

URBAN EDGE

2025 CORPORATE RESPONSIBILITY REPORT





THE VILLAGE AT BRIDGEWATER COMMONS | Bridgewater, NJ

INTRODUCTION

- 03 About This Report
- 04 Letter from the CEO
- 05 About Urban Edge Properties
- 06 UE 10-Year IPO Anniversary
- 07 Our Objectives and Goals
- 08 2025 Highlights
- 09 Our Corporate Responsibility Policy Commitment
- 10 United Nations Sustainable Development Goals
- 11 Corporate Responsibility Oversight and Management
- 12 Materiality Assessment
- 13 UE Strategic Priorities
- 14 Stakeholder Engagement

OUR PEOPLE

- 16 Social Impact
- 17 Women in Leadership
- 18 Our People & Communities
- 19 UE Cares
- 20 Supporting Local Communities: Strategic Leasing
- 21 Case Study: Focused Leasing Strategy
- 22 Strengthening Community at Bruckner Commons
- 23 Supporting Local Communities: Partnerships
- 24 Case Study: Temp-to-Perm Tenants
- 25 Bergen Town Center Redesign: Purposeful Reinvestment
- 26 Health & Wellness
- 26 Employee Appreciation
- 27 Empowering Employees Through Professional Development

OUR PLANET

- 29 Sustainability in Practice
- 30 Our EMS Drives Results
- 31 Sustainability Improvements
- 32 Case Study: Managing Energy Cost Volatility Through Portfolio-Wide Lighting Efficiency
- 34 Environmental Stewardship
- 36 Case Study: Integrating EV Charging Across Our Portfolio
- 37 Promoting Reuse In Our Communities
- 38 Sustainable Building Operations & Certifications
- 39 Pathway to 50% GHG Reduction by 2030
- 40 Potential Impact of Rising Global Temperatures
- 41 Mitigating Risk: Climate-Related Disclosure
- 42 Mitigating Risk: Physical Risks
- 43 Mitigating Risk: Transition Risks

OUR PRINCIPLES

- 45 Board and Governance Oversight
- 46 Board Composition
- 47 Cybersecurity and Information Technology
- 48 Forward-Looking Statement

APPENDIX

- 49 External Verification Statement of Data Assurance
- 50 Index

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 2025, 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 and ESG program, please visit our website.

Urban Edge

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Reporting Frameworks



Unless otherwise stated, the data in this 2025 Report covers activities from January 1, 2025, through December 31, 2025.

Letter from the CEO

At Urban Edge, corporate responsibility is integral to how we operate every day. Our approach is grounded in disciplined execution, operational excellence, and a deep understanding of the communities we serve. These principles underpin the resilience and long-term relevance of our portfolio and have translated into strong financial performance, reflected in a three-year FFO CAGR of 6% through 2025. We believe that responsible stewardship and value creation are not competing priorities but are mutually reinforcing, and the evidence of that conviction is embedded throughout this report.

ENVIRONMENTAL STEWARDSHIP

We believe that well-maintained, efficiently operated properties are both sound business practice and a tangible expression of our responsibility to the environment. That conviction drives meaningful progress on our sustainability commitments each year.

In 2025, we achieved a 41% reduction in greenhouse gas emissions relative to our 2015 base year—a milestone that reflects years of targeted investment and disciplined asset management. Specific initiatives driving this progress include:

- ▢ HVAC system upgrades across high-energy-use properties, improving efficiency and indoor air quality for tenants and shoppers alike.
- ▢ Portfolio-wide LED lighting retrofits that have materially reduced electricity consumption and maintenance costs.
- ▢ Water conservation measures, including smart irrigation and low-flow fixture installation, at properties across our footprint.

These investments lower operating costs, reduce our environmental footprint, and enhance the long-term value of our assets, demonstrating that sustainability and returns are aligned. Looking ahead, we are exploring additional renewable energy opportunities and continuing to refine our data collection and reporting capabilities to support ongoing progress against our long-term emissions reduction targets.

COMMUNITY ENGAGEMENT AND SOCIAL IMPACT

Our shopping centers are far more than retail destinations. They are essential civic hubs—gathering places that anchor neighborhoods, support local businesses, and provide employment opportunities for thousands of people across the communities we serve.

In 2025, we deepened our local engagement through partnerships with community organizations, support for small business tenants, and programming designed to activate our properties as true public amenities. We remain attentive to the evolving needs of the neighborhoods around us, and we are committed to ensuring that our properties adapt and grow alongside them.

Our employees are central to this mission. We continued to invest in their professional growth and personal development through expanded collaboration programs and benefits such as tuition reimbursement that support continued education and long-term career advancement. A skilled, engaged, and supported workforce is the foundation of everything we do, and we are proud of the culture of accountability, inclusion, and excellence that our team embodies.

GOVERNANCE & ACCOUNTABILITY

Underpinning all aspects of our operational strategy is a governance structure built for accountability and long-term thinking. Corporate responsibility is fully embedded within our broader governance framework, with direct oversight from the Board of Trustees' Corporate Governance and Nominating Committee. This structure ensures that our environmental, social, and community commitments remain integrated with our strategic priorities, our enterprise risk-management processes, and our long-term value creation objectives.

We also recognize that transparency is a prerequisite for trust. We continue to enhance our ESG disclosures, aligning with recognized reporting frameworks and responding to the growing expectations of our investors, tenants, and partners.

DISCIPLINED CAPITAL ALLOCATION

The strength of our balance sheet and the quality of our capital allocation decisions provide the financial foundation that makes long-term stewardship possible. Our ability to invest in property upgrades, sustainability initiatives, and community programming is a direct function of the discipline we exercise across every aspect of our capital deployment, from acquisitions and redevelopments to our approach to maintain abundant liquidity with low leverage.

LOOKING AHEAD

We enter 2026 with confidence in our path forward. The operating environment for well-located, grocery-anchored, and necessity-based retail continues to strengthen, and Urban Edge is positioned to capitalize on that momentum through continued leasing execution, value-add redevelopment activity, and disciplined external growth and capital recycling.

By continuing to invest in our properties, our people, and the communities we serve—supported by strong governance and a culture of operational excellence—Urban Edge is well positioned to deliver durable, long-term value for all stakeholders.

Sincerely,

Jeff Olson

Chairman and Chief Executive Officer



About Urban Edge Properties

Urban Edge Properties 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 73 properties totaling 17.2 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

96.7%
same-property leased occupancy

\$22M
future gross rent from signed leases not yet rent-commenced

FINANCIAL DATA

\$166M
active redevelopment pipeline (expected to yield 14%)

\$4.1B
market cap
\$2.5B equity
\$1.6B total debt

\$472M
annual revenue 2025

\$21.50
weighted average ABR PSF

37%
net debt to total market cap

Data as of December 31, 2025

UE 10-Year NYSE Listing Anniversary

From its formation in 2015, Urban Edge Properties celebrated a decade-long transformation of its portfolio through disciplined growth, active capital recycling, and targeted reinvestment. During this period, we completed 18 acquisitions, adding 6.7 million square feet of retail space for \$1.5 billion, while sharpening our focus and enhancing long-term growth through the sale of more than \$700 million of assets.

During the past ten years, our strategy supported a 30% increase in annualized base rent, driven by a tenant roster anchored by leading grocery, necessity, and service-oriented brands including Trader Joe’s, Uncle Giuseppe’s, ShopRite, TJX brands, BJ’s, Bob’s Discount Furniture, Starbucks, First Watch, Dave’s Hot Chicken, and Club Pilates. Over the decade, more than 65% of the portfolio underwent substantial repositioning, enhancing asset quality, tenant mix, and long-term relevance.

As a result, the portfolio is increasingly concentrated in daily-needs retail, with grocery-anchored centers accounting for approximately 80% of portfolio value. These grocers generate average sales of ~\$950 per square foot, reinforcing the durability, resilience, and cash-flow stability of the portfolio. This strategic focus on grocery-anchored, daily-needs retail has also strengthened our broader corporate responsibility objectives. Emphasizing tenants centered on essential goods, services, and local conveniences, our centers increasingly serve as community hubs—enhancing access, supporting local economies, and contributing to more sustainable, walkable patterns of everyday consumption across the markets we operate in. Together, these outcomes reflect the tangible results of our strategy executed over our first decade as a public company.



SINCE 2015

| | | | | |
|---|-------------------------------------|--|--------------------------------------|--------------------------------|
| +6.7M SF retail space purchased for \$1.4B | +30% annualized base rent | 65% of portfolio underwent substantial repositioning | 36% adjusted EBITDA growth | 33% total NOI growth |
|---|-------------------------------------|--|--------------------------------------|--------------------------------|

TENANT HIGHLIGHTS

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

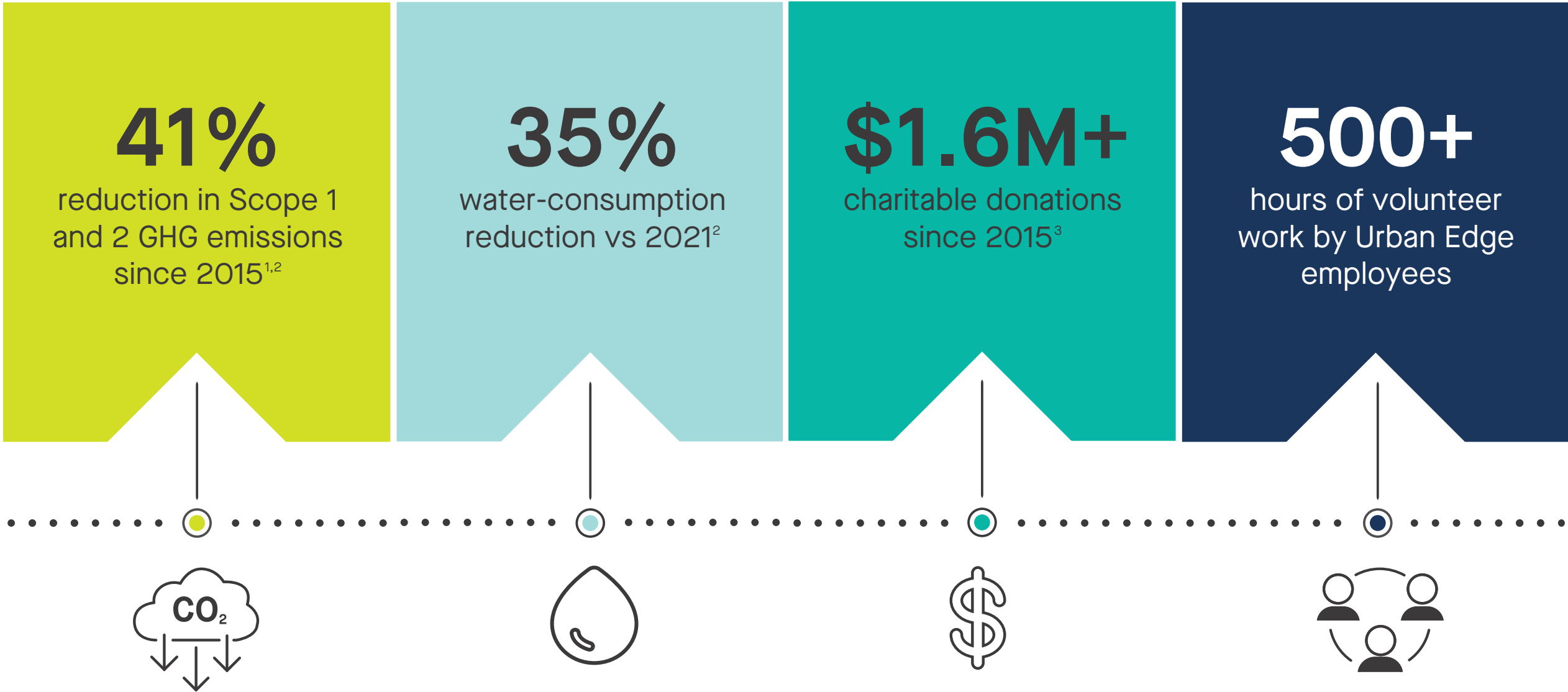
INTEGRATING CORPORATE RESPONSIBILITY INTO LONG-TERM VALUE CREATION

At Urban Edge, our corporate responsibility strategy is embedded in how we operate, invest in, and position our portfolio for long-term performance. Through disciplined property management, targeted efficiency initiatives, and a continued focus on community-serving, necessity-based retail, we enhance asset quality, protect cash flow durability, and support sustained leasing demand. Over the past several years, we have implemented portfolio-wide investments in energy efficiency, water conservation, and building system optimization, including LED lighting upgrades, advanced HVAC controls, irrigation improvements, and real-time utility monitoring that have meaningfully reduced resource consumption and strengthened asset resilience.

These initiatives improve operating predictability and help mitigate our exposure to inflationary pressures on utilities, insurance, and regulatory costs. This allows many properties to minimize increases in expenses year-over-year despite broader market-cost escalation. At the same time, well-maintained, resilient centers remain highly relevant to tenants and shoppers, growing occupancy, retention, and pricing power. Supported by strong governance and risk management, these considerations are embedded in our capital allocation and redevelopment planning, guiding how we preserve value, manage risk, and maintain a future-ready portfolio that delivers long-term value for stakeholders.



2025 Highlights



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 such as 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, waste diversion, and water conservation |
| 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 impacts |

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 |

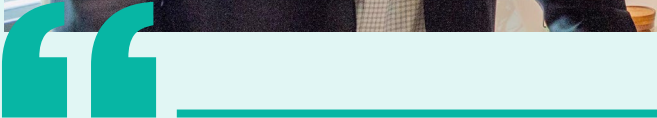
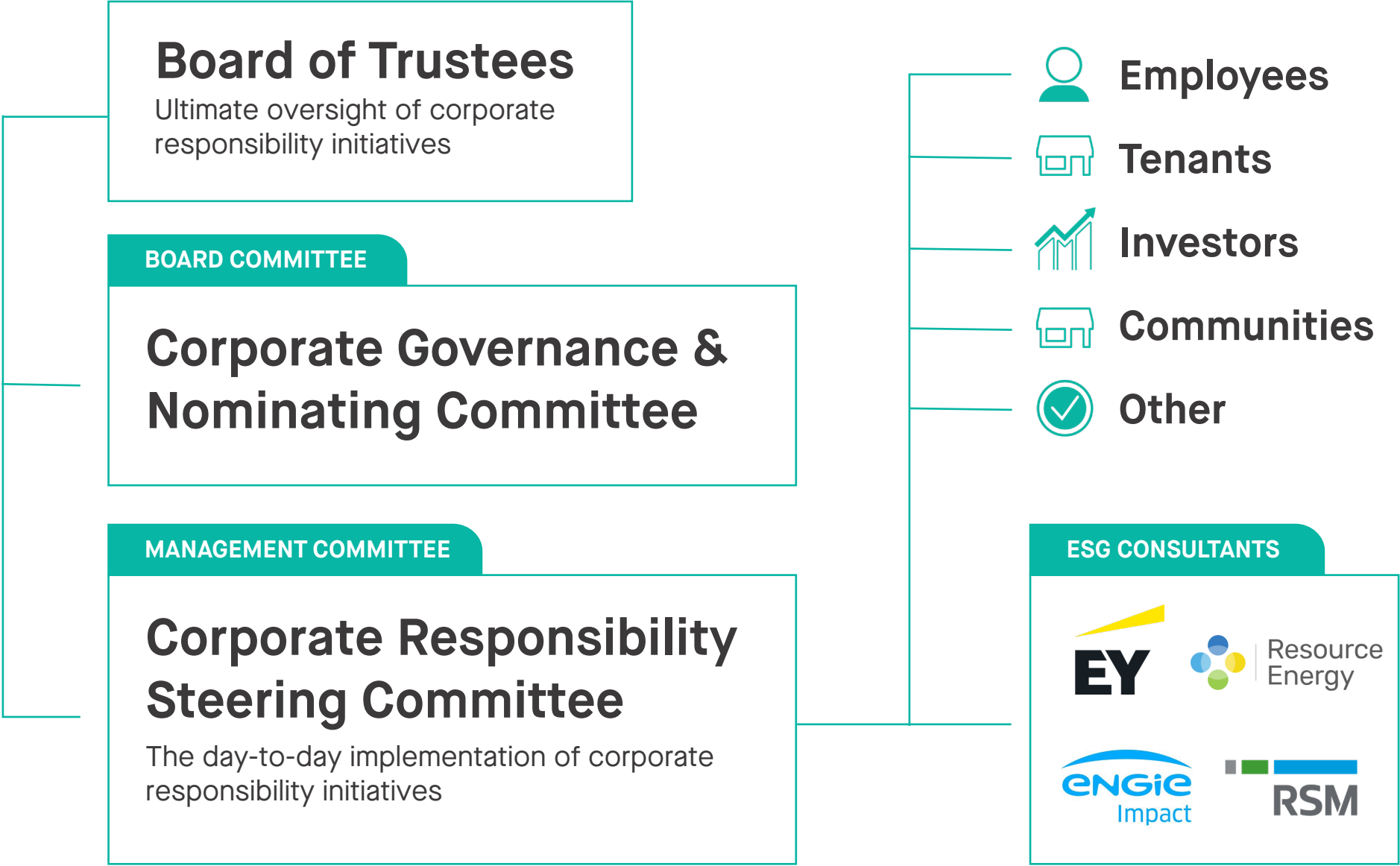
United Nations Sustainable Development Goals



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 16, 18, 19 |  | Ensure availability and sustainable management of water and sanitation for all | Implement strategies to reduce water consumption across our properties | Pages 9, 29, 34 |
|  | 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 9, 16, 18, 26, 27, 30 |  | 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 | Page 23 |
|  | 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 17, 27 |  | 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 13, 29–43 |

Corporate Responsibility Oversight and Management



Our corporate responsibility strategy is grounded in financial discipline and long-term value creation. By investing in operational efficiency, resilient assets, and responsible governance, we strengthen cash flows, manage risk, and position the portfolio for sustainable growth.

Mark Langer

EVP, Chief Financial Officer



Materiality Assessment

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.



- 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.

UE Strategic Priorities

Urban Edge's corporate responsibility strategy is focused on the ESG issues most directly linked to asset quality, operating performance, and long-term portfolio resilience. Through stakeholder engagement, peer benchmarking, and internal assessments, we identified five ESG priorities that reflect our portfolio composition, geographic concentration, and operating model.

These priorities guide how we manage risk, allocate capital, and operate our retail assets—translating ESG commitments into concrete, repeatable actions across our portfolio. Each priority is supported by specific programs, policies, and performance metrics that drive accountability and measurable outcomes.

Energy Efficiency & GHG Emissions Management

Maintaining predictable costs and managing carbon risk requires disciplined, data-driven building operations.

- ▢ Focus on efficient building systems and disciplined operations to drive emissions reductions
- ▢ Data-driven performance management improves system reliability and long-term asset competitiveness
- ▢ Take a proactive approach to evolving carbon regulations, particularly in urban markets such as NYC

Climate Risk, Physical Resilience & Regulatory Preparedness

With a portfolio concentrated in dense, coastal, and urban regions, managing physical and transition climate risks is critical to long-term portfolio durability.

- ▢ Asset-level climate-risk assessments inform capital planning, insurance strategy, and redevelopment decisions
- ▢ Physical and transition risks are evaluated to protect against increasingly volatile environmental conditions
- ▢ Long-term hold considerations are shaped by regulatory preparedness and resilience planning

Asset Quality & Disciplined Capital Reinvestment

Environmental and resilience considerations are embedded into every major investment decision to preserve and enhance asset value.

- ▢ Scalable, repeatable improvements such as roofing upgrades, lighting enhancements, and infrastructure modernization drive efficiency gains
- ▢ Redevelopment and system upgrade decisions integrate sustainability and resilience criteria
- ▢ Capital reinvestment preserves asset relevance and supports long-term value creation
- ▢ Proactive assessment of evolving carbon regulations, particularly in urban markets such as NYC

Leasing Strategy & Community-Serving Retail

Urban Edge's leasing approach ties operational performance to meaningful community impact.

- ▢ Necessity-based, grocery-anchored, and service-oriented retail supports consistent foot traffic and tenant stability
- ▢ Strong occupancy and durable NOI are reinforced by centers serving daily consumer trends
- ▢ Leasing strategy creates opportunities for local and minority-owned businesses, strengthening community ties

Governance, Risk Management & Data Integrity

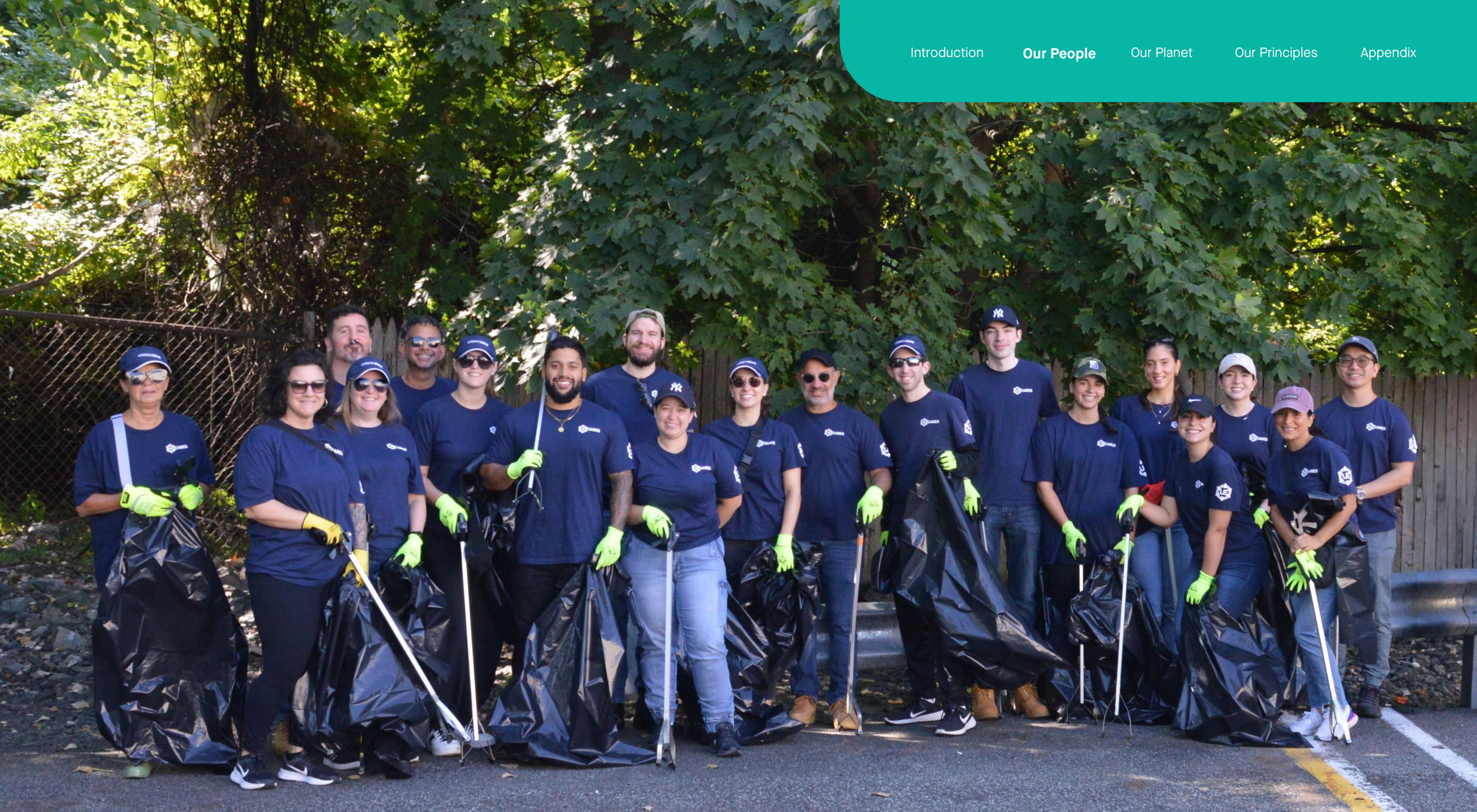
Sound governance and transparent disclosure practices ensure ESG is integrated into strategy and operations with accountability and discipline.

- ▢ Board-level oversight and enterprise risk management embed ESG into corporate decision-making
- ▢ Robust cybersecurity governance protects operational and data integrity
- ▢ Third-party tested data and transparent disclosure practices support stakeholder confidence

Stakeholder Engagement

| GROUP | ACTIONS |
|------------------------------------|--|
| Local Communities | <ul style="list-style-type: none"> Active participation supporting community events Sponsorship of community programs Partnerships with local charitable organizations Implementation of sustainability initiatives |
| Investors & Lenders | <ul style="list-style-type: none"> Quarterly earnings calls Detailed quarterly and annual reports Participation in investor roadshows/conferences Property tours Press releases to communicate important announcements and updates Materiality assessments to gauge corporate responsibility |
| Suppliers & Contractors | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 Fostering a culture of learning and development |
| Tenants | <ul style="list-style-type: none"> 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 |



Our People

Putting people and communities at the center of how we operate and grow.

Social Impact

At Urban Edge, we continue to invest in both our people and communities through programs that foster connection, growth, and impact. Through UE Cares, employees support local communities by volunteering and organizing collection drives to address local needs. In addition, employees contribute monthly donations that are matched by the company, and UE continues to assist organizations with in-kind space donations. Internally, we sharpened our focus on employee development by expanding mentorship, encouraging continuous learning, and strengthening collaboration across teams. Complementing these efforts, our Health & Wellness program delivered wellness-focused webinars that support employees' mental, physical, and financial well-being, reinforcing a culture where people are empowered to grow and thrive.

EMPLOYEE BENEFITS

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



Women in Leadership

We are committed to fostering an inclusive workplace where women are empowered to lead, grow, and thrive. We firmly believe that diverse leadership strengthens our organization and drives better outcomes for our employees, partners, and communities.

At UE we actively support women in leadership roles across all levels of the organization, creating pathways for talented individuals to advance and take on positions of meaningful influence. These leaders in turn create their own platform to share their knowledge, insights, and experience. By elevating diverse voices and perspectives, we enrich our organizational culture and inspire the next generation of leaders.

We recognize that investing in women is both a core value and a strategic imperative that strengthens our company and the communities we serve.



47%

of leadership positions are held by women



HEATHER OHLBERG
EVP, General Counsel and Secretary



CECILIA LI
SVP, Chief Information Officer



ANDREA DRAZIN
Chief Accounting Officer



LISA TRONZANO
SVP, Human Resources



PATRICIA ZAFFERESE
VP, Specialty Leasing



LINETH ROSADO
VP, Puerto Rico Operations



REBECCA CLAREMAN
VP, Associate General Counsel



JAYA DANIEL
Senior Director, Marketing

Our People & Communities

How We Create Social Impact

Urban Edge’s social impact is delivered through our community-focused leasing strategies, our support of local businesses, the dedication of our employees to serve those in need, and the positioning of our centers as community hubs.

EMPLOYEE ENGAGEMENT & WELL-BEING

| VALUE | ACTION | IMPACT |
|---|---|---|
| A strong culture supports strong execution. We focus on employee well-being, professional development, and engagement across the organization | Wellness and engagement activities Professional growth opportunities Volunteerism and community involvement | An engaged workforce that supports operational excellence |

COMMUNITY ENGAGEMENT & PARTNERSHIPS

| VALUE | ACTION | IMPACT |
|---|---|--|
| Urban Edge views its properties as community gathering places that can support local organizations and neighborhood initiatives | Partnerships with nonprofits Community events and activations Food distribution and volunteer initiatives | Stronger relationships with the communities we serve |



SUPPORTING LOCAL & SMALL BUSINESS GROWTH

| VALUE | ACTION | IMPACT |
|---|---|--|
| We work closely with local and small businesses to help them establish and grow their operations within our centers | Temporary leasing arrangements often serve as a starting point, allowing successful businesses to transition from short-term occupancy to permanent tenancy | Activated space, diversified tenant mix, and long-term local economic growth |

COMMUNITY-FOCUSED, NECESSITY-BASED LEASING

| VALUE | ACTION | IMPACT |
|--|--|---|
| Urban Edge prioritizes necessity-based, resilient retail, including grocers, value-oriented retailers, and service providers that deliver essential goods and services | Grocery-anchored and service-driven tenant mixes Leasing decisions tailored to local trade area needs | Stronger neighborhood relevance, repeat customer visitations, more resilient centers, and consistent daily traffic that supports community vitality |



Led by the UE Cares Committee, Urban Edge’s social impact initiatives are designed to create lasting value in the communities we serve. Through hands-on employee volunteerism, in-kind space donations, community collection drives, and the continuation of key partnerships with Hackensack Riverkeeper and RAP4Bronx, we deliver meaningful local impact while reinforcing a culture of purpose, engagement, and social responsibility across our organization.



HACKENSACK RIVERKEEPER

Employees supported local environmental restoration efforts through hands-on volunteer activity along the Hackensack River. Volunteers collected and removed trash and debris that filled a 20-yard dumpster, helping improve the cleanliness of the river and support the health of the surrounding ecosystem.



GRASSROOTS GROCERY/RAP4BRONX

Volunteers organized and distributed more than 2,000 pounds of food to community members facing food insecurity, reaching over 75 households. Through direct, on-the-ground engagement, this effort delivered meaningful support to local families and reinforced UE’s commitment to strengthening community well-being.



THE YWCA

UE supported the YWCA Northern NJ through an Essentials Drive that rallied employees to donate items for women, infants, and families in need. This initiative reflects Urban Edge’s commitment to supporting local women and families and making a meaningful impact within our local New Jersey community.



SCHOOL-SUPPLY DRIVES

Employees supported students ahead of the school year through company wide school-supply drives benefiting Operation Backpack and Jersey Cares. Backpacks and essential supplies were assembled and delivered for distribution to children in need across New York City and New Jersey.



Supporting Local Communities: Strategic Leasing

UE continues to align its leasing strategy with its commitment to community impact, prioritizing tenants that bring essential services, local character, and economic vitality to the neighborhoods we serve.

Across our portfolio, we curate a balanced merchandising mix that thoughtfully combines small businesses, regional operators, and community-focused retailers alongside national brands, enhancing the relevance and resilience of our centers while creating meaningful opportunities for local entrepreneurs to grow and thrive in high-quality retail environments.

Our leasing approach emphasizes necessity-based and service-oriented uses, including neighborhood grocers, healthcare providers, fitness uses, and dining concepts that reflect the unique needs of each trade area. In addition, UE creates new opportunities by activating underused areas of our centers through the development of freestanding pad sites, introducing complementary uses that improve site functionality, generate jobs, and increase foot traffic. We also remain intentional about backfilling vacancies—either from leases expirations or bankruptcies—with tenants that drive consistent foot traffic and foster daily engagement, strengthening each center’s role as a community hub.

Proven track record of successfully re-leasing anchor spaces from recently distressed tenants



LEASING DATA

| | | | |
|--|--|--|---------------------------------------|
| 96.7% same-property leased occupancy | 32% record same-space cash spread achieved for 58 new leases executed | 20% spread achieved on new leases for 4 consecutive years | 92.6% record shop occupancy |
|--|--|--|---------------------------------------|

As of 12/31/25

CASE STUDY

Focused Leasing Strategy

UE's leasing approach emphasizes demand-driven, resilient tenants that support everyday community needs and long-term center performance. Grocers play a central role in this strategy by providing essential goods, consistent daily traffic, and long-term occupancy stability.

From 2021 through 2025, UE completed nine new grocery anchor leases, reinforcing its focus on essential retail during a period when grocery expansion was highly selective.

DATA

80%
portfolio value grocery-anchored

~\$950
avg grocer sales PSF

As of 12/31/25



COMMUNITY AND CUSTOMER IMPACT

- Expanded access to food and essential services in the communities UE serves
- Strengthened shopping centers as daily-use destinations rather than discretionary retail
- Enhanced convenience for residents within dense urban and suburban trade areas

ECONOMIC AND SMALL BUSINESS IMPACT

Grocery anchors help activate surrounding space by:

- Driving consistent foot traffic to the center
- Supporting local, service-oriented, and small businesses
- Encouraging leasing demand for complementary neighborhood uses

OUTCOME

By prioritizing grocery-anchored leasing, UE enhances portfolio resilience while delivering meaningful community benefits. This strategy aligns responsible growth with long-term economic performance, reinforcing UE's role in creating stable, community-oriented retail environments.



CASE STUDY

Strengthening Community at Bruckner Commons

At Bruckner Commons, UE demonstrates how strategic tenant curation can strengthen community impact while enhancing center performance. The 2018 opening of ShopRite, the first one in the Bronx, established a strong foundation as a neighborhood-serving anchor, bringing convenient access to fresh food, everyday essentials, and culturally relevant offerings. As a full-service grocer, ShopRite has driven consistent daily traffic, supporting small businesses across the center while promoting healthier, more accessible food options for local residents.

The center’s grocery offering is further complemented by Aldi located directly across White Plains Road, collectively creating a strong grocery node that expands choice, affordability, and convenience for the surrounding community.

Building on this momentum, BJ’s Wholesale Club is currently under construction at Bruckner Commons. Once delivered, BJ’s will expand the center’s appeal by offering bulk purchasing and value-oriented pricing, serving larger households and budget-conscious shoppers. With its regional draw, BJ’s is also expected to increase overall visitation and introduce new customers to existing tenants.

Together, ShopRite, BJ’s, and Aldi create a complementary grocery ecosystem that meets a wide range of shopping needs, from daily convenience trips to larger stock-up visits, while driving cross-shopping and strengthening tenant performance across the property.

Bruckner Commons reflects Urban Edge’s commitment to investing in essential retail that supports local communities, creates jobs, and builds resilient, high-performing shopping destinations.

IMPACT

Foot traffic increased
~40%
since ShopRite opening

The development is expected to generate **more than 200 new construction** jobs in the Bronx

500+
permanent jobs will exist across the center upon redevelopment

“Great leasing isn’t just about filling space—it’s about creating opportunity, building relationships, and helping places and people thrive.”
Patricia Zafferese VP, Specialty Leasing



Supporting Local Communities: Partnerships

STRATEGIC PARTNERSHIPS

Supporting Local Minority-Owned Businesses

Woodmore Towne Centre integrates inclusive sourcing into its daily operations through its Local Minority-Owned Business Enterprise (LMBE) program, which prioritizes partnerships with minority-owned vendors and service providers.

In 2025, LMBE vendors represented ~57% of eligible operating expenses, reflecting our continued commitment to supporting local businesses and strengthening the local economy by creating places where businesses succeed, communities connect, and long-term value is created.



COMMUNITY ROOMS

We incorporate community-focused spaces within our centers that exist to serve the needs of the surrounding community. Across our portfolio, we provide dedicated spaces that host programs, services, and gatherings for the benefit of the communities we serve. These include The Shops at Riverwood, which is home to a community center supporting the JVS ESOL program and providing English language education; the Village at Waugh Chapel, where the Village Commons Community Center hosts a range of community events, including blood drives; and Bruckner Commons, which includes a community center that serves as a gathering space for neighborhood programming. By making room for education, wellness, and civic engagement, our centers help strengthen neighborhoods and serve as places where communities can come together beyond everyday shopping.

CASE STUDY

Temp-to-Perm Tenants

SUPPORTING LOCAL WOMEN-OWNED BUSINESSES

Bee's Arts and Crafts | Huntington Commons

Bee's Arts and Crafts Studio highlights our ability to identify and support locally relevant concepts through flexible leasing. Introduced as a temporary tenant at Huntington Commons, the kids-activity studio quickly gained traction by offering hands-on experiences such as painting, arts and crafts, and making slime, along with hosting birthday parties and group events.

The concept adds a strong experiential component to a center anchored by purpose-oriented retail like ShopRite and Home Depot, which are complemented by value and service-oriented tenants including Burlington and Marshalls, and supplemented by fitness uses such as CycleBar and Club Pilates. Its presence enhances dwell time, drives family visitation, and brings a new layer of engagement to the property.

Following strong customer response during Bee's Arts & Crafts' temporary tenancy, UE partnered with the tenant to transition into a permanent space, establishing the studio as a long-term community-focused amenity within the center.



A BLUEPRINT FOR COMMUNITY-DRIVEN RETAIL

Vineeta's Beauty Care & Spa | The Plaza at Woodbridge

Vineeta's Beauty Care & Spa exemplifies our ability to identify and support high-performing local operators and curating retail that reflects the communities we serve. Initially launched as a temporary tenant at The Plaza at Woodbridge, this woman-owned business built a loyal following through its personalized beauty and wellness services.

Located within a center anchored by Trader Joe's, Vineeta's complements the property's strong base of daily-needs traffic by offering a convenient, service-oriented use that encourages repeat visits and cross-shopping. Its presence enhances the overall merchandising mix while meeting the needs of the surrounding neighborhood.

Recognizing the strength of the concept and its connection with the local customer base, UE worked with the tenant to secure a permanent location, supporting the business's long-term growth while further embedding community-focused retail within the center.

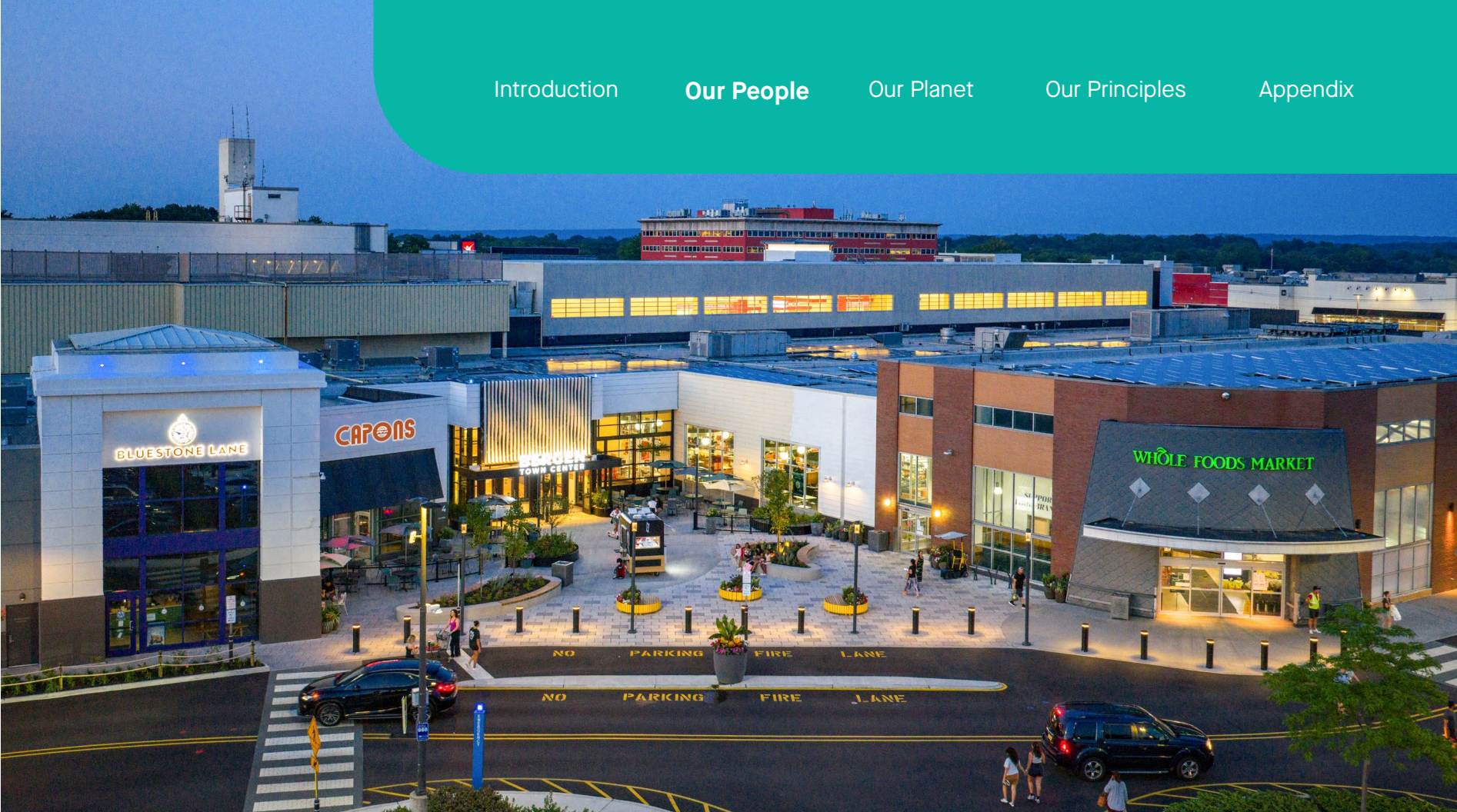


Bergen Town Center Redesign: Purposeful Reinvestment

Urban Edge completed a comprehensive rebrand and physical transformation of Bergen Town Center, reimagining the property as a more vibrant, welcoming, and community-focused destination. The initiative refreshed aging facades and entrances, introduced modern lighting elements, and enhanced landscaping and seating throughout the center, creating a more inviting environment for shoppers, tenants, and the surrounding community.

The redesign prioritized placemaking and social connection, adding café-style seating and new outdoor gathering areas that encourage longer visits and more interactions. These enhancements elevate the everyday experience at our center while supporting food-and-beverage tenants through more engaging, pedestrian-friendly outdoor spaces. Recent and upcoming additions include First Watch, Tacoria, and Tatte Bakery & Cafe.

As part of the modernization, Bergen Town Center also transitioned from traditional static signage to digital advertising panels, enabling more dynamic, relevant, and flexible on-site communication, while reducing waste from one-time-use paper signs.



IMPACT

The rebrand increased visit frequency and dwell time across the center. The majority of retailers reported year-over-year sales growth including:

Health & Wellness

WEBINARS

We take a targeted approach to employee well-being, focusing on programs that support personal growth, resilience, and long-term success. During the year, we offered wellness-focused webinars and educational sessions that encouraged healthy habits, stress management, and financial well-being, reinforcing a workplace culture that values learning, balance, and performance.

WALKING CHALLENGE

To encourage movement, connection, and team engagement, we regularly host employee walking challenges that promote healthy habits while fostering friendly camaraderie.



IN OFFICE GYM & WELLNESS ROOM

Our in-office gym provides employees with a convenient space to step away from their desks, clear their minds, and recharge during the workday. By encouraging movement and mental breaks, the gym supports overall well-being and helps employees return to their work feeling refreshed and focused.



MVP AWARD

Mike Martin
Systems Operations Manager

Mike Martin was recognized as the company’s MVP of the Year for his consistent delivery of results and his strong commitment to operational excellence. Throughout the year, he demonstrated exceptional ownership, reliability, and a collaborative mindset, helping to advance key IT initiatives while maintaining critical business continuity. His contributions strengthened core operations and reflected his dedication to supporting the organization’s priorities, making him a highly deserving recipient of this recognition.

OFFICE CELEBRATIONS AND EVENTS

We regularly host events that mark birthdays, holidays, and special occasions, creating moments of connection, celebration, and community.



20 YEARS STRONG

We’re proud to recognize three outstanding team members who celebrated 20 years with our company in 2025: Bassam Mhich, Patricia Zafferese, and Kathryn Gutierrez. Their dedication, institutional knowledge, and steady leadership have helped carry us through key moments of growth—including the transition from Vornado to Urban Edge—and they continue to be a driving force in our success. Their deep expertise, collaborative spirit, and consistent commitment to excellence has helped shape how we operate today and continues to be felt across the organization.



Employee Appreciation

Empowering Employees Through Professional Development

Urban Edge believes that investing in our people is essential to delivering strong, consistent performance. We support employee growth through a range of professional development opportunities designed to expand skills, encourage cross-functional learning, and build future leaders across the organization. By investing in education, mentorship, and leadership engagement, we strengthen our talent pipeline and support long-term success for both our people and our business.



EDUCATION & CONTINUED LEARNING

To deepen employee expertise and bring new perspective back to the organization, UE provides:

- └ Tuition reimbursement
- └ Sponsor-advanced academic programs
- └ Scholarships for Master of Science in Real Estate and Infrastructure degrees at the Johns Hopkins Carey Business School

MENTORSHIP PROGRAM

To encourage employees to explore new perspectives, build internal networks, and develop skills beyond their immediate roles, UE:

- └ Connects employees across departments
- └ Develops one-on-one mentor-mentee relationships
- └ Fosters knowledge, collaboration, and professional growth

KNOWLEDGE SHARING & LEADERSHIP ACCESS

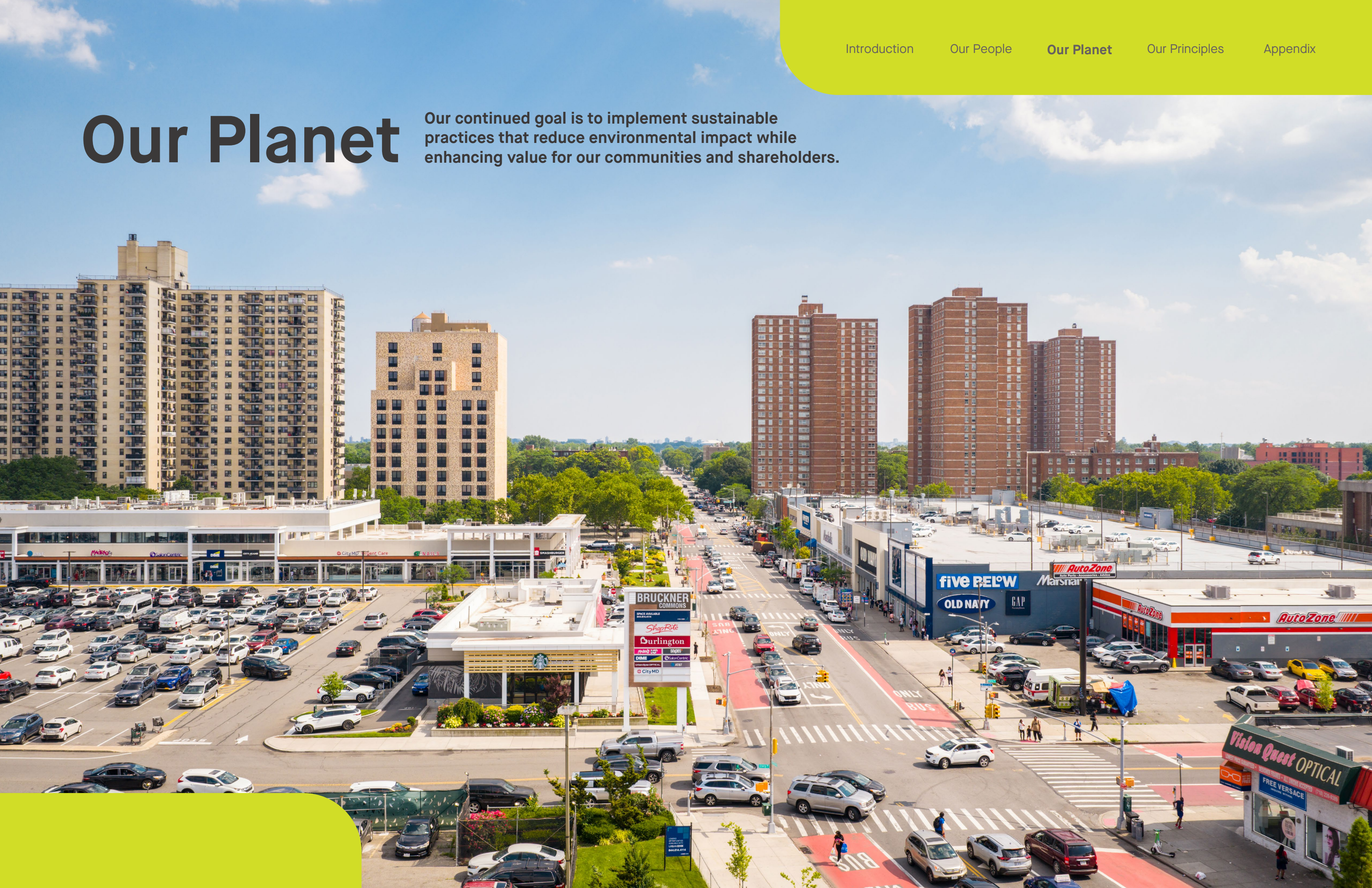
Urban Edge promotes a culture of continuous learning through Lunch & Learn sessions hosted by senior leaders and executives. These sessions provide employees with direct access to leadership, offering insight into strategic priorities, operational best practices, and career development from experienced professionals across the company.

CONNECTING STUDENTS TO CRE INNOVATION

Our SVP and CIO, Cecilia Li, partnered with Pace University and Realcomm to bring ten students to the Realcomm conference for hands-on exposure to commercial real estate. Through conference sessions and networking with industry professionals, students gained insight into how technology and data are shaping the industry and explored potential career paths.

Our Planet

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

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

WATER CONSERVATION

- Managing water resources
- Reducing water consumption
- Evaluating water sources through monitoring
- Mitigating water discharge impacts

COLLABORATION WITH TENANTS

- Tenant fit-out guide
- Incorporating green lease language

SMART ACQUISITIONS

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



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.

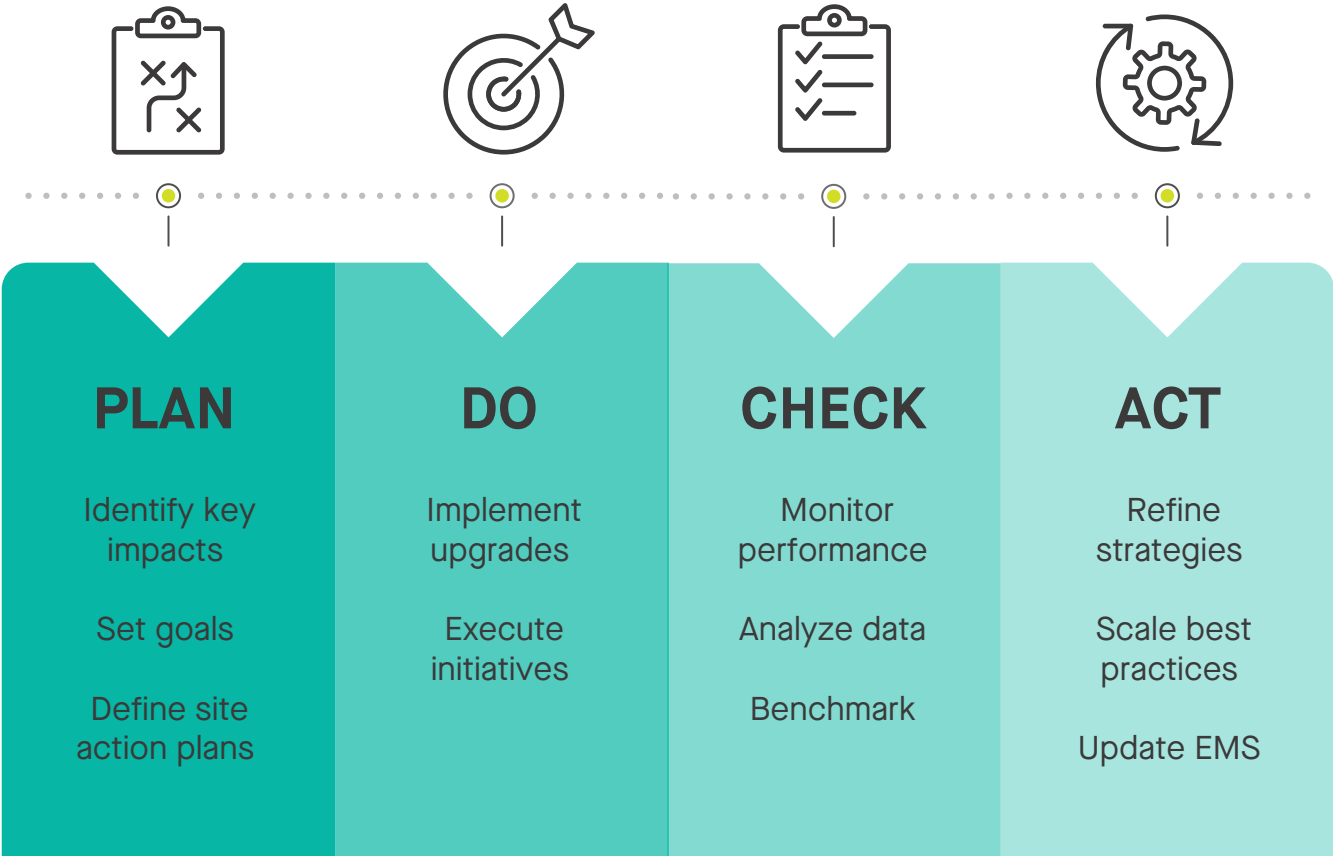
Joseph DeGiorgio

SVP, Asset Management – Property Operations

Our EMS Drives Results

Urban Edge’s Environmental Management System (EMS) provides a structured, repeatable approach to managing environmental performance across our portfolio. Rather than treating sustainability as a series of isolated initiatives, our EMS embeds environmental priorities into how we plan, operate, measure, and improve our properties.

Our EMS follows a “Plan-Do-Check-Act” cycle, allowing us to translate strategy into action and use performance data to drive ongoing improvement. This framework supports measurable progress in reducing energy use, conserving water, and improving waste diversion while maintaining flexibility to respond to changing regulatory requirements and operating conditions.



PLAN

We begin by identifying the most significant environmental impacts across our portfolio and establishing clear priorities. These insights inform portfolio-level objectives and property-specific action plans that align with local regulations, industry standards, and Urban Edge’s long-term sustainability goals.

DO

With priorities defined, we implement targeted operational and capital initiatives designed to deliver meaningful impact. These actions are integrated into day-to-day property management, redevelopment planning, and tenant engagement efforts to ensure consistent execution across our centers.

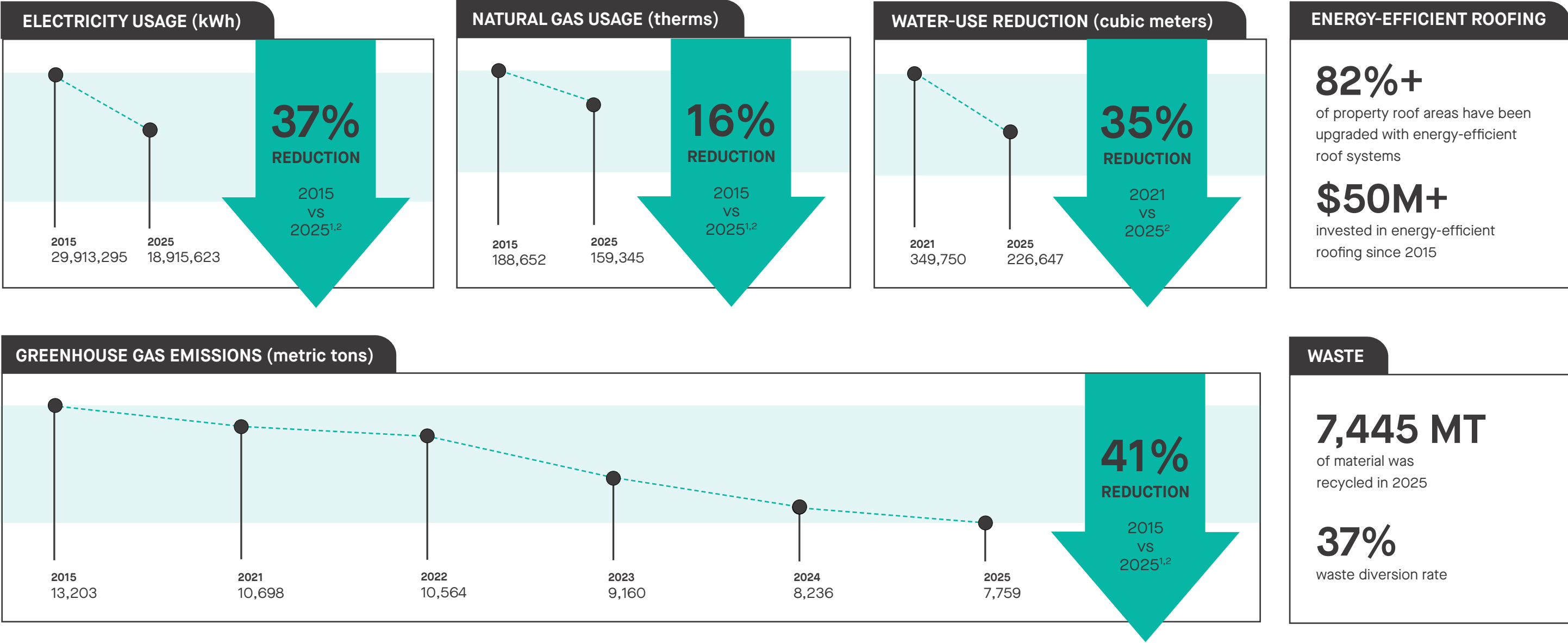
CHECK

Performance is monitored through regular data review, site-level evaluations, and benchmarking against recognized industry programs. This step provides visibility into results, helps identify trends or gaps, and ensures accountability at both the property and portfolio level.

ACT

Results inform next steps. We refine strategies where progress falls short, scale successful practices across the portfolio, and update our EMS to reflect regulatory developments, emerging technologies, and evolving 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.

CASE STUDY

Managing Energy Cost Volatility Through Portfolio-Wide Lighting Efficiency

Climate-Related Risk Management

Energy costs have increased materially in recent years and remain subject to volatility driven by fuel markets, grid constraints, regulatory actions, and other external factors outside Urban Edge’s control. In this environment, we view reducing dependence on utility consumption as a core operating strategy to manage cost exposure, improve expense predictability, and enhance portfolio resilience.

This case study illustrates how targeted energy-efficiency investments function as a climate-related risk mitigation strategy—reducing exposure to energy cost volatility, improving operating expense predictability, and strengthening portfolio-level resilience in line with ISSB S2.

OPPORTUNITY

Historically, common area and exterior lighting systems relied on legacy technologies and static schedules that were energy-intensive, maintenance-heavy, and provided limited real-time visibility into system performance. These conditions increased exposure to utility price volatility and contributed to higher controllable operating expenses and reactive maintenance activity.

SOLUTION IMPLEMENTED

We completed LED lighting retrofits across 100% of properties under operational control and, over the past two years, began deploying intelligent lighting controllers. These systems enable scheduled dimming, real-time outage notifications, remote overrides, and centralized monitoring, allowing lighting to be actively managed rather than passively operated.

RESULTS

- LED retrofits alone achieved an approximate two year payback based solely on energy savings—excluding intelligent controls, rebates, or maintenance reductions and before the exponential increase in energy cost.
- Lighting-related maintenance activity declined materially, including fewer outages and re-lamp events, improving operational reliability (maintenance benefits not included in ROI calculations)
- Improved lighting consistency and quality enhanced perceived safety and visibility across parking fields and common areas
- Intelligent lighting controls further strengthened system oversight and provided additional flexibility to manage energy use and respond quickly to issues



WHAT MADE IT SCALABLE



Portfolio-wide standardized LED and controls specifications suitable for diverse shopping center formats



National vendor relationships and repeatable installation protocols



Centralized monitoring that supports consistent measurement, verification, and continuous improvement



Clear operational-control boundary consistent with GRESB, SASB, and ISSB reporting expectations

VALUE TO STAKEHOLDERS

Energy-cost volatility management (ISSB S2): Lower baseline electricity consumption reduces exposure to unpredictable utility pricing

Operating risk mitigation (ISSB S2): Improved system visibility and reduced reactive maintenance lower execution and reliability risk

Financial performance (SASB): Rapid payback and sustained operating cost reductions support NOI stability

Environmental performance (GRESB / ISSB): Reduced energy use supports emissions reduction objectives

Tenant and customer experience: Enhanced lighting quality improves safety perception and overall center appeal

Note: Payback reflects energy savings from LED retrofits only. Maintenance reductions and qualitative safety benefits are not included in ROI calculations but are recognized as material operational outcomes.

NEXT PHASE

GRESB Indicator Tags: Asset-Level Initiatives; Energy Management Systems

ISSB S2 Lens: Opportunity to further mitigate operating and transition risk

Building on the measurable success of portfolio-wide LED retrofits, the Company is selectively expanding intelligent lighting controls to additional properties based on energy intensity, operating hours, and maintenance profiles. This phased approach is designed to deliver incremental energy efficiency, faster issue detection, and improved operational resilience while maintaining disciplined capital allocation. Expanded controls deployment enhances data visibility and further reduces exposure to energy cost volatility, reinforcing the Company's long-term risk management and climate-aligned operating strategy.



Environmental Stewardship

Urban Edge’s environmental strategy is grounded in disciplined execution and practical action. We focus on initiatives that reduce resource consumption, strengthen asset performance, and support long-term sustainability across our portfolio.

ENERGY-EFFICIENCY INITIATIVES

IMPROVING PERFORMANCE THROUGH SMARTER BUILDING SYSTEMS

Urban Edge advances energy efficiency by embedding performance-driven upgrades into property operations. In 2025, we continued to implement targeted improvements that reduce energy consumption, enhance building performance, and support our long-term environmental objectives.

WHAT WE’RE DOING

- └ Upgrading HVAC systems with high-efficiency equipment to improve performance and reduce energy use
- └ Enhancing lighting systems and controls to support more efficient, responsive operations
- └ Conducting technical building assessments across existing properties and potential acquisitions to identify energy-saving opportunities and operational improvements
- └ Integrating property technology solutions that optimize building systems and modernize infrastructure

WHY IT MATTERS

Energy-efficient buildings lower operating costs, reduce emissions, and strengthen the resilience and long-term value of our portfolio.

WATER CONSERVATION

REDUCING WATER USE THROUGH PRACTICAL, PROPERTY-LEVEL ACTION

Urban Edge embeds water stewardship into daily operations. In 2025, we continued to advance initiatives that reduce water consumption across landlord-controlled areas while supporting resilient, well-maintained assets.

WHAT WE’RE DOING

- └ Optimizing irrigation and landscaping to reduce water demand
- └ Enhancing monitoring to identify inefficiencies early
- └ Integrating water-efficient solutions into redevelopment projects
- └ Prioritizing climate-appropriate landscaping with lower maintenance needs

WHY IT MATTERS

Responsible water management protects shared resources, lowers operating costs, and supports long-term asset resilience.



CLIMATE RISK & RESILIENCE**PLANNING FOR LONG-TERM PORTFOLIO DURABILITY**

Climate-related risks are increasingly relevant to real estate ownership. Urban Edge considers physical and transition risks when evaluating redevelopment, capital allocation, and long-term asset strategies.

WHAT WE'RE DOING

- └ Assessing climate-related risks at the property level
- └ Incorporating resilience into capital planning and redevelopment decisions
- └ Aligning disclosures with recognized climate-risk frameworks

WHY IT MATTERS

Understanding and managing climate-related risks helps protect asset value and inform disciplined capital allocation. Integrating resilience and transparent climate-risk disclosures strengthens long-term portfolio durability amid evolving physical risks and regulatory expectations.

BIODIVERSITY & RESPONSIBLE LAND USE**SUPPORTING HEALTHY ECOSYSTEMS THROUGH THOUGHTFUL DESIGN**

Urban Edge emphasizes native and adaptive landscaping to support biodiversity, reduce water use, and minimize chemical treatments. Environmental considerations are integrated into redevelopment projects and guided by local regulations and responsible land-use practices.

WHAT WE'RE DOING

- └ Reducing irrigation and chemical inputs
- └ Embedding environmental considerations into redevelopment planning
- └ Reinforcing sustainability expectations through our Supplier Code of Conduct

WHY IT MATTERS

These practices support local ecosystems while enhancing the durability and sustainability of our properties.

COLLABORATING WITH TENANTS TO REDUCE ENVIRONMENTAL IMPACT**ADVANCING SHARED RESPONSIBILITY ACROSS OUR CENTERS**

Urban Edge recognizes that reducing our environmental impact requires collaboration. Because tenant operations contribute to overall building performance, we actively engage tenants throughout the leasing and operating lifecycle to support energy efficiency, water conservation, and more sustainable day-to-day practices.

WHAT WE'RE DOING

- └ Incorporating green lease language that promotes shared responsibility for energy and water efficiency, sustainability practices and data transparency
- └ Providing tenants with fit-out guidelines that outline best practices for efficient design, responsible material selection, and waste reduction during buildout
- └ Investing in base-building improvements, such as high-efficiency HVAC systems and energy-efficient lighting controls to reduce the environmental impact of landlord-controlled systems

WHY IT MATTERS

Aligning landlord and tenant efforts supports measurable emissions reductions, improves building performance, and helps create healthier, more sustainable environments for the communities our centers serve.

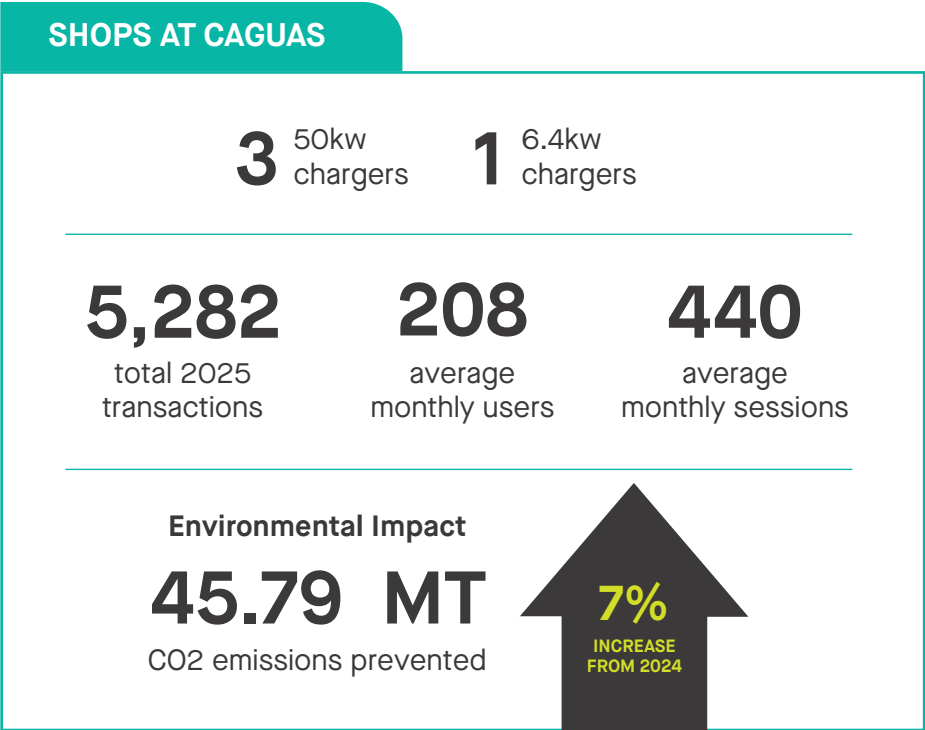
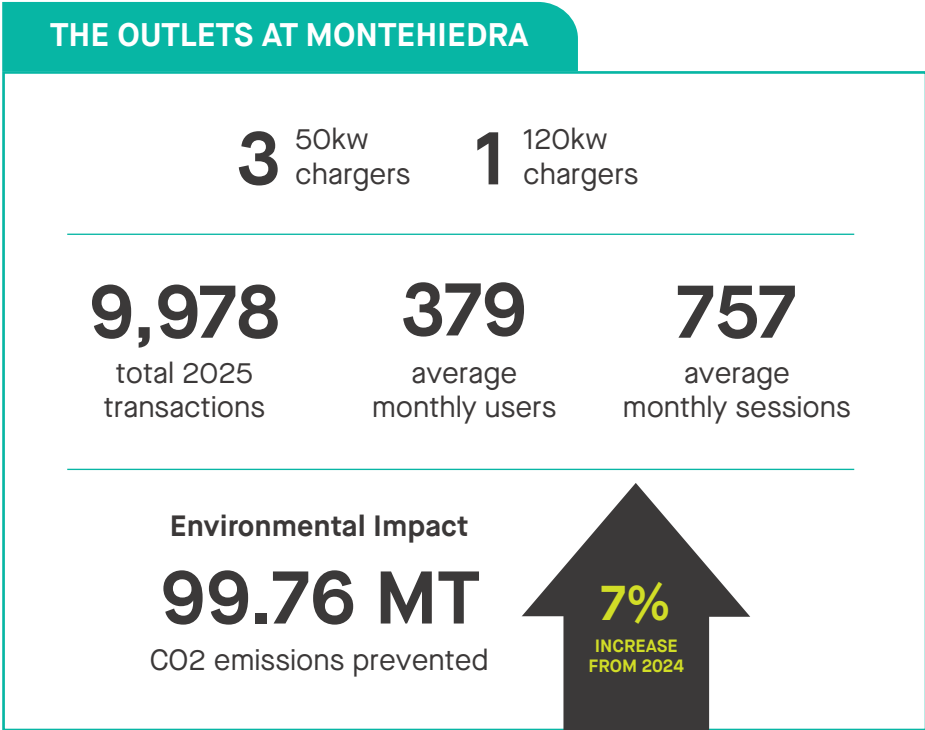
CASE STUDY

Integrating EV Charging Across Our Portfolio

Urban Edge continues to deploy electric vehicle (EV) charging as a value-add amenity that enhances the convenience, functionality, and long-term relevance of its shopping centers. By aligning EV charging locations with necessity-based retail uses, customers can charge their vehicles while completing everyday errands, extending visits and improving the overall center experience.

EV charging installations are evaluated on a site-by-site basis, considering customer demand, parking layout, and infrastructure capacity to ensure thoughtful and efficient integration. Where implemented, chargers complement broader portfolio modernization efforts, supporting evolving transportation needs while strengthening our centers' role as community-serving destinations.

As of year-end 2025, Urban Edge had 156 EV chargers across 15 properties, reinforcing our focus on enhancing asset quality through practical, forward-looking amenities that benefit shoppers, tenants, and surrounding communities.



Promoting Reuse In Our Communities

Urban Edge supports reuse-driven initiatives across our portfolio that help extend the life of clothing and reduce waste. Through partnerships with clothing donation providers such as Texima and temporary retail concepts centered on resale, including Bella Kids at Amherst Commons and Trendy Trades at The Village at Waugh Chapel, we provide convenient opportunities for communities to donate, resell, and purchase pre-loved apparel. These programs help divert textiles from landfills while reinforcing UE’s commitment to responsible consumption and circular practices at the community level.

BELLA KIDS

1 MILLION+

items sold through consignment since 2012

- ☑ Donated unsold items to nonprofit organizations
- ☑ Consignment model allows families to turn gently used, outgrown children’s items into income



Sustainable Building Operations & Certifications

UE is committed to maintaining high standards of building operations across its portfolio. We use standardized environmental management practices to promote consistency, accountability, and continuous improvement at the property level.

Our focus on sustainable operations is reinforced through third-party certifications including Sustainable Property Certifications from the Institute of Real Estate Management (IREM). Initial certifications were prioritized at UE's largest and highest-performing assets, establishing a strong foundation of best practices that can be scaled across the broader portfolio. These certifications help ensure that best practices are embedded across our operating platform.

BENEFITS

FINANCIAL & OPERATIONAL

- Cost savings
- Increased asset value
- Tenant retention & attraction

ESG & INVESTOR

- Institutional investor interest
- Risk mitigation
- Enhanced reporting & transparency

DIFFERENTIATION & MARKETABILITY

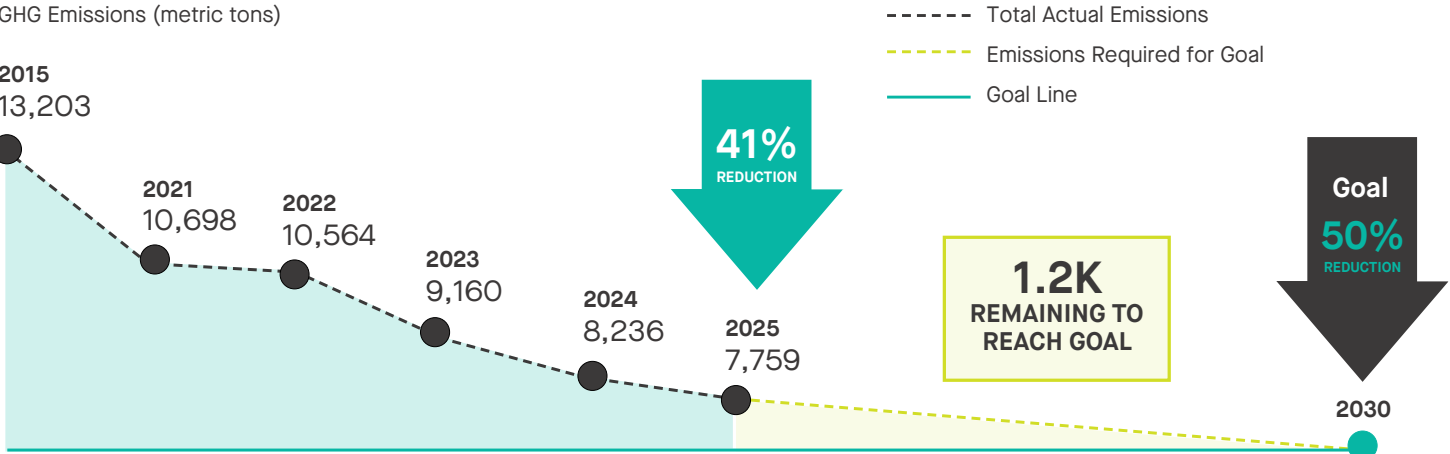
- Enhanced leasing appeal
- Alignment with tenant demand

PROPERTIES WITH CERTIFICATION

- | | |
|--|--|
| Bergen Town Center Paramus, NJ | Plaza at Cherry Hill Cherry Hill, NJ |
| Brunswick Commons East Brunswick, NJ | Shoppers World Framingham, MA |
| Gateway Center Everett, MA | The Plaza at Woodbridge Woodbridge, NJ |
| Hanover Commons East Hanover, NJ | Tonnelle Commons North Bergen, NJ |
| Ledgewood Commons Ledgewood, NJ | Yonkers Gateway Center Yonkers, NY |

Pathway to 50% GHG Reduction by 2030

Urban Edge’s pathway to achieving a 50% reduction in greenhouse gas (GHG) emissions by 2030 is grounded in years of completed efficiency projects and ongoing focus on maintaining efficient operations across the portfolio. As of year-end 2025, we achieved a 41% reduction in GHG emissions from a 2015 baseline, reflecting steady progress toward our 2030 target.



LEVERAGING A DECARBONIZING ELECTRIC GRID

UE also recognizes that regional electric grid decarbonization plays an important role in supporting long-term emissions reductions. States across the Northeast continue to advance cleaner electricity through increased renewable energy generation, grid infrastructure upgrades, and state-level clean energy mandates.

With a significant presence in markets such as New York and New Jersey, we expect to benefit from these broader transitions over time, including the further reduction in Scope 2 and Scope 3 emissions as the grid becomes cleaner.

A DISCIPLINED AND CREDIBLE PATH FORWARD

While UE continues to evaluate additional sustainability initiatives we believe that emissions-reduction targets should be supported by clear data, credible methodologies, and practical execution pathways.

The real estate sector presents unique considerations, including tenant-controlled energy usage and varying infrastructure constraints across assets. Although many utility providers serving UE’s portfolio have announced long-term net-zero commitments between 2035 and 2050, we do not rely solely on external actions to define our own progress.

Our pathway to a 50% GHG reduction by 2030 prioritizes actions within our control, maintaining efficient operations, investing prudently in building systems, and tracking performance over time.

LOOKING AHEAD

By building on completed efficiency projects, maintaining a strong focus on operational performance, and benefiting from a progressively cleaner electric grid, UE is well positioned to continue advancing our 2030 GHG reduction goal. This practical, operations-first pathway supports meaningful emissions reductions while reinforcing the long-term resilience and competitiveness of our portfolio.

AN OPERATIONS-LED EMISSIONS REDUCTION STRATEGY

UE’s approach to emissions reduction is rooted in actions taken at the asset level to improve efficiency and ensure properties are operating as intended. Over time, we have implemented a range of initiatives designed to reduce energy consumption and support lower emissions, including:

- ▢ Deployment of smart building technologies, including real-time energy monitoring and management systems that enhance visibility into portfolio-wide performance
- ▢ HVAC optimization initiatives and automated controls to improve system efficiency, reduce unnecessary energy usage, and extend equipment life
- ▢ Ongoing technical assessments and data-driven analysis to identify energy-saving opportunities and prioritize high-impact improvements across the portfolio.

Potential Impact of Rising Global Temperatures

CLIMATE RISK IDENTIFICATION

Urban Edge assesses climate-related risks that could impact its properties, tenants, and operations, considering:

- ▢ Physical risks such as property damage, business interruption, or increased maintenance and operating costs resulting from extreme weather events, rising temperatures, or flooding
- ▢ Transition risks including evolving regulatory requirements and policy developments, such as New York City Local Law 97, that may affect building operations, compliance costs, or capital planning

SCENARIO ANALYSIS

As part of its risk management process, UE considers climate-scenario analyses to evaluate potential impacts under a 2°C global temperature increase. These analyses explore how changing climate conditions may influence the portfolio, including:

- ▢ Increased frequency or severity of extreme weather events
- ▢ Sea-level rise and coastal exposure
- ▢ Shifts in regional climate patterns that could affect asset performance

DATA COLLECTION AND PROPERTY-LEVEL ANALYSIS

UE incorporates property-specific data into its climate risk assessments, including asset location, age, construction type, and exposure to climate-related hazards. This analysis is informed by:

- ▢ Historical climate data and forward-looking projections related to precipitation, temperature, sea-level rise, and extreme weather
- ▢ Evaluation of asset-level vulnerability to risks such as flooding, heatwaves, storms, and other climate-related events

FINANCIAL AND OPERATIONAL RISK ASSESSMENT

UE evaluates the potential financial and operational implications of identified climate risks, including potential impacts on:

- ▢ Property values and long-term asset resilience
- ▢ Insurance availability and costs
- ▢ Rental income and tenant retention
- ▢ Operating and capital expenditures

This assessment helps inform decision-making around risk prioritization and resource allocation.

MITIGATION AND ADAPTION STRATEGIES

UE integrates climate considerations into its broader risk management and asset management practices. Mitigation and adaption strategies may include:

- ▢ Enhancing property resilience through targeted infrastructure upgrades, energy-efficiency improvements, water-management strategies, and climate-resilient design and construction practices
- ▢ Incorporating environmental, social, and governance considerations into investment decisions and ongoing property management

Through these efforts, Urban Edge seeks to reduce exposure to climate-related risks while maintaining resilient, well-performing properties that support long-term value creation.

Mitigating Risk: Climate-Related Disclosures

Urban Edge’s climate-related risk disclosures are aligned with the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD). The TCFD framework informs how we identify, assess, and manage climate-related risk across our portfolio, with a focus on both physical and transition risks. To support this effort, we have completed climate risk assessments for 100% of our properties.

PHYSICAL RISKS

Physical risks reflect the direct impacts of climate change on assets and operations, including:

- └ Extreme weather events such as hurricanes, flooding, windstorms, and wildfires, which can disrupt operations, damage property, and result in financial losses
- └ Extreme heat, which can strain building systems, increase cooling demand, reduce energy efficiency, and contribute to power disruptions
- └ Sea-level rise, particularly in coastal markets, which may affect property resilience, insurance availability and costs, and broader supply chain stability

TRANSITION RISKS

Transition risks arise from the shift toward a lower-carbon economy and evolving stakeholder expectations, including:

- └ Regulatory risk, as changes in climate-related policies, regulations, or legislation, such as emissions standards or carbon pricing, may affect operating costs and profitability
- └ Reputational risk, as tenants, investors, and other stakeholders increasingly expect transparent climate disclosure and progress toward sustainability goals. Failure to adapt to these expectations may affect brand perception and stakeholder confidence.

By integrating physical and transition risk considerations into our strategy, we seek to proactively manage climate-related challenges while positioning the portfolio for long-term resilience. This approach reflects our commitment to transparency, informed decision-making, and alignment with the TCFD framework.



Mitigating Risk: Physical Risks

Urban Edge proactively manages physical climate-related risks to enhance portfolio resilience and protect our properties, communities, and stakeholders. Our approach includes asset-level risk assessments, collaboration with insurers, and emergency preparedness planning. At larger enclosed malls, tenants are provided with detailed emergency response plans addressing extreme weather events, utility disruptions, and security incidents supported by defined roles, training, and clear communication protocols.

| RISK LEVEL AND HAZARD | VULNERABILITY | OUR APPROACH |
|---|---|--|
| Severe storms, hurricanes Low to high risk | SHORT-TERM RISK (LESS THAN TWO YEARS) Portfolio is concentrated in the Northeast and Mid-Atlantic, with 72 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, including backup generators at properties, to ensure safety and business continuity during severe storms. These plans are reviewed and team training is conducted annually. |
| Windstorms, tornadoes, and hail Low to moderate risk | 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 |
| Flooding or storm surge Moderate to high risk | 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. | <ul style="list-style-type: none"> └ Invest in stormwater management, impervious surfaces, and flood mitigation └ Property flood risk assessed by third-party flood engineering firm └ Insurance coverage is considered adequate for financial protection └ Collaborate with local municipalities to implement mitigation controls |
| 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 immaterial to total portfolio value. | Property locations are considered low wildfire risk based on geographic analysis |
| Rising sea levels Moderate risk | LONG-TERM RISK (GREATER THAN FIVE YEARS) Over 90% of properties are within 25 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 business continuity plans, engaging tenants, and collaborating with local governments on infrastructure resilience |
| Heat and water stress Low risk | LONG-TERM RISK (GREATER THAN FIVE YEARS) Heat: With most of the portfolio concentrated in the Northeast and Mid-Atlantic, properties face low risk from heat stress. Water: 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. | <ul style="list-style-type: none"> └ Invested \$50+ million in cool, white roofs since 2015 to reduce heat stress └ Installed water meters with leak detection and monitor usage for anomalies └ Continue to install drought-tolerant, native landscaping to eliminate the need for irrigation |

Mitigating Risk: Transition Risks

Transition risks arise from changes in policies, market practices, and technologies as the global economy moves toward a lower-carbon future. By proactively incorporating transition-risk considerations into our strategic planning, Urban Edge seeks to manage potential impacts while positioning the company for long-term resilience and sustainable growth.

| 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> |

Our Principles

We are committed to the highest standards of ethics, transparency, accountability, and responsible corporate governance.

10

2015-2025
URBAN
LEDGE
NEW YORK



NEW YORK STOCK EXCHANGE

Board and Governance Oversight

We believe strong corporate governance supports sound decision-making and long-term shareholder value. Independent oversight is a cornerstone of our governance framework, with seven of our eight Board members serving as independent trustees. Our CEO, Jeff Olson, serves as Chair of the Board, and an independent trustee is designated as Lead Trustee to provide additional oversight in accordance with our Corporate Governance Guidelines.

The Board oversees governance matters through three standing committees: Audit, Compensation, and Corporate Governance & Nominating.

Our Board committee charters, Corporate Governance Guidelines, Code of Business Conduct & Ethics, Human Rights Policy, Supplier Code of Conduct, and other governance materials are publicly available on our Governance webpage. Management is responsible for executing the Company's strategy and overseeing day-to-day operations in alignment with these policies.

BOARD COMMITTEES

Audit Committee
Corporate Governance & Nominating Committee
Compensation Committee

MANAGEMENT COMMITTEES

Executive Committee
Investment Committee
Enterprise Risk Committee
Disclosure Committee
Cyber Steering Committee
Corporate Responsibility Committee
DEI Committee
UE Cares Committee
Disaster Recovery & Business Continuity 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 Technology

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. Our strategy and frameworks are highlighted below:

| CYBERSECURITY STRATEGY & OPERATIONS | | | |
|--|---|--|---|
| <p>INTERNAL & EXTERNAL SUPPORT</p> <p>Dedicated internal IT and cybersecurity team</p> <p>Independent third-party cybersecurity firm for advisory services, risk assessments, and disaster recovery</p> | <p>CYBER RISK COMMITTEE</p> <p>Works with the Computer Incident Response Team (CIRT)</p> <p>Meets at least quarterly to review threats, controls, and procedures</p> | <p>FRAMEWORKS & BEST PRACTICES</p> <p>Risk-based methodology aligned with NIST Cybersecurity Framework 2.0 and Microsoft best practices</p> | <p>ANNUAL REVIEW</p> <p>Policies and procedures updated yearly and benchmarked through third-party assessments</p> |

| VENDOR RISK MANAGEMENT |
|--|
| <p>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:</p> <ul style="list-style-type: none"> ▢ 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 | |
|---|---|
| <p>KEY PROGRAMS</p> <ul style="list-style-type: none"> Vulnerability management Penetration testing Simulations and tabletop exercises | <p>TECHNOLOGY STACK</p> <ul style="list-style-type: none"> 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 |
| <p>EMPLOYEE TRAINING & AWARENESS</p> <ul style="list-style-type: none"> Periodic Security Training for all employees Internal phishing simulations to evaluate training effectiveness and identify areas for improvement | |

Forward-Looking Statement

The Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), offer statutory safe harbors for certain forward-looking statements. 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. You can identify many of these statements by words such as “approximates,” “believes,” “expects,” “anticipates,” “estimates,” “intends,” “plans,” “would,” “may,” or other similar expressions in this report.

Many of the factors that will determine the outcome of forward-looking statements are beyond our ability to control or predict and include, among others: (i) macroeconomic conditions, including geopolitical conditions and instability, and international trade disputes, including any related tariffs, which may lead to rising inflation, adverse impacts to supply chains, 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; 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, 2025, and the other documents filed by the Company with the Securities and Exchange Commission (the “SEC”). We claim the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 for any forward-looking statements included in this report. You are cautioned not to place undue reliance on forward-looking statements, which speak only as of the date of this press release. All subsequent written and oral forward-looking statements attributable to us or 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 press release.

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 2025

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 (RE) to provide independent assurance of Urban Edge Properties’ (UE) greenhouse gas (GHG) emissions inventory and environmental data (“the Report”) for the calendar year 2025 (CY 2025) 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 UE’s global operations and activities under its operational control and specifically the following requirements:

- Verifying conformance with:
 - UE and RE: 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, location and market based) 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 UE. 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 UE 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 2025

| Parameter | 2025 | Units |
|---|---------|------------------------------|
| Scope 1 GHG emissions | 869 | Metric Ton CO ₂ e |
| Scope 2 GHG emissions (Location-based) ¹ | 6,935 | Metric Ton CO ₂ e |
| Scope 2 GHG emissions (Market-based) ¹ | 6,997 | Metric Ton CO ₂ e |
| Energy Consumption | 23,792 | MWh |
| Water Usage | 227,101 | m ³ |

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 RE’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 2025; and
- verifying UE’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: 26 May, 2026

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

LRQA reference: UQA00002497

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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, 2025 to December 31, 2025 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 3 |
| | Nature of Ownership and Legal Form | 2025 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 73 properties totaling 17.2 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 2025 Form 10-K pages 20 - 22 |
| Entities included in the organization's sustainability reporting | | |
| 2-2 | Entities Included in Sustainability Reporting | Report page 5 2025 Form 10-K page 1 The entities included in this 2025 CR report include all properties wholly and partially owned by Urban Edge Properties (UE) and its subsidiaries in 2025. |
| | 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, 2025 to December 31, 2025; Annually |
| | Reporting Period for Financial Reporting | January 1, 2025 to December 31, 2025; Annually |
| | Publication Date | The publication date of the report is June 17, 2026. |
| | Contact Point for Questions | <p>Joseph DeGiorgio Jr., CSM S.V.P. Asset Management – Property Operations 25 E. Spring Valley Ave Ste 300 Maywood NJ 07607 Direct: 201-571-3561 jdegiorgio@uedge.com</p> |
| 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 49 |
| | External Assurance for Sustainability Reporting | Report pages 49 |

| 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 17.2 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>2025 Form 10-K pages 1-3, 20-23, 48-50, 52-54</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 73 properties, most of which are local vendors. At Woodmore Towne Centre, ~57% of all work is completed by local minority business enterprises (LMBE) (see Report page 23).</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> |



| DISCLOSURE | | RESPONSE |
|--------------------------------------|---|---|
| Employees | | |
| 2-7 | Total Number of Employees | Urban Edge had 104 employees (55 female; 49 male). 97 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 104 permanent employees (55 female; 49 male) (97 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 104 full-time employees (55 female; 49 male) (97 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>2024 Form 10-K page 4</p> <p>2025 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 0 interns in 2025.</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. |



| DISCLOSURE | | RESPONSE |
|--|--|---|
| GOVERNANCE | | |
| Governance structure and composition | | |
| 2-9 | Governance structure including committees of highest governance body | Report pages 9, 11, 45 2026 Proxy Statement pages 11-21 |
| | Committees of highest governance body responsible for overseeing impacts on the economy, environment, and people | Report pages 9, 11, 45 2026 Proxy Statement pages 12-16 |
| | Description of the composition of the highest governance body and its committees | Report pages 9, 11, 45-46 2026 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 |
| | Describe criteria used for nominating and selecting highest governance body members | 2026 Proxy Statement pages 6 and 16 |
| Chair of the highest governance body | | |
| 2-11 | Chair of the highest governance body | Report pages 4, 45-46 2026 Proxy Statement page 11 |
| | Function of chair of the highest governance body | Report pages 45 Corporate Governance And Nominating Committee Charter 2026 Proxy Statement pages 7, 11-12 and 19-20 |



| 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 11 2026 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 11 2026 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 11 Corporate Governance And Nominating Committee Charter 2026 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 14 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 9, 11 Corporate Governance And Nominating Committee Charter 2026 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 9, 11 , 45</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 | 2026 Proxy Statement pages 21, 25-27 |
| Communication of critical concerns | | |
| 2-16 | Communication of critical concerns | <p>2026 Proxy Statement pages 14-15</p> <p>2025 Form 10-K pages 6-21</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 11 and 45</p> <p>Corporate Governance And Nominating Committee Charter</p> <p>2026 Proxy Statement page 17</p> |



| 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 2026 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 2026 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 2026 Proxy Statement pages 22-23 and 31-57 |
| | 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 2026 Proxy Statement pages 22-23 and 31-61 |



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 2026 Proxy Statement pages 13, 17, 19–20 and 31-56 |
| | Results of votes of stakeholders | 2026 Proxy Statement pages 62-63 |
| 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 | 2026 Proxy Statement page 56-57 |
| | 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 | 2026 Proxy Statement page 56-57 2026 Proxy Statement page 56-57 |
| 2-21 | Contextual information to understand the data and how the data has been compiled | 2026 Proxy Statement page 57 |
| 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. |

| DISCLOSURE | | RESPONSE |
|---------------------------|--|---|
| Policy commitments | | |
| 2-23 | Describe policy commitments for responsible business conduct | <p>Report pages 9, 10, 14, 45</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 9 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 |



Global Reporting Initiative (GRI) Index

| 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 7, 9, 10, 14 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 7, 9, 10, 14 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 7, 9, 10, 14, 32-43 |
| | 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 |



Global Reporting Initiative (GRI) Index

| 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, 2025. See 2025 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 | Report pages 4, 7, 9, 10, 14 12, 15-27 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. |

Global Reporting Initiative (GRI) Index

| 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 2025, 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> <ul style="list-style-type: none"> Energy Management: Report pages 7, 9, 13, 29, 30, 32-36, 38-43 Sustainable Operations: Report pages 7, 9, 13, 29, 30, 32-36, 38-43 Community Investment: Report pages 9, 13, 14, 18-19, 23 Diversity, Equity, and Inclusion: Report pages 17, 19, 23 Talent Attraction and Development: Report page 9, 14, 16, 18, 27 Business Ethics: Report pages 4, 7, 9, 45 Business Model Resilience: Report pages 41-43 Corporate Governance: Report pages 4, 7, 9, 11, 45-46 Regulatory Compliance: Report pages 9, 29-30, 41-43 Stakeholder Engagement: Report pages 4, 7, 9, 14, 23-24 |
| 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 41-43</p> <p>2025 Form 10-K pages 13-14</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): 163,619 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): 18,998,191 kwh |
| | Total electricity sold, heating sold, cooling sold and steam sold | Total electricity sold (includes grid-purchased electricity sold to tenants): 8,874,852.2884 kWh Total heating sold (includes purchased natural gas sold to tenants): 102,970.9461 therms |
| | Total energy consumption within the organization | Total energy consumption within the organization (includes 100% of Urban Edge-controlled usage in 2025): 23,792,220.0924 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 | 2025 Energy Intensity Ratio: 1.2701 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, 8, 31, 39 |
| | Types of energy included in the reductions | Report page 4, 8, 31, 39 |
| | Basis for calculating reductions in energy consumption | Report page 31, 39 |
| | 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 7, 9, 29, 30, 34 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 34 |
| Water consumption | | |
| 303-5 | | Total water consumption for the portfolio: 762.55 megaliters |
| | | Total water consumption for properties in high baseline water stress areas: 138.8069 megaliters |
| GRI 305: EMISSIONS 2016 | | |
| Direct (Scope 1) GHG emissions | | |
| 305-1 | | Report page 31 (like-for-like from 2015); Total portfolio Scope 1 GHG emissions in 2025 were 869.05 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 31 (like-for-like from 2015); Total portfolio Scope 2 emissions in 2025 were 6,934.53 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 | | 2025 greenhouse gas emissions intensity: 0.0004166 MT CO2e/ sq ft 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, 8, 31 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 10,613.46 metric tons in 2025. 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 2,875.20 metric tons in 2025. 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 7,738.26 metric tons in 2025. 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 16; 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 47 Average hours of training that Urban Edge's employees have undertaken during the reporting period, by: i. Gender: Male: ~51 minutes, Female: ~1 hour 18 minutes ii. Employee category: Full time employees ~2 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 16, 18, 26, 27 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 7 100% 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 45-46; i. Gender: 37.5% Female, 62.5% Male; ii. Age group: 37.5% Gen X, 62.5% Baby Boomer; 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. 67% White, 14% Hispanic or Latino, 7% Unknown. 4% Asian, 4% Native Hawaiian or Pacific Islander, 3% Two or more races (not Hispanic or Latino), 2% Black or African American. |
| 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, 2025. See 2025 Form 10-K. |
| GRI 413: LOCAL COMMUNITIES 2016 | | |
| Operations with local community engagement, impact assessments, and development programs | | |
| 413-1 | | Report pages 4, 9, 14, 16, 18, 19, 22, 23 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 31 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, 7, 13, 29-43 |
| 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 | 69.75% water withdrawal data coverage for total floor area (includes common area, vacant spaces, and tenant-occupied spaces) 70.07% 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 | 762,533.33 cubic meters (m ³) of water withdrawn by total portfolio area, and 18.20% of that withdrawal is attributable to properties with High or Extremely 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 | 18.45% increase in like-for-like Landlord-controlled water consumption between 2024 and 2025, 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 29, 30, 34, 35 |

| 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 9, 14, 29, 30, 35, 38, 39 |
| Climate Change Adaptation | | |
| IF-RE-450a.1 | Area of properties located in 100-year flood zones, by property subsector | 697,153 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 9, 29, 30, 32-33, 34-35, 38-43 |
| Activity Metrics | | |
| IF-RE-000.A | Number of assets, by property subsector | 73 as of December 31, 2025 |
| IF-RE-000.B | Leasable floor area, by property subsector | 17,180,000 square feet as of December 31, 2025 |
| IF-RE-000.C | Percentage of indirectly managed assets, by property subsector | 7.8% of GFA |
| IF-RE-000.D | Average occupancy rate, by property subsector | 2025 Form 10-K page 1 |

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

| TCFD RECOMMENDED DISCLOSURE | RESPONSE |
|--|--|
| Governance Disclose the organization's governance around climate-related risks and opportunities | |
| a) Describe the board's oversight of climate-related risks and opportunities. | Report pages 4, 9, 11, 45 |
| b) Describe management's role in assessing and managing climate-related risks and opportunities. | Report pages 4, 9, 11 |
| Strategy 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 | |
| a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term. | Report pages 40-43 |
| b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning. | Report pages 30, 40, 41-43 |
| 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 9, 13, 29, 30, 32-35, 39-43</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 9, 40-43 |
| b) Describe the organization's processes for managing climate-related risks. | Report pages 9, 40-43 |
| c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management. | Report pages 9, 40-43 |
| 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 9, 30, 40-43 |
| b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks. | Report pages 39, 40-43 |
| c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets. | Report pages 10, 39, 40-43 |