

ENERGY MANAGEMENT PROGRAM

RENEWABLE ENERGY PROCUREMENT

Since 2021, Veris Residential contracted to procure RECs to document our commitment to renewable energy and the environment. We purchased Green-e RECs representing 28,223 MWh (8,730 mtCO_{2e}) in 2023, covering 100% of areas under our control in the wholly owned multifamily portfolio and some of the office portfolio, which equates to 46% of total electricity. The cost of these RECs was \$72,500 or \$8.66 per mtCO_{2e}. We are currently awaiting bids to install 1,400 kw of solar power across six of our mid-rise properties, with installation anticipated in early 2025.

BUILDING MANAGEMENT SYSTEM & CENTRALIZATION

We recognize the importance of technology in achieving our goals and have invested in multiple solutions to optimize utility usage and reduce our carbon footprint, including mobile applications, sensors and utility smart meters. We seek to centralize as many components of our building management systems as possible via real-time dashboards, managed both at the property level (allowing our employees to respond quickly) and in our corporate office. With the addition of our new HVAC optimization software program at two buildings, we saved 708 MWh of energy, which equates to a 144 mtCO_{2e} reduction in GHG emissions each year with an ROI of 20%.

We also use our building management systems and technology to manage energy peaks and participate in demand response events throughout the summer. Demand response events occur during specific periods of peak energy use when utility companies alert customers to be mindful of their consumption. In 2023, thirteen of our NJ properties

participated in a demand management program via Logical Buildings' SmartKit AI platform and services to reduce grid capacity and transmission contribution costs for the following year. By reducing energy consumption during the top-five system peak hours for both the ISO level (PJM) (ISO) and Utility level (PSEG/JCPL) electric grids, Veris provided critical and sustainable resiliency by creating a 550 kW Virtual Power Plant while also generating over \$90K in summer demand management cost savings. We reduced energy consumption in common areas and invited residents to do the same, resulting in 198 MWh of energy saving.

In line with our long-term strategy, we have installed smart meters throughout our portfolio and smart thermostats in most of our common areas and 36% of resident units.

HEATING, VENTILATION & COOLING

We have installed co-generation systems, also called CHP (combined heat and power systems), in three of our recent developments and, in late 2023, in three of our older, existing properties. CHP systems reliably provide us with an opportunity to reduce our reliance on grid power in our New Jersey properties by increasing the efficiency of our on-site energy production, reducing our on-site GHG Emissions and building site resilience. Despite being a traditional technology using natural gas as power, our operational cogeneration systems have proved to be a vastly beneficial investment, providing ongoing net GHG Emission reductions and cost savings at paybacks averaging around five years. We benefit from rebates and incentive tax credits available under the Inflation Reduction Act (IRA) of 2022 and local programs. During 2023, we saved 335 MWh of energy from these CHP systems.

LIGHTING

One of our longer-term objectives is replacing any aged lighting with LED lights, often benefiting from available state incentives to reduce expenses and reduce payback periods to under two years. These shorter payback periods yield a 50% ROI.

To further reduce energy and emissions from lighting, we utilize motion-detection sensors across the portfolio. We currently have LED lighting in over 95% of our multifamily assets and are targeting 100% by 2025.

APPLIANCES & EQUIPMENT

Similar to lighting, our approach to appliances and equipment comprises upgrading aging equipment to ENERGY STAR®-compliant appliances and encouraging our residents and employees to turn off any equipment when not in use if. We reached our goal of 100% appliances compliant with the ENERGY STAR® standard across our multifamily portfolio in 2022.

As part of our effort to reduce emissions, we are focused on electrifying our appliances. At present, 70% of our units have electric appliances. Our goal is to complete appliance electrification by 2040.