



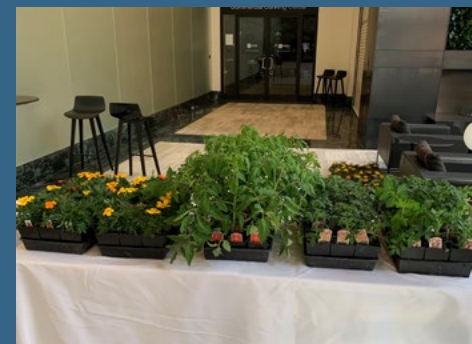
Umpqua Bank Plaza is committed to fully integrating ESG initiatives into the overall property management strategy. We strive to provide an environmentally responsible building, understanding the impact on our tenants, the surrounding community and the environment.

PROPERTY CERTIFICATIONS



ENVIRONMENTAL

- Perform annual property energy, water, and waste audits
- Run an annual Zeller Energy Challenge to optimize and modernize building systems
- Spaces are updated to LED lighting whenever possible, low flow aerators have been installed in all sinks, and the restrooms that are renovated have hands free soap and water faucets.
- Evaluate and implement energy and water property enhancement projects and capital improvements, and continue to assess new technologies to achieve sustainability goals
 - LED light fixtures are installed when the budget allows to all new projects
- 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
 - E-Waste recycling services provided annually. See attached info provided by the E-waste vendor regarding approved recycled items.
- Focus on integrating perennial plantings and reducing impermeable paving at properties
- Providing bike rooms or bike storage and promoting active commuting
- Green Cleaning and Integrated Pest Management Policies- see attached 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



- Enhanced Earth Day event that includes recycling training, green cleaning
- Encouraging volunteerism by highlighting local organizations such as: Easterseals, Apple Tree, Angel Tree, JDRE, Portland Rescue Mission, and Oregon Food Bank, Abby's Closet.
- Promote tenant wellbeing by providing mental health resources, such as annual Flu vaccines
- Human rights and Non-discrimination policies
- Integration of biophilia, maximization of natural light, water quality management plan, and cleaning protocols in our building-controlled areas to promote wellbeing for our tenants and employees
 - Umpqua features a greenwall, plaza, and gazebo



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