



## MERIDIAN MARK

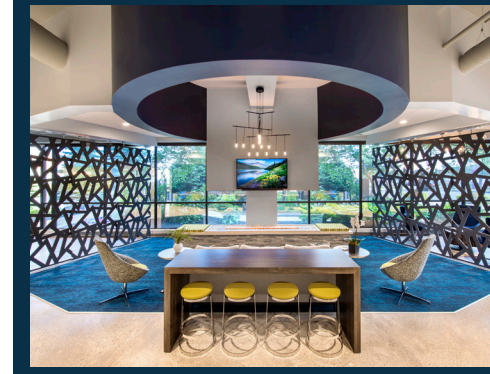
Meridian Mark I & II are committed to fully integrating ESG initiatives into the overall property management strategy. We strive to provide an environmentally responsible building, understanding the impact on our tenants, the surrounding community and the environment.

### PROPERTY CERTIFICATIONS



### ENVIRONMENTAL

- Perform annual property energy, water, and waste audits
- Run an annual Zeller Energy Challenge to optimize and modernize building systems
  - Promote building energy savings with tenants to cut back on electricity usage by setting up timers throughout the common areas and tenant spaces
- Evaluate and implement energy and water property enhancement projects and capital improvements, and continue to assess new technologies to achieve sustainability goals
  - Transition all lights to LED for energy and cost savings
- Annual audits and inspections of building systems to ensure efficiency and proper performance
- Sustainable office supplies & equipment usage, including moving to cloud data storage and reduction of printers
- Recycling provided for all tenants
- Additional sustainability features;
  - Ongoing tenant recycling events for tenants
  - Onsite building recycling provided nightly by janitorial
  - Providing bike racks onsite for promoting active commuting
  - Green Cleaning and Integrated Pest Management Policies



### SOCIAL

- Address the information needs of our key stakeholders and tenants, and communicate with them on information including environmental, social, governance and resilience issues
- Encourage our tenants to participate in our Tenant Engagement Program, that often focuses on ESG issues, while providing them educational materials

and hosting events

- Annual Earth Day event - work with a local plant vendor to give away small plants for your office sell their products in the buildings
- Book Donation Drive
- Encouraging volunteerism by highlighting local organizations such as: the Villages of Indiana
- Promote tenant wellbeing by providing mental health resources, flu shots and blood drives
- Human rights and Non-discrimination policies
- Maximization of natural light, water quality management plan, and cleaning protocols in our building controlled areas to promote wellbeing for our tenants and employees
  - Outdoor seating areas, interior landscaping, art throughout the building
  - Install the Merv-13 HVAC filters to help combat COVID-19



## GOVERNANCE

- Seek to use governance structures that provide appropriate levels of oversight in the areas of audit, risk management, and potential conflicts of interest
- Provide frequent and transparent disclosure to tenants, including ESG objectives, strategies, performance, and building level updates
- Monitor and manage compliance with local jurisdiction benchmarking requirements and any additional policy or regulatory changes
- Identify physical and transition risks at the property that may be caused by climate change and evaluate mitigation strategies to reduce risk
- Regularly updated Emergency Response and Business Continuity Plan
- Leveraging innovative Project Management and Accounting software to track vendor and tenant finances more accurately
- Regular assessment and audit of technology and digital security, including transitioning to cloud data storage, to ensure data resiliency
- Development of Zeller Tenant and Employee Reengagement Plan in response to COVID, which was communicated digitally and updated as public health guidelines and governing ordinances changed
- Frequent communications to Tenants and building occupants regarding health and safety events
- Participation and leadership in industry organizations to ensure implementation of best practices and contributing to the Real Estate industry
  - Property Manager, Brittany Todd, is actively involved in IREM Indy and BOMA organization