Non-Guaranteed Hours Employees: Urban Edge had 0 non-guaranteed hours employees.</p> <p>Full-time employees: Urban edge had 109 full-time employees (57 female and 52 male) (102 of our employees are based on the East Coast and 7 of our employees are located in Puerto Rico).</p> <p>Part-time employees: Urban Edge had 0 part-time employees.</p>
	Methodologies and Assumptions Used to Compile Data	The information included in this CR report has been supplied by Urban Edge's Human Resources department. Urban Edge uses FTE methodology to track its employee counts for anyone who was employed at any point during the year.
	Contextual Information	Part-time employees are employees who work less than 30 hours.
	Significant Fluctuations in the Number of Employees During and Between Reporting Periods	<p>There have been no significant fluctuations in the number of employees during and between reporting periods.</p> <p>2023 Form 10-K page 4</p> <p>2024 Form 10-K page 4</p>
Workers who are not employees		
2-8	Total Number of Workers Who Are Not Employees Whose Work is Controlled By the Organization	<p>Urban Edge's activities are mostly performed by workers employed by Urban Edge.</p> <p>Urban Edge hired 4 interns in 2024.</p>
	Methodologies and Assumptions Used to Compile Data	The information included in this CR report has been supplied by Urban Edge's Human Resources department. Urban Edge uses FTE methodology to track its employee counts for anyone who was employed at any point during the year.
	Significant Fluctuations in the Number of Workers Who Are Not Employees During and Between Reporting Periods	There have been no significant fluctuations in the number of workers who are not employees during and between reporting periods.

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
GOVERNANCE		
Governance structure and composition		
2-9	Governance structure including committees of highest governance body	Report pages 8, 10, 36 2025 Proxy Statement pages 11-21
	Committees of highest governance body responsible for overseeing impacts on the economy, environment, and people	Report pages 8, 10, 36 2025 Proxy Statement pages 12-16
	Description of the composition of the highest governance body and its committees	Report pages 8, 10, 35–36 2025 Proxy Statement pages 5-21
Nomination and selection of the highest governance body		
2-10	Nomination and selection processes for the highest governance body and its committees	Corporate Governance And Nominating Committee Charter 2024 Proxy Statement pages 6 and 16
	Describe criteria used for nominating and selecting highest governance body members	
Chair of the highest governance body		
2-11	Chair of the highest governance body	Report pages 4, 35–36 2024 Proxy Statement page 11
	Function of chair of the highest governance body	Report pages 35 Corporate Governance And Nominating Committee Charter 2025 Proxy Statement pages 7, 11-12 and 19-20

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
Role of the highest governance body in overseeing the management of impacts		
2-12	Role of the highest governance body/senior executives in developing policies and goals related to sustainable development	Report pages 10 2025 Proxy Statement pages 14 and 16-20
	Describe the role of the highest governance body in overseeing the due diligence and other processes to identify and manage impacts on the economy, environment, and people	Report pages 10 2025 Proxy Statement pages 14 and 16-20
	Describe the role of the highest governance body in reviewing the effectiveness of the processes and the frequency of this review	Report pages 10 Corporate Governance And Nominating Committee Charter 2025 Proxy Statement pages 14 and 16-20 The review is conducted quarterly.
Delegation of responsibility for managing impacts		
2-13	Describe the highest governance body delegates responsibility for managing the impacts on the economy, environment, and people	Responsibilities of managing the organization’s impacts on the economy are appointed to Urban Edge’s Corporate Responsibility Steering Committee by The Board of Trustees - Governance and Nominating Committee. The Corporate Responsibility Steering Committee consists of 15 members including the company’s CFO, General Counsel, SVP Asset Management, Chief Information Officer, VP of Human Resources, EVP Leasing and several non-officer employees. The committee meets on a regular basis for Corporate Responsibility strategy implementation and report back to the Board on a quarterly frequency and to investors at least annually.
	Process and frequency for senior executives or other employees to report back to the highest governance body on the management of the impacts on the economy, environment, and people	See Report page 8, 10 Corporate Governance And Nominating Committee Charter 2025 Proxy Statement pages 17-21

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
Role of the highest governance body in sustainability reporting		
2-14	Report whether the highest governance body is responsible for reviewing and approving the reported information and describe the process for reviewing and approving	<p>The Corporate Responsibility Oversight and Management section of this Report describes how the highest governance body delegates responsibility for managing the organization’s impacts on the economy, environment, and people, including the management of impacts and how it has delegated responsibility for the management of impacts to other employees.</p> <p>See Report pages 8, 10, 35</p> <p>This report was provided to our Governance and Nominating Committee for review and approval prior to publication.</p>
Conflicts of interest		
2-15	Process for the highest governance body to ensure that conflicts of interest are prevented and mitigated	<p>Code of Business Conduct & Ethics</p> <p>Corporate Governance Guidelines</p>
	Report whether conflicts of interest are disclosed to stakeholders	2025 Proxy Statement pages 21, 25-27 and 76
Communication of critical concerns		
2-16	Communication of critical concerns	<p>2025 Proxy Statement pages 14-15</p> <p>2024 Form 10-K pages 7-20</p>
	Total number and nature of critical concerns	None
Collective knowledge of the highest governance body		
2-17	Measures taken to advance the collective knowledge of the highest governance body on sustainable development	<p>Report pages 10 and 35</p> <p>Corporate Governance And Nominating CommitteOoe Charter</p> <p>2025 Proxy Statement page 17</p>

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DISCLOSURE		RESPONSE
Evaluation of the performance of the highest governance body		
2-18	Describe process for evaluating performance of the highest governance body in overseeing the management of the impacts on the economy, environment, and people	Corporate Governance Guidelines page 13 Corporate Governance And Nominating Committee Charter page 3 2025 Proxy Statement page 14
	Independent evaluations and the frequency of the evaluations	Corporate Governance Guidelines page 13 Corporate Governance And Nominating Committee Charter page 3 2025 Proxy Statement page 14
	Actions taken in response to evaluations	Corporate Governance Guidelines page 13 Corporate Governance And Nominating Committee Charter page 3
Remuneration policies		
2-19	Describe the remuneration policies for members of the highest governance body and senior executives	Compensation Committee Charter Corporate Governance Guidelines 2025 Proxy Statement pages 22-23 and 31-58
	Describe how the remuneration policies for members of the highest governance body and senior executives relate to objectives and performance in relation to managing impacts on the economy, environment, and people	Compensation Committee Charter Corporate Governance Guidelines 2025 Proxy Statement pages 22-23 and 31-60

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
Process to determine remuneration		
2-20	Process for designing remuneration policies and determining remuneration	Compensation Committee Charter Corporate Governance Guidelines 2025 Proxy Statement pages 13, 17, 19–20 and 31-54
	Results of votes of stakeholders	2025 Proxy Statement pages 61–62
Annual total compensation ratio		
2-21	Ratio of the annual total compensation for the highest-paid individual to the median annual total compensation for all employees	2025 Proxy Statement page 55
	Ratio of the percentage increase in annual total compensation for the highest-paid individual to the median percentage increase in annual total compensation for all employees	2025 Proxy Statement page 55–56 2024 Proxy Statement page 54-55
2-21	Contextual information to understand the data and how the data has been compiled	2025 Proxy Statement page 56
STRATEGY, POLICIES, AND PRACTICES		
Statement on sustainable development strategy		
2-22	Statement from the highest governance body or most senior executive about the relevance of sustainable development and strategy for contributing to sustainable development	Statement from Jeffrey S. Olson, Chairman of The Board of Trustees and CEO on page 4 of this Report.

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DISCLOSURE		RESPONSE
Policy commitments		
2-23	Describe policy commitments for responsible business conduct	<p>Report pages 4, 8, 9, 11 and 35</p> <p>Corporate Governance & Nominating Committee Charter</p> <p>Policies are available on our website, Governance Documents, and some of our policy commitments are on page 8 of this Report.</p> <p>Policies are implemented by the executive team.</p> <p>Code of Business Conduct and Ethics - Our policy promotes honest and ethical conduct, including fair dealing and the ethical handling of conflicts of interest; promote full, fair, accurate, timely and understandable disclosure; promote compliance with applicable laws and governmental rules and regulations; ensure the protection of the Trust’s legitimate business interests, including corporate opportunities, assets and confidential information. Our expanded policy can be found on our website. See Code of Business Conduct And Ethics.</p> <p>Precautionary Principle - Urban Edge has not formally adopted a precautionary principle policy, but GHG emissions and climate related risks are among many of the environmental risks that we seek to avoid and mitigate.</p> <p>Human Rights - Our policy and commitment are publicly available on our website. See Human Rights Policy.</p> <p>Due Diligence in Acquisitions – Our due diligence process integrates corporate responsibility into our business. During acquisitions, we prioritize sustainability by evaluating factors like Energy Star ratings, water conservation measures, waste diversion programs, and green building certifications.</p> <p>Tenant Criteria Manual – We provide all tenants with a comprehensive Tenant Criteria Manual that outlines our expectations for sustainable construction and operational practices. This policy document is designed to minimize environmental impact and ensure compliance with health, safety, and regulatory standards. It reflects our broader environmental and social responsibility commitments and is implemented consistently across our portfolio.</p> <p>Corporate Governance and Nominating Committee Charter – Reinforcing transparency and accountability, our robust corporate responsibility program is overseen by the Board of Trustees with certain oversight undertaken by the Board’s Corporate Governance & Nominating Committee, with the dedicated Corporate Responsibility Steering Committee managing day-to-day implementation and regularly reporting progress and strategic updates to the Board.</p> <p>Annual Corporate Responsibility Report and GRESB Participation - We further demonstrate our commitment through the publication of an annual corporate responsibility report and participation in GRESB. Additionally, we maintain a culture of ethical conduct, adhering to fair labor practices and implementing anti-corruption measures.</p>
	Describe specific policy commitment to respect human rights	Human Rights - Our policy and commitment are publicly available on our website. See Human Rights Policy.
	Link to policy commitments	Code of Business Conduct and Ethics
	Report the level at which each policy commitment was approved	Policy commitments were reviewed and approved at the Organization’s executive level.
	Report the extent to which the policy commitments apply to activities and business relationships	Code of Business Conduct and Ethics

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DISCLOSURE		RESPONSE
2-23	Describe how the policy commitments are communicated	Policy commitments are communicated via our website and this Report
Embedding policy commitments		
2-24	Describe how the organization embeds each of its policy commitments for responsible business conduct throughout its activities and business relationships	Report pages 4, 6, 8, 9, 11 Code of Business Conduct And Ethics Corporate Governance Guidelines
Processes to remediate negative impacts		
2-25	Describe commitments to cooperate in the remediation of negative impacts	Report pages 4, 6, 8, 9, 11 Code of Business Conduct And Ethics
	Describe approach to identify and address grievances	Urban Edge requires its employees to participate in various annual training exercises facilitated by third party service providers. The training exercises educate employees on the appropriate steps to report grievances. Human Resources tracks and follows up on all reported incidents.
	Describe other processes that provides for or cooperates in the remediation	Report pages 4, 6, 8, 9, 11, 22, 23, 25–34
	Describe how the stakeholders are involved in the process	Code of Business Conduct and Ethics
	Describe how the effectiveness of the grievance mechanism and other remediation process is tracked	Urban Edge requires its employees to participate in various annual training exercises facilitated by third party service providers. The training exercises educate employees on the appropriate steps to report grievances, including the whistleblower hotline. We conduct annual surveys where employees can express grievances. Human Resources tracks and follows up on all reported incidents.
Mechanisms for seeking advice and raising concerns		
2-26	Describe mechanisms for individuals to seek advice and raise concerns about policies for responsible business conduct	Code of Business Conduct & Ethics

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DISCLOSURE		RESPONSE
Compliance with laws and regulations		
2-27	Describe other processes that provides for or cooperates in the remediation	No significant events of non-compliance with laws and regulations to report for fiscal year ended December 31, 2024. See 2024 Form 10-K.
	Total number and monetary value of fines paid for instances of non-compliance with laws and regulations during the reporting period	None
2-27	Describe significant instances of non-compliance	Not applicable.
	Describe how the significant instances of non-compliance were determined	Significant instances of non-compliance are determined based on the severity and financial impact to the Company due to any non-compliance.
Membership associations		
2-28	Report industry associations it participates in a significant role	Memberships: Nareit, ICSC, ULI, RECC (Real Estate Cyber Consortium) and RETA (Real Estate Technology Alliance)
STAKEHOLDER ENGAGEMENT		
Approach to stakeholder engagement		
2-29	Describe approach to engage with stakeholders	RRport pages 4, 6, 8, 9, 11, 12, 13–21 Our stakeholders include our investors, shareholders, tenants, employees, customers, vendors, lenders and local communities.
Collective bargaining agreements		
2-30	Percentage of total employees covered by collective bargaining agreements	0%; Urban Edge does not have any collective bargaining agreements in place with any of its employees.
	Working conditions and terms of employment of employees not covered by collective bargaining agreements	Not applicable.

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DISCLOSURE		RESPONSE
GRI 3: MATERIAL TOPICS 2021		
Process to determine material topics		
3-1	Describe process followed to determine material topics	ESG topics most material to our business were determined through ongoing shareholder engagement and a comprehensive stakeholder engagement process that included an ESG materiality assessment. See Report page 12.
	Stakeholders and experts whose views have informed the process of determining material topics	Stakeholders involved in our materiality assessment included investors, lenders, tenants, employees and Board members. See Report page 12.
List of material topics		
3-2	List of material topics	See Report page 12.
	Changes to material topics compared to the previous reporting period	Urban Edge engaged an independent third party, Ernst & Young, to conduct a comprehensive Materiality Assessment in 2022. As of year-end 2024, there have been no changes to the material topics identified in the previous reporting period. All current material topics are listed on page 12 of this report. We plan to update our Materiality Assessment in 2025 to ensure continued alignment with stakeholder expectations and evolving ESG priorities.
3-3		<p>Our materiality assessment identified the following ten high-priority material topics as most important to both stakeholders and the long-term success of the business:</p> <p>Energy Management: Report pages 7, 8, 9, 11, 22-24, 27-30, 34</p> <p>Sustainable Operations: Report pages 7, 8, 9, 11, 22-24, 26-30, 34</p> <p>Community Investment: Report pages 9, 11, 13-15, 18, 19, 21</p> <p>Diversity, Equity, and Inclusion: Report pages 11, 13, 15, 16, 19</p> <p>Talent Attraction and Development: Report page 8, 9, 11, 13, 18</p> <p>Business Ethics: Report pages 4, 6, 8, 35</p> <p>Business Model Resilience: Report pages 31–33</p> <p>Corporate Governance: Report pages 4, 6, 8, 10, 35–37</p> <p>Regulatory Compliance: Report pages 8, 22, 23, 31-34</p> <p>Stakeholder Engagement: Report pages 4, 6, 8, 11-20</p>
GRI 201: ECONOMIC PERFORMANCE 2016		
Financial implications and other risks and opportunities due to climate change		
201-2	Financial implications and other risks and opportunities due to climate change	<p>Report pages 31–33</p> <p>2024 Form 10-K pages 14-15</p>

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
GRI 205: ANTI-CORRUPTION 2016		
Communication and training about anti-corruption policies and procedures		
205-2	Total number and percentage of governance body members that the anticorruption policies and procedures have been communicated to	100% of our governance body members
	Total number and percentage of employees that the anti-corruption policies and procedures have been communicated to	100% of our employees
	Total number and percentage of business partners that the anticorruption policies and procedures have been communicated to	100% of our business partners
	Total number and percentage of governance body members that have received training on anti-corruption	0% of our governance body members have received training on anti-corruption.
	Total number and percentage of employees that have received training on anticorruption	100% of our employees, including all new employees, receive conflicts of interest training.
GRI 302: ENERGY 2016		
Energy consumption within the organization		
302-1	Total fuel consumption within the organization from non-renewable sources	Total fuel consumption within the organization from non-renewable sources (entire portfolio, Urban Edge-controlled area, including vacant spaces): 112,257.31 therms
	Total fuel consumption within the organization from renewable sources	0
	Total electricity consumption, heating consumption, cooling consumption and steam consumption	Total electricity consumption (entire portfolio, Urban Edge-controlled area, including vacant spaces): 20,120,186.46 kWh
	Total electricity sold, heating sold, cooling sold and steam sold	Total electricity sold (includes grid-purchased electricity sold to tenants): 10,751,041.17 kWh Total heating sold (includes purchased natural gas sold to tenants): 102,362.23 therms
	Total energy consumption within the organization	Total energy consumption within the organization (includes 100% of Urban Edge-controlled usage in 2024): 23,409,336.83 kWh
	Standards, methodologies, assumptions, and/or calculation tools used	Calculations prepared in partnership with Resource Energy

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
302-1	Source of the conversion factors used	Conversion factors originate from US Climate Registry
Energy intensity		
302-3	Energy intensity ratio	2024 Energy Intensity Ratio: 1.1979 kWh/sq ft landlord controlled
	Organization-specific metric chosen to calculate the ratio	Intensity metric calculated using Urban Edge’s total gross floor area in square feet.
	Types of energy included in the intensity ratio; whether fuel, electricity, heating, cooling, steam, or all	Energy intensity includes total fuel and electricity consumption under Urban Edge’s control.
	Whether the ratio uses energy consumption within the organization, outside of it, or both	The energy intensity metrics include energy consumption within the organization.
Reduction of energy consumption		
302-4	Amount of reductions in energy consumption achieved as a direct result of conservation and efficiency initiatives	Report page 4, 7, 24
	Types of energy included in the reductions	Report page 4, 7, 24
	Basis for calculating reductions in energy consumption	Report page 24
	Standards, methodologies, assumptions, and/or calculation tools used	The 2015 baseline was recalculated in alignment with the GHG Protocol’s guidance for base year recalculations. Assets acquired after 2015 were incorporated by using the first full year of available data. Assets that were sold or acquired during the reporting year are excluded.
GRI 303: WATER AND EFFLUENTS 2018		
Interactions with water as a shared resource		
303-1		Report pages 8, 9, 22, 23, 25, 26 By transparently reporting our water withdrawal data, we aim to foster accountability and contribute to the responsible management of this vital resource. We will continue to use our Environmental Management System (EMS) and leverage technology to monitor and improve our water management practices to ensure the long-term sustainability of our operations and minimize our impact on local water sources.

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
Management of water discharge-related impacts		
303-2	Description of any minimum standards set for the quality of effluent discharge, and how these minimum standards were determined	Report page 25
Water consumption		
303-5		Total water consumption for the portfolio: 900.63 megaliters
		Total water consumption for properties in high baseline water stress areas: 140.96 megaliters
GRI 305: EMISSIONS 2016		
Direct (Scope 1) GHG emissions		
305-1		Report page 24 (like-for-like from 2015); Total portfolio Scope 1 GHG emissions in 2024 were 596.25 metric tons of CO2 equivalent. Calculations prepared in partnership with Resource Energy; conversion factors originate from EPA and Climate Registry.
Energy indirect (Scope 2) GHG emissions		
305-2		Report page 24 (like-for-like from 2015); Total portfolio Scope 2 emissions in 2024 were 7,543 metric tons of CO2 equivalent. Calculations prepared in partnership with Resource Energy; conversion factors originate from EPA eGRID and Climate Registry.
GHG emissions intensity		
305-4		2024 greenhouse gas emissions intensity: .0004165 MT CO2e/ft2 Intensity metric calculated using Urban Edge’s total gross floor area. GHG emissions intensity includes Scope 1 and 2 emissions.
GHG emissions intensity		
305-5	Reduction of GHG emissions	Report pages 4, 7, 24 The 2015 baseline was recalculated in alignment with the GHG Protocol’s guidance for base year recalculations. Assets acquired after 2015 were incorporated by using the first full year of available data. Assets that were sold or acquired during the reporting year are excluded. Calculations prepared in partnership with Resource Energy; conversion factors originate from EPA, EPA eGRID, and Climate Registry.

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
GRI 306: WASTE 2020		
Waste generated		
306-3	Waste generated	Total weight of waste generated under landlord-controlled waste management contracts was 15,362.6 metric tons in 2024. Data was provided by the waste vendor contracted at each property.
Waste diverted from disposal		
306-4	Waste diverted from disposal	Total weight of waste diverted from disposal under landlord-controlled waste management contracts was 4,938.4 metric tons in 2024. Data was provided by the waste vendor contracted at each property.
Waste diverted to disposal		
306-5	Waste directed to disposal	Total weight of waste directed to disposal under landlord-controlled waste management contracts was 10,424.1 metric tons in 2024. Data was provided by the waste vendor contracted at each property.
GRI 401: EMPLOYMENT 2016		
Benefits provided to full-time employees that are not provided to temporary or part-time employees		
401-2		Report pages 13; Benefits which are standard for full-time employees of Urban Edge but are not provided to temporary or part-time employees, for all our locations of operation include, as a minimum: i. Life insurance for employees and dependents; ii. Medical; iii. Dental; iv. Vision; v. Healthcare FSA; vi. Dependent care FSA; vii. HSA; viii. Salary continuation for short term disability; ix. Long Term Disability; x. Parental leave; xi. Employee stock purchase program; xii. Accident insurance; xiii. Critical illness; and xiv. Health advocate.
GRI 404: TRAINING AND EDUCATION 2016		
Average hours of training per year per employee		
404-1		Report page 37 Average hours of training that Urban Edge’s employees have undertaken during the reporting period, by: i. Gender: Male ~6 hours, Female ~9 hours. ii. Employee category: Full time employees ~3 hours.

Global Reporting Initiative (GRI) Index



DISCLOSURE		RESPONSE
Programs for upgrading employee skills and transition assistance programs		
404-2	Type and scope of programs implemented and assistance provided to upgrade employee skills	Report page 11, 18, 37 Excel (I, II AND III), Microsoft Project, 4 IT cybersecurity trainings, and executive coaching for management team.
	Transition assistance programs provided to facilitate continued employability and the management of career endings resulting from retirement or termination of employment	We have a severance policy for termination of employment that provides 1 week of salary for every year worked with a minimum severance of 4 weeks and a maximum of 26 weeks. In a reorganization where multiple positions are eliminated, we typically offer outplacement services through a third-party vendor.
Percentage of employees receiving regular performance and career development reviews		
404-3		Report page 11 100% of our full-time employees receive annual performance reviews.
GRI 405: DIVERSITY AND EQUAL OPPORTUNITY 2016		
Diversity of governance bodies and employees		
405-1	Percentage of individuals within the organization’s governance bodies	Report pages 35-36; i. Gender: 33% Female, 67% Male; ii. Age group: 33% Generation X, 67% Baby Boomers; iii. 11% Black or African American, 89% White.
	Percentage of employees per employee category by diversity categories	i. Gender of Full-time Employees: 52% Female 48% Male; ii. Age group: 15% under 30 years old, 47% between 30-50 years old, and 39% over 50 years old; iii. 71% White, 17% Hispanic, 3% Asian, 2% Black or African American, 4% Native Hawaiian or other Pacific Islander, 2% Two or more races (Not Hispanic or Latino), 2% Unknown.
GRI 406: NON-DISCRIMINATION 2016		
Incidents of discrimination and corrective actions taken		
406-1	Total number of incidents of discrimination during the reporting period	No incidents to report for fiscal year ended December 31, 2024. See 2024 Form 10-K.
GRI 413: LOCAL COMMUNITIES 2016		
Operations with local community engagement, impact assessments, and development programs		
413-1		Report pages 4, 6-9, 11, 14, 19- 21 Urban Edge participates in government programs that help local minority owned small business enterprises (LMBE) be successful.

Sustainability Accounting Standards Board (SASB) Index



CODE	ACCOUNTING METRIC	RESPONSE
Energy Management		
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	100% of Urban Edge-controlled areas, including vacant spaces
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	See GRI Standard 302-1 above.
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Report page 24 The 2015 baseline was recalculated in alignment with the GHG Protocol’s guidance for base year recalculations. Assets acquired after 2015 were incorporated by using the first full year of available data. Assets that were sold or acquired during the reporting year are excluded.
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Report pages 4, 8, 9, 21- 23, 27-29, 30-33
Water Management		
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 subsector	70.0% water withdrawal data coverage for total floor area (includes common area, vacant spaces, and tenant-occupied spaces) 69.1% water withdrawal data coverage for floor area in regions with High Baseline Water Stress
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	1,006,384.76 cubic meters (m³) of water withdrawn by total portfolio area, and 17% of that withdrawal is attributable to properties with High Baseline Water Stress
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	8.52% reduction in like-for-like Landlord-controlled water consumption between 2023 and 2024, with 100% data coverage for landlord-controlled consumption.
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	Report pages 22, 23, 25, 26, 27, 30-33

Sustainability Accounting Standards Board (SASB) Index



CODE	ACCOUNTING METRIC	RESPONSE
Management of Tenant Sustainability Impacts		
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	The form lease for 100% of new leases and renewals includes a cost recovery clause for efficiency-related capital improvements.
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	Report pages 8, 22, 23, 25, 26, 27, 28, 29
Climate Change Adaptation		
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	892,394 SF (GFA)
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Report pages 8, 22, 23, 30, 31-33
Activity Metrics		
IF-RE-000.A	Number of assets, by property subsector	75 as of December 31, 2024
IF-RE-000.B	Leasable floor area, by property subsector	17,350,000 square feet as of December 31, 2024
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	10.1% of GFA
IF-RE-000.D	Average occupancy rate, by property subsector	2024 Form 10-K page 1

Task Force On Climate-Related Financial Disclosures (TCFD) Index



TCFD RECOMMENDED DISCLOSURE	RESPONSE
Governance <i>Disclose the organization’s governance around climate-related risks and opportunities</i>	
a) Describe the board’s oversight of climate-related risks and opportunities.	Report pages 4, 8,10, 35
b) Describe management’s role in assessing and managing climate-related risks and opportunities.	Report pages 4, 8,10
Strategy <i>Disclose the actual and potential impacts of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning, where such information is material</i>	
a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Report pages 30-33
b) Describe the impact of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning.	Report pages 23, 30-33
c) Describe the resilience of the organization’s strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	<p>Report pages 4, 8, 22, 23, 27, 28, 30-33</p> <p>Urban Edge recognizes the risk that climate change poses to the real estate sector, and the importance of preparing the assets across our portfolio for the risks and opportunities that climate change poses to the communities where we operate. Planning for climate change and resiliency can help reduce risks across the portfolio and provide a return on investment by reducing the economic impacts of climate change. In addition, tenants have started to factor climate change impacts to their leasing decisions. Urban Edge Properties’ commitment to increasing climate change resiliency and adaptation across the portfolio through the adoption of policies and procedures can help reduce costs and enhance environmental outcomes through more efficient and resilient buildings, enhance marketability of commercial properties, and address investor expectations. In order to implement our newly created Climate Change and Resilience Policy, the following guidelines are intended to outline the steps for the Portfolio Managers, Property Managers, Chief Engineers, and Building Staff to help implement and increase the resiliency of assets across the portfolio.</p> <p>Conduct a Risk Assessment: Utilizing the Climate Change Risk Assessment Checklist portfolio managers and property managers conduct a risk assessment to identify exposure, sensitivity and adaptive capacity related to climate change related impacts.</p> <p>Evaluate Opportunities: Identify opportunities to reduce the risk at the building level by implementing energy efficiency measures outlined in the Urban Edge Properties Energy Management Plan and Greenhouse Gas Emissions Policy.</p> <p>Urban Edge has not conducted a scenario analysis. However, Urban Edge is considering conducting a scenario analysis in the future.</p>

Task Force On Climate-Related Financial Disclosures (TCFD) Index



TCFD RECOMMENDED DISCLOSURE	RESPONSE
Risk Management <i>Disclose how the organization identifies, assesses, and manages climate-related risks</i>	
a) Describe the organization’s processes for identifying and assessing climate-related risks.	Report pages 8, 30-33
b) Describe the organization’s processes for managing climate-related risks.	Report pages 8, 30-33
c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization’s overall risk management.	Report pages 8, 30-33
Metrics and Targets <i>Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities, where such information is material</i>	
a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Report pages 8, 23, 30-33
b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Report pages 28, 30-33
c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Report pages 9, 28, 30-33

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