

## VERIS RESIDENTIAL CONSTRUCTION AND DEVELOPMENT POLICY

The purpose of this Construction and Development Policy (this “Development Policy”) is to set forth guidelines for Veris Residential, Inc. (“Veris” or the “Company”) to follow in its design and construction practices. It is aimed toward furthering the Company’s ESG Objectives, while adhering to economic and regulatory requirements.

Veris is committed to developing environmentally sustainable and resilient properties that enhance the natural environment and support the communities in which our properties reside. We shall work with development and environmental experts as necessary in order to do so. We are further committed to working with partners in our construction and development activities who are ethical and responsible corporate citizens, therefore, our partners must adhere to our Supplier Code of Conduct, available on our website, in addition to all applicable laws.

Our approach to new construction, as well as major renovation to existing buildings, begins with site selection, where we shall optimize the site’s natural ability to serve basic building requirements such as heating, cooling and lighting. Before engaging in any new construction, Veris shall evaluate the total potential impact that the construction will have on the surrounding areas, the site itself and any existing structure. During construction, we shall do our best to minimize dust, noise, debris, light pollution, and impact on the surrounding habitat.

Listed below are the specific guidelines we shall observe in performing new construction and major renovation projects. It is important to note, however, that this Development Policy does not describe every consideration that Veris may take into account in its construction and development

activities. Further, some of these guidelines may not be applicable, technologically feasible or financially prudent in every instance. In such cases, Veris will use reasonable efforts to source alternative solutions to achieve its ESG Objectives.

### PRE-DEVELOPMENT ASSESSMENT

We recognize the impact development activity has on the environment and are committed to maximizing our efforts to reduce impact from any future development—starting from the site selection process and continuing throughout the construction process. We are committed to refraining from development in protected areas of high density and making use of brownfields and/or infills whenever possible.

### SITE SELECTION AND LAND USE

Perform environmental site assessments of new development sites.

When considering development project sites, locate within existing developed areas.

Select development project sites that have the potential to connect to multi-modal transit networks.

When considering development project sites, commit to not developing areas where there are known opportunities to otherwise protect, restore, and conserve habitats for native, threatened and endangered species. Brownfields to be a preferred location.

### MATERIAL SOURCING AND SELECTION

Consider the environmental and health attributes of building materials for development projects, placing a preference on locally extracted and manufactured materials when available and low embodied carbon materials.

Use of paints, adhesives, sealants, coatings and wood products that have low amounts of volatile organic compounds (VOCs) and no added urea formaldehyde.

At minimum, 10% of the construction materials used in the construction of the building are made up of recycled content.

At least 80% of purchased wood volume should be certified wood (FSC, PEFC, SFI) which comes from forests managed sustainably, preserving biodiversity and ecosystem health.

Prioritize purchasing low mercury lamps, to the extent that at least 90% of the number of lamps purchased will meet the overall mercury-content target of no more than 70 picograms of mercury per lumen-hour.

## SUPPLY CHAIN

Manage the flow of goods and services, including all processes that transform raw materials into final products.

Engage and work with contractors, vendors and suppliers who are able to provide the supply chain for their products.

## LOCATION, TRANSPORTATION AND ACCESSIBILITY

When considering development project sites, locate within existing developed areas.

Select development project sites that have the potential to connect to multi-modal transit networks (Transit score of >70) and are in pedestrian friendly environments (WalkScore of >70).

To encourage transition to environmentally friendly transportation, all developments to be equipped with EV charging stations and bike parking places.

We are committed to 100% of our developments (and standing assets) providing barrier-free access to enter the buildings, but also when moving around the facilities, including bathrooms, amenities, etc.

## GREEN BUILDING STANDARDS

All new development projects to either align with requirements of a third-party green building rating system or to achieve certification with a green building rating system such as LEED or ENERGY STAR.

## BIODIVERSITY AND HABITAT

When considering development project sites, commit to not developing areas where there are known opportunities to otherwise protect, restore, and conserve habitats for native, threatened and endangered species.

Protect and restore habitat and soils disturbed during construction and/or during previous development.

Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants.

Protect wildlife and restore natural artifacts as necessary.

## POLLUTION PREVENTION

Minimize light and noise pollution to the surrounding community.

Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants.

## HEALTH AND SAFETY

Health and Well-Being: Incorporate occupant health and well-being in development projects by taking measures to address the following, aligned with the WELL V2 certification standards:

- Acoustic comfort
- Active design features
- Biophilic design
- Commissioning
- Daylight
- Humidity
- Illumination
- Indoor air quality
- Natural ventilation
- Occupant controls
- Physical activity
- Thermal comfort
- Water quality

Schedule work that produces fumes or vapors or disruptive noises during off hours.

All properties to be strictly non-smoking (including e-cigarettes) with clear signage at main entry points.

Verify health and well-being performance via:

- Offering occupant education
- Monitoring occupant comfort and satisfaction over an average of five (5) years post- construction

## INDOOR ENVIRONMENTAL QUALITY

Protect air quality during construction.

## BUILDING SAFETY

Promote on-site safety, during the construction phase of development projects, through:

- Availability of medical personnel
- Communicating safety information
- Continuously improving safety performance
- Demonstrating safety leadership
- Entrenching safety practices

- Managing safety risks
- Personal protective and lifesaving equipment
- Promoting design for safety
- Training curriculum

Monitor the following safety indicators at construction sites:

- Injury rate
- Fatalities

## SOCIAL RESPONSIBILITY

Maintain open communication with the surrounding communities.

Include public works in design elements, to create a sense of community.

## ENVIRONMENTAL SUSTAINABILITY

Energy Consumption

Promote energy efficiency in development projects by requiring planning and design to include:

- Development and implementation of a commissioning plan for energy systems
- Integrative design for energy efficiency
- Energy efficiency measures, which would commonly include:
  - Air conditioning and ventilation
  - Energy modeling
  - High-efficiency equipment and appliances
  - Lighting
  - Occupant controls
  - Space heating
  - Water Heating
- Sub-meter electrical meters, where practical, to help identify opportunities for reducing energy consumption

Run energy use analytics and investigate anomalies

Where life-cycle cost-effective, design all exterior lighting projects to use LEDs or other highly efficient lighting technologies and their associated control systems.

Avoid energy loss through roof systems by properly sealing all roof joints, caulking and sealing all roof penetrations, and avoiding the use of black or metal roofing materials.

### WATER CONSUMPTION

Promote water conservation in development projects by requiring planning and design to include:

- Development and implementation of a commissioning plan for water systems.
- Requirements for indoor water efficiency, which would commonly include high-efficiency/dry fixtures.
- Requirements for outdoor water efficiency, which would commonly include drip/smart irrigation and drought tolerant/low-water landscaping.
- Sub-meter water meters, where practical, to help identify opportunities for reducing water consumption.
- Select mostly drought-tolerant native plant species for non-turf landscape areas.

### GREENHOUSE GAS EMISSIONS

Disclose carbon emissions information, obtained through ENERGY STAR's Portfolio Manager, to stakeholders, through the Global Real Estate Sustainability Benchmark once the project is operational.

### WASTE MANAGEMENT

Identify and locate reusable material on as-built drawings.

Identify potentially hazardous materials.

Manage waste by diverting reusable vegetation, rocks, and soil from disposal.

At minimum, 75% of the construction waste created is diverted from landfills.

### POST-DEVELOPMENT ASSESSMENT

At the conclusion of the development, Veris (along with the environmental and development experts it has consulted with) shall evaluate the new construction to confirm it meets the Company's goals and to apply for any necessary building certifications. As part of the day-to-day operations of a new or renovated building, the Company's operational teams shall monitor any construction-related changes, and provide updates to the construction team, as necessary.