



ESG AND ENERGY EFFICIENCY

A checklist for ensuring national program rollout success

Customer and investor preferences are rapidly changing. From shoppers preferring more convenient and engaging retail spaces, to investors demanding insight into sustainability initiatives, meeting these rapidly changing preferences is critical to adapting and competing in an ever-changing market. Today, more and more shopping center owners are finding that increasing focus on ESG and energy efficiency initiatives is a great way to tackle multiple objectives simultaneously and make investment dollars stretch further.

To make ESG and energy efficiency initiatives successful, the best practice approach emerging in the industry calls for a centralized program that can be rolled out quickly.

To aid shopping center owners in accelerating their ESG and energy efficiency initiatives, we created this checklist to cover the top **6** items that lead to successful portfolio-wide program roll-outs.

ITEM

WHY IT MATTERS

PLANNING

Do you know which ESG areas are most material to your business?

Prioritize your effort towards what matters most to your stakeholders

Are you identifying all the available sustainability opportunities?

A comprehensive plan enables a more efficient process and prevents you from leaving money on the table

BUDGETING

Are you identifying upgrade opportunities when underwriting new projects?

Include upgrade opportunities in the project budget from day 1 and achieve NOI improvement early in the hold period for maximum impact on asset value

Are you using a multi-year, central "green" fund to pay for upgrades?

Avoid lengthy capital approval processes and impacting individual property budgets

GOALS & SCOPE

Are you including shopper experience, safety and sustainability benefits?

Long-term thinking and holistic goals lead to higher-quality results

Are you enforcing consistent design standards for projects?

Standardized design standards eliminate inconsistencies and ensure the best ideas are shared across all properties

Are you designing for optimal efficiency rather than one-for-one replacements?

Sophisticated photometric design and capability will minimize total cost of ownership and ensure a safe and attractive property

PROCUREMENT

Are you leveraging your buying power?

Planning groups of projects at a time and limiting products to select manufacturers allows you to benefit from volume pricing

Are you considering lifetime total cost of ownership rather than up-front costs?

Using lower quality products without smart/connected features is likely to save money on day 1, but costs more in maintenance over time

Are you working with a provider who can manage turnkey projects nationally?

Few providers have the expertise, scale, and footprint to quickly roll out projects across large numbers of properties in multiple regions

ORGANIZATIONAL DECISION MAKING & APPROACH

Are sustainability upgrades handled through a centrally managed process?

A centralized approach drives speed, consistency, and better results tracking, while removing the burden from a distributed group of non-expert managers

Are project approval criteria consistent across properties?

Enforcing clear standards will ensure that all desirable investments proceed, regardless of what region or stakeholders are involved

DATA AND TRACKING

Do you have comprehensive visibility into your entire program?

Strong tracking tools will streamline rollout of multiple initiatives across the portfolio and allow you to easily share progress with key stakeholders

Can you track impact of projects?

Tracking data allows you to build the business case