

BROADWAY CENTER, TEMPE, ARIZONA

STARBUCKS COFFEE DRIVE THRU

SITE CENTERS
2023 CORPORATE
SUSTAINABILITY REPORT



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Disclaimer: The inclusion of information or references in this report, including the use of “material” or similar terms, should not be construed as a characterization regarding the materiality of such information to the Company’s business or financial results or that such information is necessarily material to investors or other stakeholders for purposes of U.S. federal securities laws. Inclusion of information in this report is not an indication that the subject or information is material to SITE Centers’ business or operating results. Goals, targets and commitments presented in this report are aspirational and not guarantees or promises that such goals, targets, or commitments will be achieved. Further, information included in this report may be based on standards and measuring practices that are still developing, internal controls and processes that continue to evolve, and assumptions that are subject to change. Though we have taken reasonable steps to promote the accuracy of the information contained in this report, it is possible that some of the information could be inaccurate or incomplete, including information obtained or derived from third party sources. Accordingly, such information or underlying assumptions may be subject to modifications in future reports due to such developing standards, practices, controls, and processes.

A LETTER FROM CEO, DAVID LUKES

2023 WAS A YEAR OF STRATEGIC CHANGE FOR SITE CENTERS

I am pleased to release SITE Centers' 2023 Corporate Sustainability Report, which is the Company's tenth sustainability report and eighth consecutive report completed to the Global Reporting Initiative (GRI) standards.

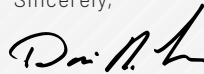
2023 was a year of strategic change for SITE Centers highlighted by the announced planned spin-off of the Company's Convenience portfolio into a separate publicly-traded REIT to be named Curblin Properties Corp. ("Curblin Properties" or "CURB"). The announcement, along with substantial transaction activity including \$877 million (at SITC share) of dispositions and \$165 million (at SITC share) of acquisitions, positions both SITE Centers and Curblin to execute on their respective business plans at the time of the expected spin-off on or around October 1, 2024. It is also a demonstration of our core values (fearlessness, authenticity, curiosity, and thoughtfulness) as we unlock a unique, focused growth company that is expected to be the first of its kind in the public markets.

Despite the strategic announcement and dramatic change in the underlying property portfolio, the Company was able to advance initiatives and programs commenced in prior years, and start new ones, as we invest in our employees, properties, and communities to position for the future. Specifically, in 2023 we launched our Mentorship Advisory

Program (MAP) to support the growth of our emerging leaders, and increased training hours by 9% from 2022 via a mixture of professional and cultural growth opportunities. We also invested over \$93 million of capital (at share) in our properties with investments in more efficient HVAC units, smart water meters, and LED lighting in an effort to reduce the environmental footprint of our properties. Finally, we continued to invest in our communities through a variety of property-level initiatives, charitable contributions, and the support of the communities where we work including an Adopt-a-Highway sponsorship in Beachwood, Ohio where our headquarters are located.

2023 was a year of strategic change to position both SITE Centers and Curblin for the future. And it was the culmination of a multi-year effort built on investments in our key stakeholders that allowed us to take a step forward. A sincere thank you to each member of our team for their efforts throughout 2023.

Sincerely,



David R. Lukes
President & CEO

"The culmination of a multi-year effort built on investments in our key stakeholders that allowed us to take a step forward"

Disclaimer: SITE Centers considers certain statements in this report to be forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, both as amended. For this purpose, any statements contained herein that are not historical fact may be deemed to be forward-looking statements. Although SITE Centers believes that the expectations reflected in such forward-looking statements are reasonable, the Company can give no assurance that its expectations will be achieved. There are a number of important factors that could cause the Company's results to differ materially from those indicated by such forward-looking statements, including, among other factors, socio-demographic and economic trends, energy prices, technological innovations, the alignment of the scientific community on measurement and reporting approaches, climate-related conditions and weather events, legislative and regulatory changes, the potential impacts of climate change on our business and our ability to mitigate them and other unforeseen events or conditions. For additional risks and uncertainties that could cause actual results to differ materially from those indicated in these forward-looking statements, please refer to SITE Centers' most recent Annual Report on Form 10-K, Quarterly Reports on Form 10-Q and other filings with the Securities and Exchange Commission (SEC). SITE Centers undertakes no obligation to publicly update or revise these forward-looking statements to reflect the impact of events or circumstances that arise after the date of this report.



ABOUT THIS REPORT

This publication marks the 8th Corporate Sustainability Report that SITE Centers has issued to GRI standards

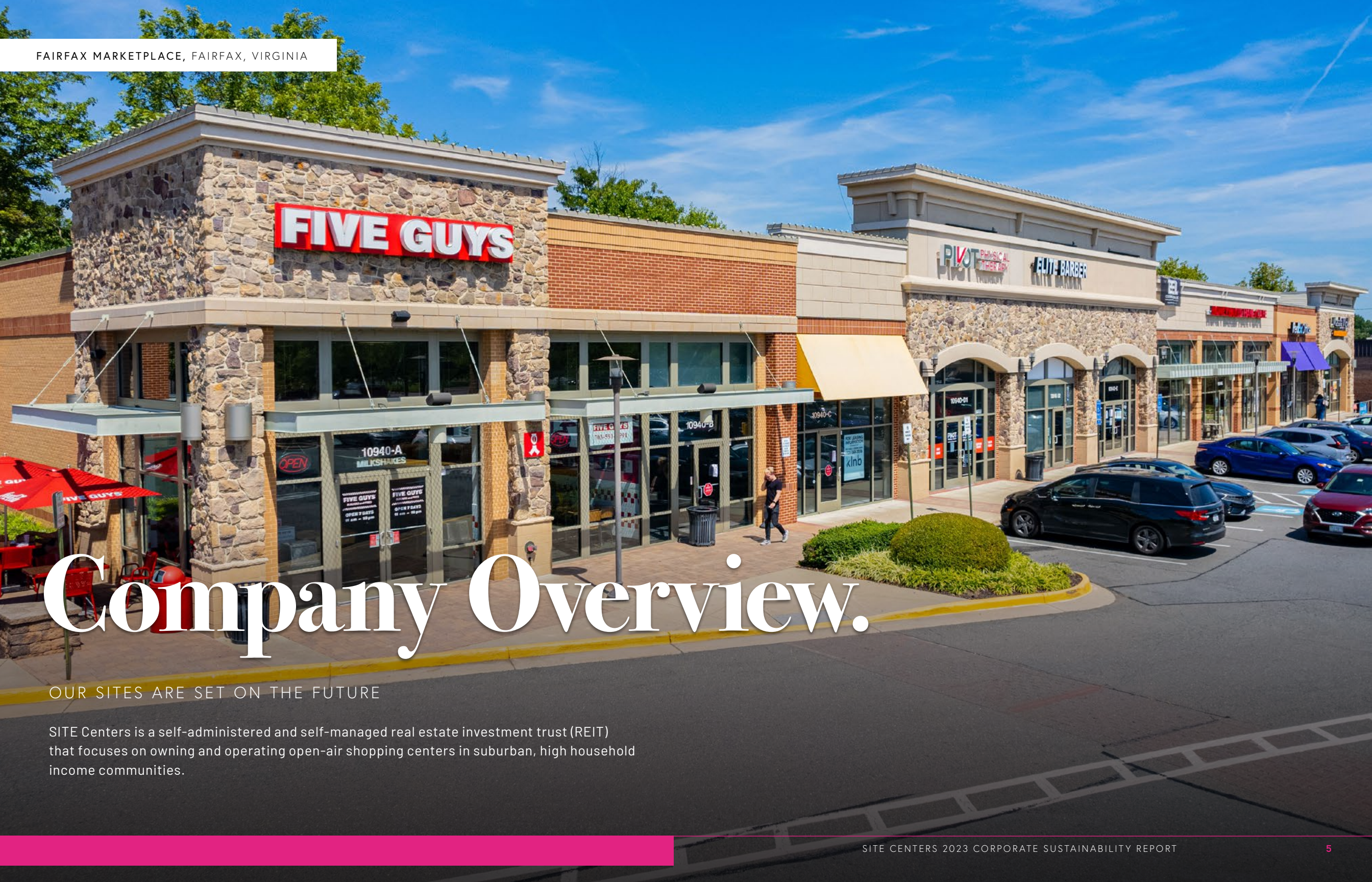
The purpose of this report is to transparently communicate the results of SITE Centers’ sustainability initiatives to our various stakeholders. The data it contains was obtained through the current systems and processes of SITE Centers’ wholly-owned shopping centers, unless otherwise noted. For additional information, contact sustainability@sitecenters.com.

Key performance indicators within this report have also been aligned with the Global Reporting Initiative (GRI), SITE Centers’ Global Real Estate Sustainability Benchmark (GRESB) assessment, the Sustainability Accounting Standards Board (SASB), and the Task Force on Climate Related Financial Disclosures (TCFD), as SITE Centers considers these to be the vanguard in accountability and transparency of corporate responsibility data.

As such, we internally validate and self-declare all the information published in this report through supporting documentation. SITE Centers reviewed each reporting standard and determined our reporting priorities based on the following criteria: SITE Centers’ vision of sustainability, relevance to our organization’s operations and stakeholders, and accessibility of the data necessary to compile our Corporate Sustainability Report. At SITE Centers, sustainability initiatives are a core focus of the organization. With that in mind, we strive to continually enhance and improve our data collection and communication efforts at the corporate and asset level in order to maintain leading organizational practices amongst peers. Over the course of the year, we may choose to improve or add additional transparency to our reporting metrics.



Reporting Period: Unless otherwise stated, the information and statements contained in this report are provided as of the date the report was issued (June 2024) and cover our activities between January 1, 2023 and December 31, 2023. We do not undertake to update or revise any such information or statements. This report represents SITE Centers’ current policies and intentions and is not intended to create legal rights or obligations.



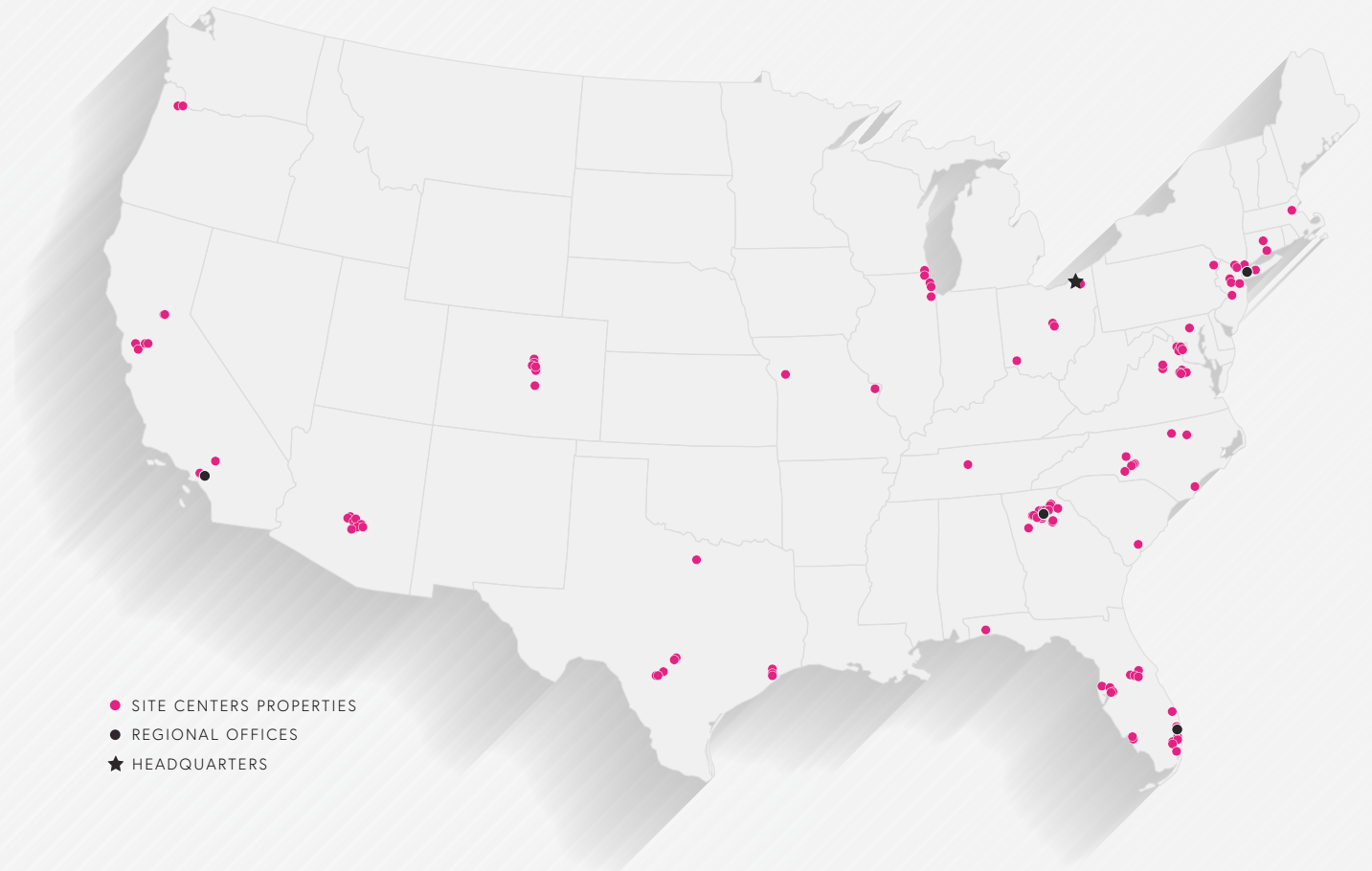
Company Overview.

OUR SITES ARE SET ON THE FUTURE

SITE Centers is a self-administered and self-managed real estate investment trust (REIT) that focuses on owning and operating open-air shopping centers in suburban, high household income communities.

SITE CENTERS

SITE Centers is publicly-traded on the New York Stock Exchange (NYSE) under the ticker symbol SITC. In October 2023, the Company announced the planned spin-off of SITE’s Convenience assets into a separate publicly-traded REIT to be named Curblin Properties Corp. (“Curblin Properties” or “CURB”). The expected spin-off separates the Company’s Convenience strategy from SITE Centers, unlocking the first and only public REIT exclusively focused on Convenience assets which generally consist of a row of primarily shops.



RECOGNITIONS



AT A GLANCE

23M SF

GROSS LEASABLE AREA (AT 100%)

101

WHOLLY-OWNED PROPERTIES

13

JOINT VENTURE (JV) PROPERTIES

94.5%

LEASED RATE

220

EMPLOYEES NATIONALLY

Note: All figures as of December 31, 2023

MATTERS OF FACT

At SITE Centers, we pride ourselves on fostering an inclusive work culture that is centered on valuing Fearlessness, Authenticity, Curiosity and Thoughtfulness. Collectively, these core values make up our Matters of FACT, the guiding principles that drive our day-to-day operations and reflect the moral code and behaviors that exist in our passionate, hardworking and dedicated employees.

FEARLESS

The retail real estate industry is evolving, and we are evolving with it. We fearlessly embrace new trends and explore new avenues for growth, without allowing the prospect of failure to keep us from trying something new.

AUTHENTIC

We strive to be true to ourselves, both as a company and as individuals. Our employees are encouraged to express their opinions and share their ideas at all levels of the organization.

CURIOUS

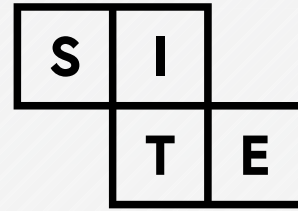
We are constantly looking for new and innovative methods of growth. Our team members are eager to learn and we are committed to providing them with the tools they need to grow.

THOUGHTFUL

We give a lot of thought to everything we do, from our pioneering business solutions to how best to give back to our communities. We are conscious of our actions and give due consideration to any decisions we make.



KEY STAKEHOLDERS



EMPLOYEES



© Cody York Photography

Manage our Company consistent with our core values (Matters of FACT) highlighted by our support of physical and mental wellness, inclusion, professional development and career pathing, and attention to a work-life balance

COMMUNITIES

TENANTS, PATRONS, RESIDENTS, MUNICIPALITIES, VENDORS, CONTRACTORS



Reinforce our commitment to our communities by operating our properties in a best-in-class manner and supporting local and regional efforts and initiatives that further the growth and general health of our constituents

INVESTORS

DEBT, EQUITY & PREFERRED EQUITY INVESTORS, JOINT VENTURE PARTNERS



Prioritize transparent financial, operating and sustainability reporting while maintaining prudent balance sheet metrics

MATERIALITY ASSESSMENT

SITE CENTERS REGULARLY DISCUSSES SUSTAINABILITY INITIATIVES WITH ITS STAKEHOLDERS IN ORDER TO DETERMINE THE MOST MATERIAL CONSIDERATIONS TO OUR BUSINESS.

Although the relative materiality of any single consideration may evolve from year to year, our stakeholders have generally identified these initiatives as being the most material to our business.

ENVIRONMENTAL FOCUS



- Climate Change
- Sustainable Building Practices
- Energy Efficiency
- Water Efficiency
- Waste Management

SOCIAL OBJECTIVES



- Tenant Engagement
- Community Engagement
- Good Employer Practices
- Health & Safety

GOVERNANCE & ETHICS



- Governance
- Transparency in Reporting
- Ethical Business Practices

SUSTAINABILITY GOVERNANCE & REPORTING PROCESS

THE SITE CENTERS ESG STEERING COMMITTEE IS LED BY THE COMPANY'S CHIEF FINANCIAL OFFICER.

The ESG Steering Committee consists of senior members from the Company's property management, construction, human resources, technology, transactions, internal audit, corporate branding and legal departments. Committee members are assigned to environmental, social and governance subcommittees which meet and communicate throughout the year in order to identify and pursue the Company's sustainability initiatives and discuss the Company's related disclosures. The Company's sustainability initiatives are periodically discussed with the Nominating and ESG Committee of the Board of Directors.

The Company expects to align with the GHG Protocol and GRESB standards, along with any SEC climate disclosure rules, with the goal that any future attestation of these matters will be unqualified.

EXECUTIVE SPONSOR



CONOR FENNERTY
EVP, CFO & TREASURER

ENVIRONMENTAL



JACQUELINE GALLAGHER
SUSTAINABILITY DIRECTOR

BOB SIEBENSCHUH
SVP OF PROPERTY OPERATIONS

KERRI RYAN
SENIOR DIRECTOR OF PROPERTY MANAGEMENT

CHRIS REVILLE
DIRECTOR OF CONSTRUCTION/DEVELOPMENT

JENN WATTENHOFER
BUSINESS ANALYST II

SOCIAL



LORI PARSONS
VP OF HUMAN RESOURCES

MORGAN BLANK
DIRECTOR OF SHOPPING CENTER MARKETING

DEANNA LELLI
VP OF LEASING

ALYSSA MARTIN
SENIOR RECRUITER

ERIC METZUNG
SENIOR DIRECTOR OF FUNDS MANAGEMENT

KURT PETTIT
VP OF CORPORATE BRANDING

GOVERNANCE



AARON KITLOWSKI
EVP, GENERAL COUNSEL & SECRETARY

KIM SCHARF
SVP OF INFORMATION TECHNOLOGY

Environmental.

A VISION FOR A MORE SUSTAINABLE TOMORROW

At SITE Centers, we have focused on the following key areas in order to improve the environmental footprint of our assets:

1. Energy Efficiency at Our Properties
2. Water Conservation
3. Public and Green Transportation

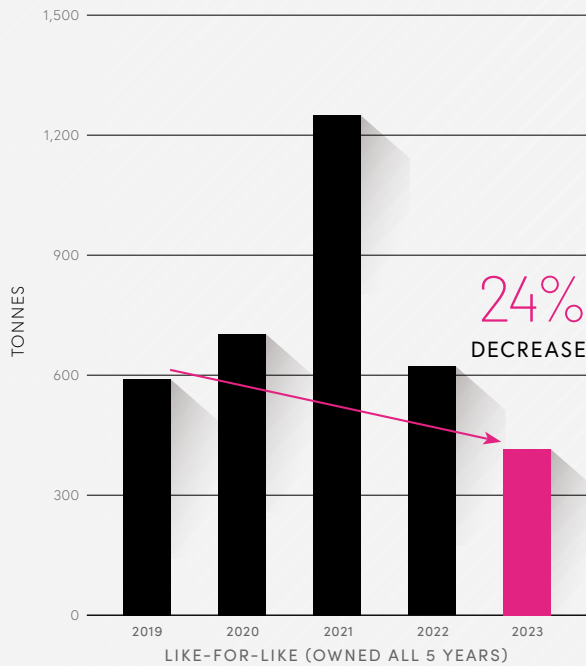


GREENHOUSE GAS EMISSIONS

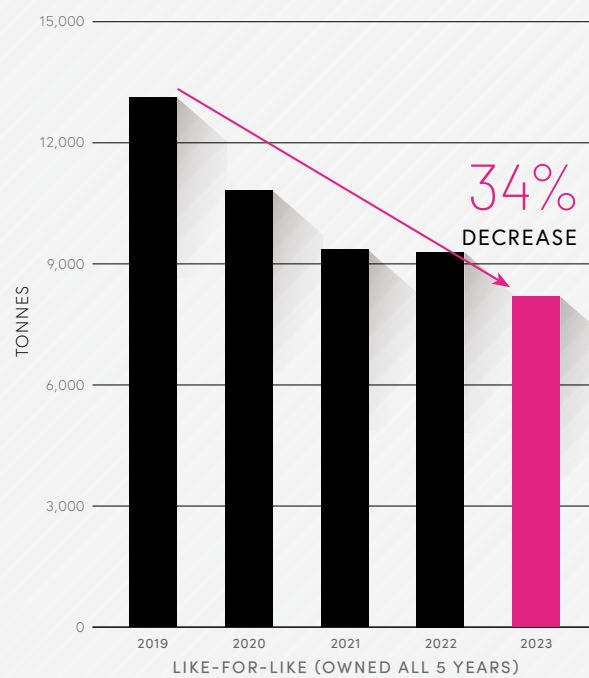
OUR APPROACH TO CLIMATE CHANGE

We calculate our Scope 1 and Scope 2 emissions data in accordance with the Greenhouse Gas Emissions (GHG) Protocol. Scope 1 and Scope 2 emissions are from sources within our operational boundary and control and primarily relate to energy utilized at our offices and in the common areas of our shopping centers. Scope 1 emissions are those that are derived from vacant spaces and common area natural gas usage and Scope 2 emissions are those emissions derived from common area electricity. We do not currently inventory Scope 3 emissions.

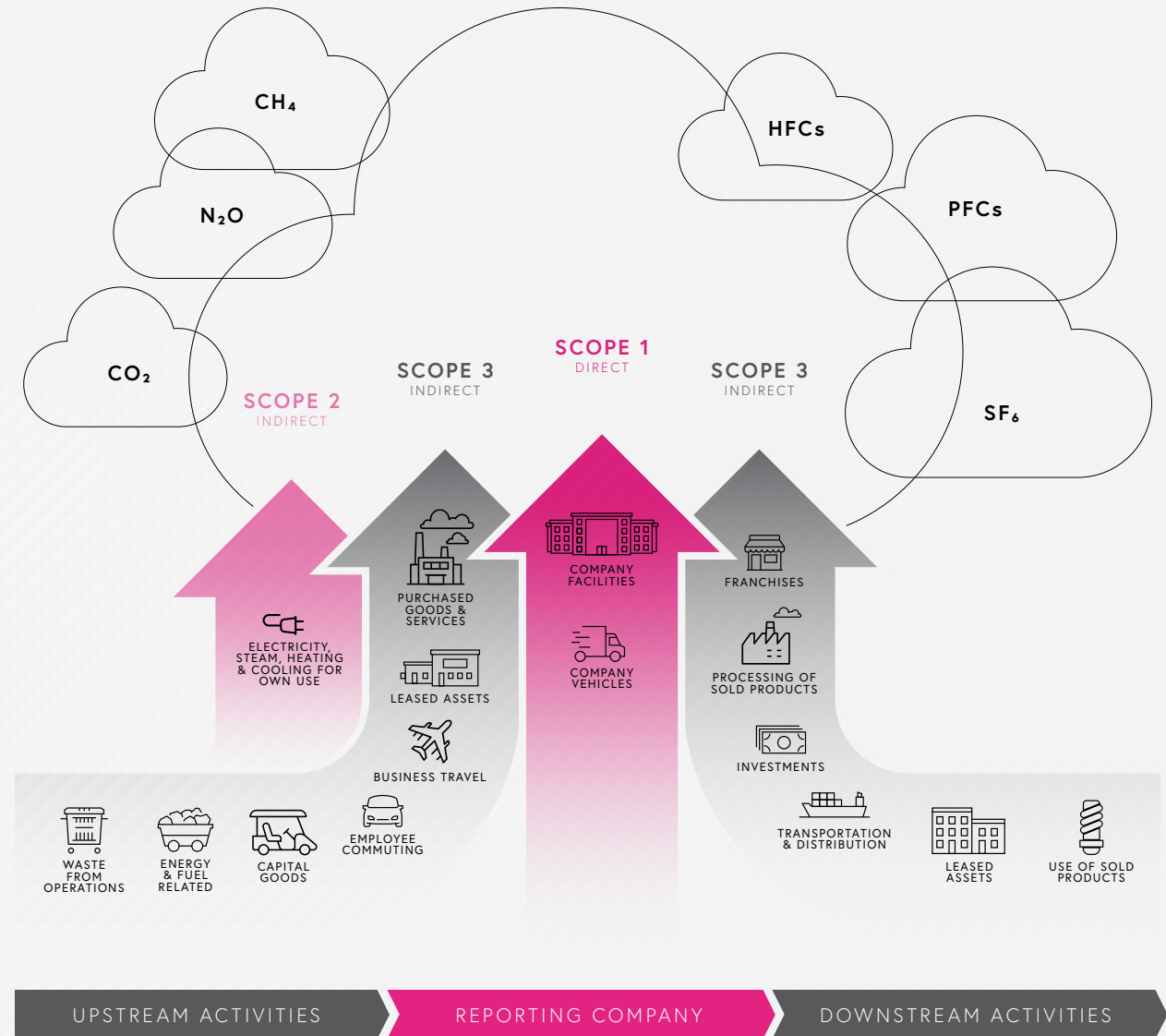
**GHG SCOPE 1 (CO² MT)
WHOLLY-OWNED**



**GHG SCOPE 2 (CO² MT)
WHOLLY-OWNED**



GHG PROTOCOL SCOPES AND EMISSIONS ACROSS THE VALUE CHAIN



* The EPA Simplified GHG Emissions Calculator was used to calculate these emissions.
Source: [1] GHG Protocol Corporate Accounting and Reporting Standard ("GHG Protocol")
Source: [2] Guide to Scope 3 Reporting in Commercial Real Estate



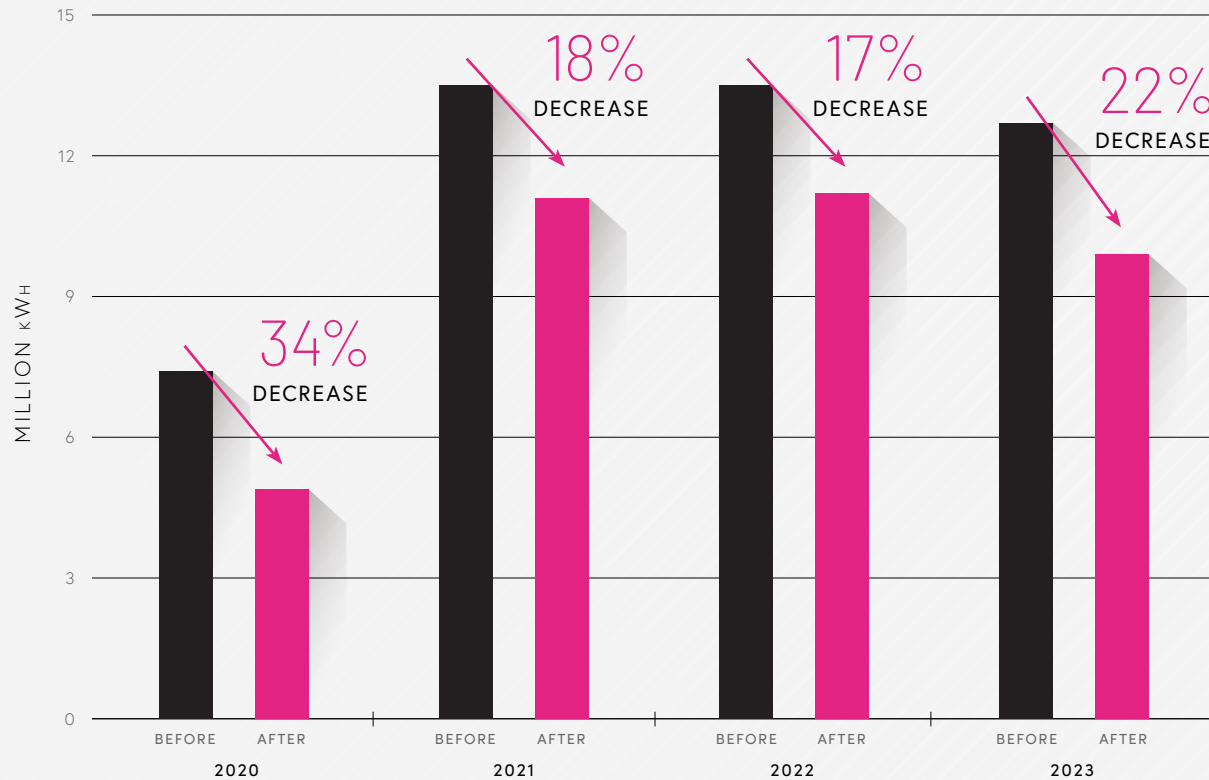
HVAC REFRESH PROGRAM

HVAC REPRESENTS A SIGNIFICANT PERCENTAGE OF TENANT ENERGY USAGE AND A LONG-TERM OPPORTUNITY.

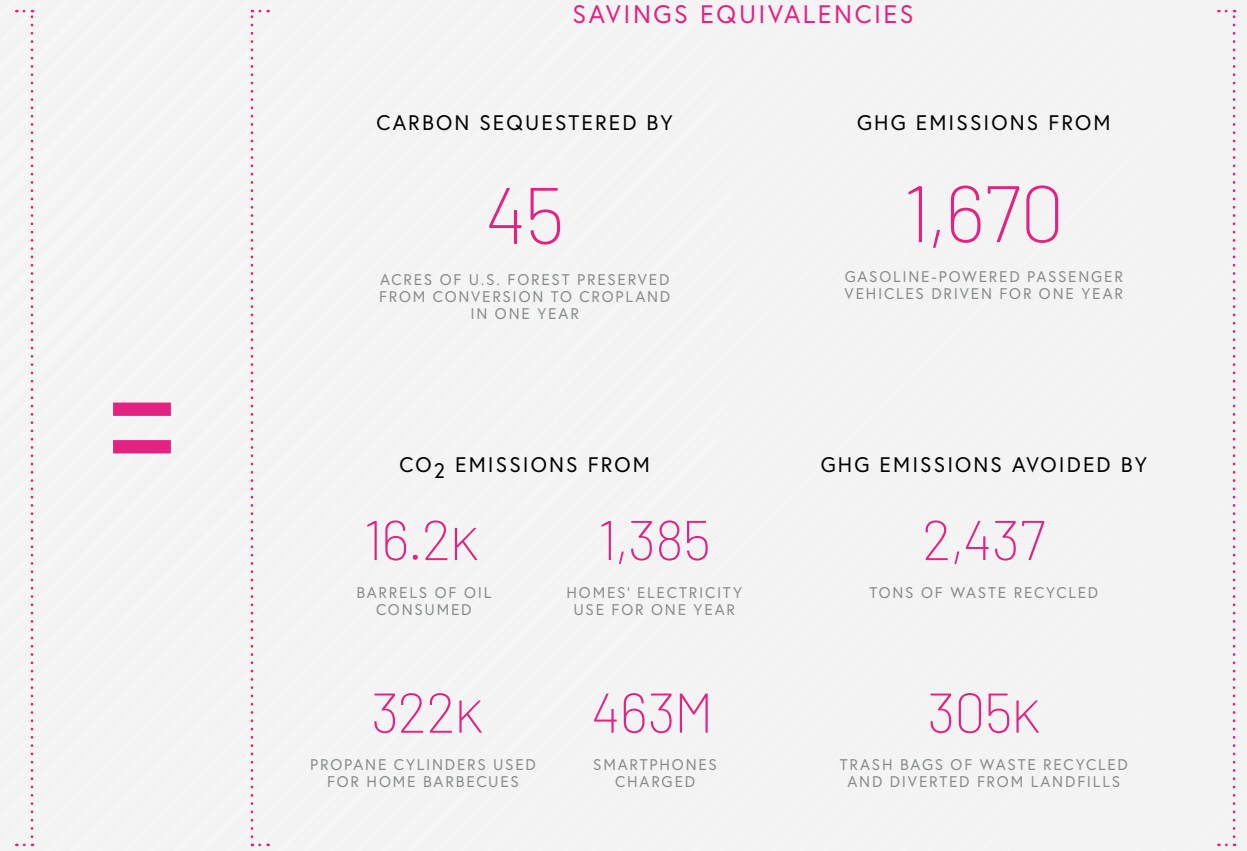
Since 2020, SITE Centers has invested almost \$14M upgrading HVAC units as part of tenant build-outs and redevelopment projects. The upgrade to new and more efficient units, representing 9,635 tons of cooling, significantly reduces energy usage from legacy units. In general, tenants are not required to report their energy usage or cooling costs to the Company and the SEER ratings of replaced HVAC units are not known in all cases. As a result, we utilize

various assumptions in order to approximate the amount of energy savings from these upgrades. In a four-year lookback, upgraded HVAC units are estimated to have reduced energy usage annually by an average of 2.5M kWh (or a 23% energy reduction).

2020 - 2023 HVAC USAGE SUMMARY*



SAVINGS EQUIVALENCIES



*Based on 12-month assumption.
Source: <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

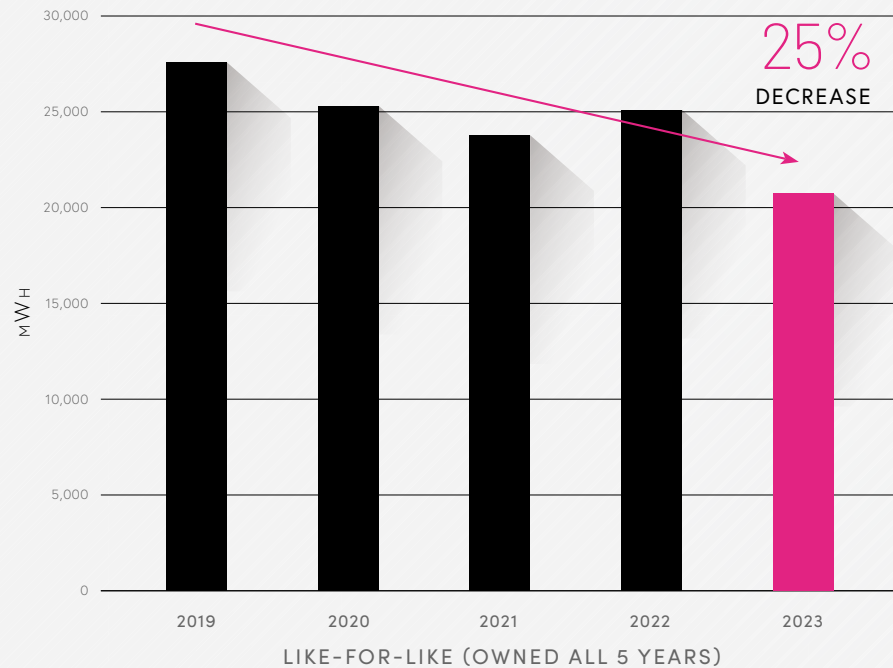


ELECTRICAL EFFICIENCY

COMMON AREA LIGHTING REPRESENTS THE MAJORITY OF LANDLORD CONTROLLED ELECTRICITY

SITE Centers' control of electricity is generally limited to common and exterior areas of our properties due to tenant control and the open-air and suburban nature of our business. 81% of the Company's parking lot lighting has been upgraded to LED since 2018 providing more efficient lighting and improved visibility for our patrons, retailers, and communities. Additionally, 59% of our common-area lighting has been upgraded to LED to date. As a result of this initiative, the Company has seen a 25% decrease in landlord controlled electrical usage since 2019.

LANDLORD ELECTRICAL CONSUMPTION
WHOLLY-OWNED

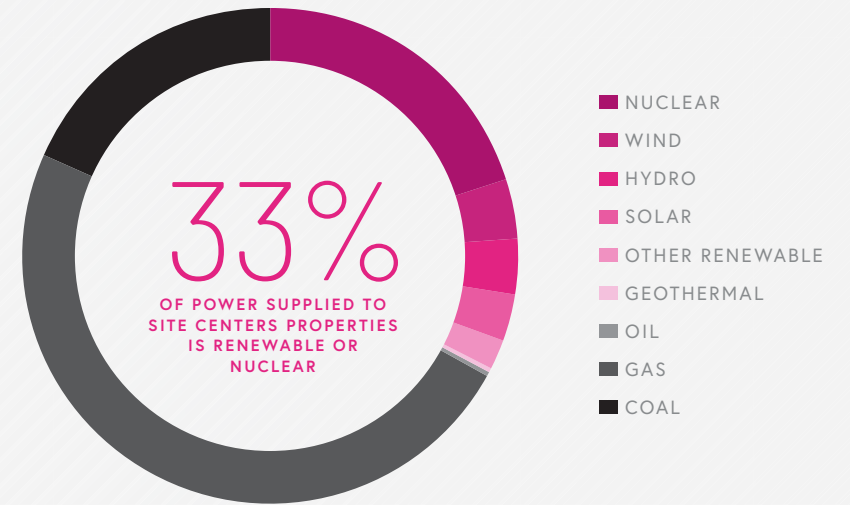


NOTE: Electrical consumption based on 12-month assumption. Power sourcing based on EPA greenhouse gas equivalencies calculator. Source: <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>.

RENEWABLE & NUCLEAR POWER

SITE Centers looks to source power at our properties via a variety of renewable energy programs and sources where economically feasible and possible. Additionally, SITE Centers currently leases roof areas to accommodate over 308K SF (nine solar arrays) across the portfolio. These systems, which generate 2,379mWh, are utilized for common area systems, offloading to local power grids, and direct power to our tenants.

2023 WHOLLY-OWNED POWER SOURCING



SOLAR GENERATION

2,379MWh
SITE CENTERS' CONTROLLED SOLAR POWER



EQUIVALENCIES

328 HOMES' ELECTRICITY USE FOR ONE YEAR

4.25M MILES DRIVEN BY AN AVG GASOLINE-POWERED PASSENGER VEHICLE

396 GASOLINE-POWERED PASSENGER VEHICLES DRIVEN FOR ONE YEAR



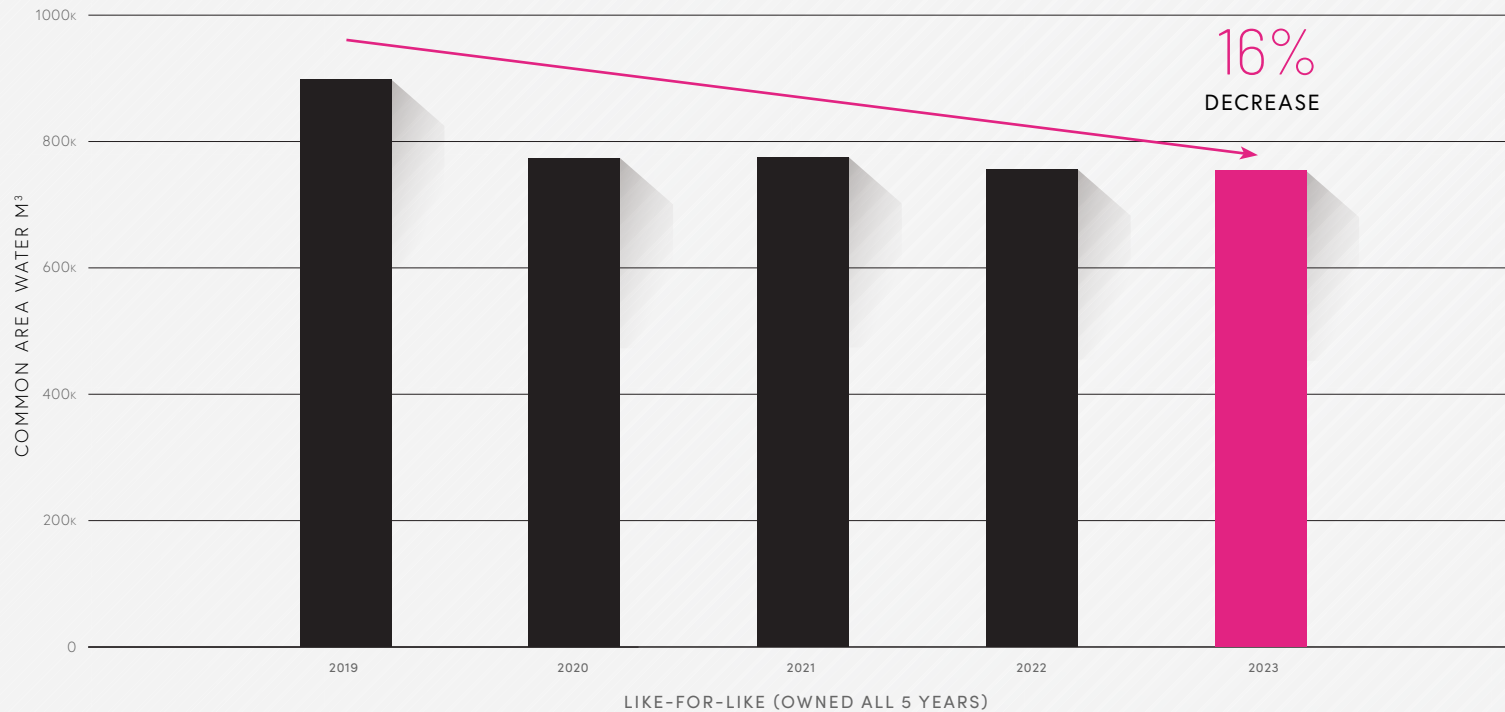
WATER WASTE & CONSERVATION

SUB-METERING ROLL OUT TO REDUCE WATER WASTE BY TRACKING LEAKS AND USAGE.

Water conservation and reduction is a significant focus for SITE Centers to eliminate waste and unnecessary costs. In 2023, irrigation represented 72% of landlord controlled water usage.

In 2020, the Company began the portfolio-wide roll out of smart sub-meters which track common area as well as tenant use. Efforts such as smart sub-metering and installation of native landscape led to a 16% reduction in landlord water usage since 2019.

LANDLORD WATER USAGE
WHOLLY-OWNED



*Irrigation is only for metered water usage.



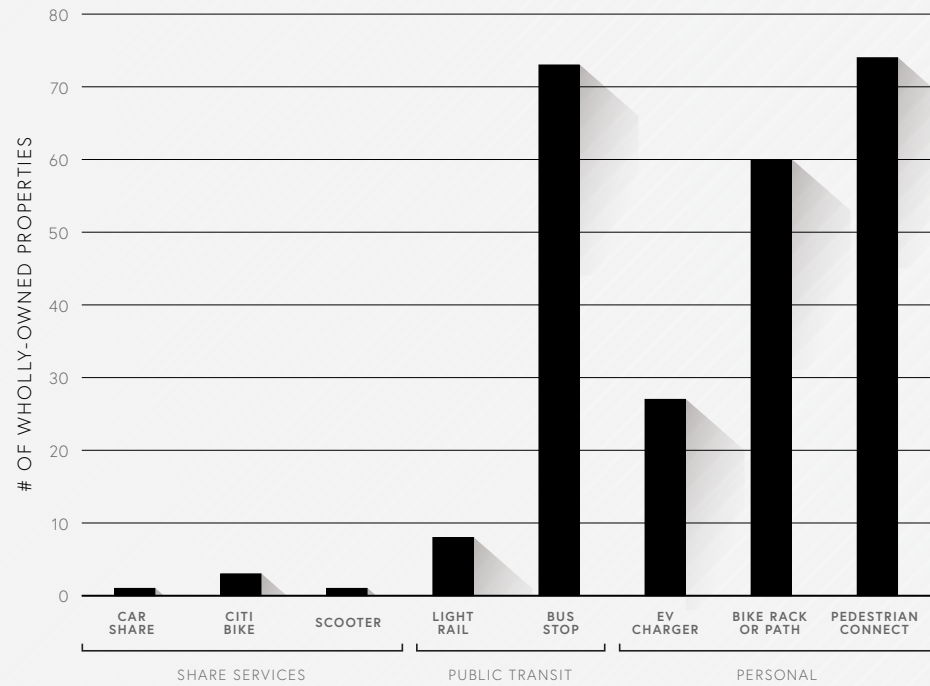
DEER VALLEY TOWN CENTER PHOENIX, ARIZONA



GREEN & PUBLIC TRANSPORTATION

By facilitating access to various methods of green and public transportation, SITE Centers is contributing to the reduction of the overall carbon footprint of shoppers visiting our properties along with our tenant employees. Whether through providing bike racks, proximity to a bus or transit stop or electric scooter storage and access, each of these alternative transportation methods reduce fuel consumption and the environmental footprint of our real estate.

TRANSPORTATION TYPES





TASK FORCE ON CLIMATE-RELATED DISCLOSURES

THE FINANCIAL STABILITY BOARD (FSB) CREATED THE TCFD TO DEVELOP RECOMMENDATIONS ON THE TYPES OF INFORMATION THAT COMPANIES SHOULD DISCLOSE TO SUPPORT INVESTORS, LENDERS, AND INSURANCE UNDERWRITERS IN APPROPRIATELY ASSESSING AND PRICING A SPECIFIC SET OF RISKS—RISKS RELATED TO CLIMATE CHANGE.

CLIMATE CHANGE GOVERNANCE

In 2020, SITE Centers' Board of Directors renamed its Governance committee the Nominating and ESG Committee in recognition of the increasing importance of sustainability to the Company and its stakeholders. This committee maintains a charter which specifies its ongoing responsibilities, including general oversight of the company's ESG initiatives and policies. As of December 31, 2023, the Nominating and ESG Committee consisted of three independent directors.

STRATEGY

SITE Centers' business could be impacted by both physical risks and policy changes relating to climate change. Climate change presents physical risks to our business in the forms of increased severity and frequency of weather-related events such as tornadoes, hurricanes, and rising temperatures and sea levels. Many of our investments in recent years have been concentrated in areas which enjoy favorable demographics and population migration trends, including the Southeast and Southwest. The increasing concentration as well as the impact of climate change on these areas could impact the availability and cost of insurance and increase utility costs for us and our tenants.

On the policy front, future regulations could require we use specific materials or equipment in new construction, require that we modify components or equipment in existing structures and/or impose various restrictions on our property operations. To the extent that our tenants share in any increased costs resulting from insurance premiums, materials and equipment, it may impact the amount of base rent they are willing or able to pay to lease space from us.

RISK MANAGEMENT

In order to enhance resiliency and mitigate the risk of weather-related events to our properties, SITE Centers has specific policies and protocols around disaster preparedness, disaster response and post-disaster stabilization. SITE Centers reviews these policies annually and provides appropriate training to our operational staff. As part of our resiliency strategy, we have partnered with NOAA to become a WeatherReady Nation Ambassador. Under this partnership, SITE Centers is committed to making natural disaster preparedness a priority through tenant outreach efforts and engaging with our constituents and stakeholders.

We also aim to mitigate the impact of severe weather events on our business and operations by ensuring that our ongoing construction, major renovation and new construction projects meet or exceed local codes. This includes code requirements for high velocity wind zones (I90/I120), earthquakes, snow loads and other weather-related factors. Each project is analyzed to determine the appropriate codes and associated geographical risks to include measures that would reduce damages such as additional roof fasteners in corners and coping caps.

We believe certain property level investments (including LED lighting, lighting control systems, white roofing materials and sub-metered irrigation systems) may help to mitigate the impact of any new regulatory requirements or operating restrictions that might be imposed in the future on the exterior components of our shopping centers. As outlined on Page 10, SITE Centers maintains an ESG Committee comprised of members of our senior management team to discuss initiatives to improve the sustainability of our shopping centers and the transparency of our sustainability reporting to stakeholders.

SITE Centers also seeks to maintain adequate insurance in order to manage and mitigate the impact of climate risk on our business. We work closely with our third-party insurance broker to annually review the adequacy of our insurance coverage. These reviews often include "probable maximum loss" scenario modeling in order to estimate the amount of damage that might be sustained at our properties in connection with natural disasters of varying degrees of severity. Our insurance coverage also includes business interruption insurance which would help to offset the impact of lost tenant revenues during any rehabilitation or reconstruction period resulting from these events.



TCFD RISK ASSESSMENT

PHYSICAL RISKS			
RISK CATEGORY	EXPOSURE RISK (BY ABR)*	POTENTIAL IMPACT TO SITE CENTERS	RISK MANAGEMENT APPROACH
Hurricane and Typhoon Tropical storm winds more than 74mph	37% of SITE Centers' properties are located in areas with high or greater exposure to hurricanes and typhoons.	May cause physical damage to properties as well as disruption to tenant operations. Population may migrate away from high risk areas which would negatively affect desirability of these locations to tenants and customers. Higher building standards and forced improvements to existing properties, along with insurance availability and pricing, could be cost prohibitive for the Company and tenants.	SITE Centers maintains a geographically diversified portfolio which helps to minimize exposure to specific weather conditions and events. The Company's property management team follows protocols to prepare for severe weather events, including advanced communications with tenants and vendors, and evaluates roofing projects for resiliency improvements including additional roof fasteners and coping caps. SITE Centers also maintains insurance to mitigate the risk of physical damage and lost rental revenue resulting from severe storms.
Extreme Rainfall More than 100mm in 24 hours	30% of SITE Centers' properties are located in areas with high or greater exposure to extreme rainfall.	May cause physical damage to properties as well as disruption to tenant operations. Maintenance, repair and insurance costs could increase causing an increase in overall landlord and tenant operating costs. Population may migrate away from heavily impacted areas which would negatively affect desirability of these locations to tenants and customers. Local utilities could be forced to improve their infrastructure (underground versus above ground) causing higher rates and more frequent outages.	SITE Centers maintains a geographically diversified portfolio which helps to minimize exposure to specific weather conditions and events. The Company also maintains insurance to mitigate the risk of physical damage and lost revenue resulting from extreme weather conditions.
Water Stress Demand for water exceeds available resources	51% of SITE Centers' properties are located in areas with high or greater exposure to water stress.	May result in a drought leading to increased water costs and restrictions on water usage.	SITE Centers maintains a geographically diversified portfolio which helps to minimize exposure to specific weather conditions and events.
Heat Stress Perceived discomfort and physiological strain from exposure to a hot environment	50% of SITE Centers' properties are located in areas with high or greater exposure to heat stress.	May result in higher utility usage and costs, more frequent power outages or limited power availability, and less traffic overall to properties during heat stressed occasions. HVAC units may be more expensive for tenants to operate and may require more frequent replacement at SITE Centers' cost. Population may migrate away from heat stressed areas which would negatively affect the desirability of these locations to tenants and customers.	SITE Centers maintains a geographically diversified portfolio which helps to minimize exposure to specific weather conditions and events. The Company also aims to lessen its impact on power grids by reducing its energy usage in common areas through initiatives like LED lighting and off-hour lighting controls, and investing in more efficient HVAC units and requiring tenant HVAC maintenance.
Wildfires Uncontrolled fires that burn in wildland vegetation	34% of SITE Centers' properties are located in areas with high or greater exposure to wildfires.	May cause physical damage to properties as well as disruption to tenant operations. Population may migrate away from impacted and high risk areas which would negatively affect the desirability of these locations to tenants and customers. The availability and cost of insurance for affected areas could be severely impacted.	SITE Centers maintains a geographically diversified portfolio which helps to minimize exposure to specific events. The Company's property management team follows protocols to prepare for severe conditions including advanced communications with tenants and vendors. SITE Centers also maintains insurance to mitigate the risk of physical damage and lost rental revenue resulting from fire.
Sea Level Rise Increase in oceans due to polar ice cap melt and severe rain events	1% of SITE Centers' properties are located in areas with high or greater exposure to sea level rise.	May cause flooding and physical damage to properties, disruption to tenant operations and necessitate physical improvements to drainage systems at our properties. Population may migrate inland away from impacted areas which would negatively affect the desirability of these locations to tenants and customers. The availability and cost of insurance for affected areas could be severely impacted.	SITE Centers maintains a geographically diversified portfolio which helps to minimize our exposure to regional and local conditions and events. SITE Centers maintains insurance to mitigate the risk of physical damage resulting from flood.

*Risk percentages are based on FEMA National Risk Indicator (hazards.fema.gov) and American Communities Project (americancommunities.org) and include properties located in "high" and "red flag" risk areas. ABR as of December 31, 2023.



TCFD RISK ASSESSMENT (CONTINUED)

TRANSITION RISKS		
RISK CATEGORY	POTENTIAL IMPACT TO SITE CENTERS	RISK MANAGEMENT APPROACH
New Regulations and Policy Frameworks	Existing operations as well as redevelopment projects impacted due to regulations to increase building energy efficiency, install EV infrastructure and limit pollution from storm water run off.	SITE Centers maintains a geographically diversified portfolio which helps to minimize exposure to local regulation and policy changes. The Company's Management and property management team track local, regional and national regulations to ensure that the Company's properties are in compliance with all existing and pending regulations. Additionally, SITE Centers invests significant capital in its properties to attempt to maximize building efficiencies.
Cost of Indirect Emissions	Building costs impacted due to soft and hard cost increases; consumer good input costs increase tightening tenant profit margins as well as impacting consumer discretionary and non-discretionary wallet availability.	SITE Centers invests significant capital in its properties to attempt to minimize operating costs. The Company also targets primarily national non-discretionary retailers that seek to operate in the wealthiest communities in the United States that are less impacted by input costs or changes in consumer spending patterns.
Shifting Population Market Preferences	Change in market or submarket desirability based on shifts in population growth forecasts.	SITE Centers maintains a geographically diversified portfolio which helps to minimize exposure to shifting population market preferences. Additionally, the Company has concentrated its portfolio in submarkets with top tier infrastructure, including education offerings, significant employment opportunities and long-term supply and demand characteristics.
Reputation Risk	<p>Lower amounts of capital (debt and equity) available for companies not meeting certain ESG frameworks.</p> <p>Tenants look to concentrate locations in properties that have more efficient building operations.</p>	SITE Centers invests significant capital in its properties in an attempt to maximize operating efficiencies and minimize operating costs for tenants. Additionally, the Company's active sustainability initiatives are integrated into board and management discussions and strategy.

*Risk percentages are based on FEMA National Risk Indicator (hazards.fema.gov) and American Communities Project (americancommunities.org) and include properties located in "high" and "red flag" risk areas. ABR as of December 31, 2023.

Social.

SEEING VALUE THROUGH ENGAGEMENT

Our four core values, Fearless, Authentic, Curious and Thoughtful, which we refer to as our Matters of FACT, are ingrained in every aspect of SITE Centers' business. These principles not only drive our day-to-day operations and corporate culture, but serve as a guidepost for our daily interactions with our employees, our partners, our shopping center tenants, and the communities in which we work and operate.



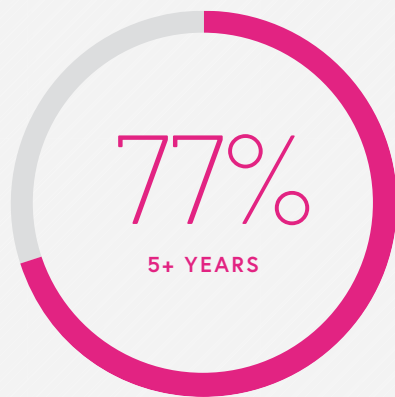
EMPLOYEE SATISFACTION & ENGAGEMENT

AT SITE CENTERS, WE PRIDE OURSELVES ON FOSTERING A RESPECTFUL, ENGAGING WORK ENVIRONMENT THAT ALLOWS OUR PEOPLE TO THRIVE.

Our employees are the cornerstone of our business, and the Company provides them with a comprehensive benefits package that delivers the greatest combination of quality, choice, and value. All full-time employees are eligible for benefits that include, but are not limited to: basic and voluntary life insurance, AD&D, three different medical plan options, short and long-term disability, accident insurance, 401K company matching, flexible spending, commuter benefits, legal services, summer hours, paid time off, hybrid workplace policies, and parental, military, and personal leave.

One of the many ways we ensure that we are maintaining an elite workplace culture is by partnering with Gallup to conduct an annual employee engagement survey. Overall, our 2023 employee satisfaction score was 80%. Our grand mean engagement score of 4.29 sits at the top half of Gallup's database.

TENURE



ENGAGEMENT



Note: All figures as of December 31, 2023

RECOGNITION & AWARDS

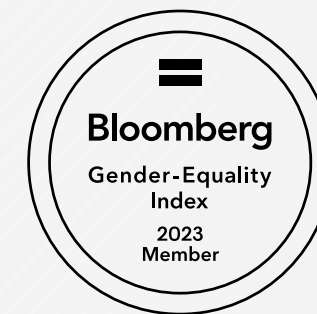
AT SITE CENTERS, WE RECOGNIZE THAT OUR GREATEST ASSET IS NOT OUR PREMIER REAL ESTATE PORTFOLIO, BUT OUR PEOPLE.

From our 160+ Cleveland-based employees to our 70+ team members strategically located across the country, we have our sights set on the future of retail real estate. Our focused and progressive approach to employee welfare has been recognized on multiple levels both locally and nationally.

In 2023, SITE Centers was named a recipient of the NorthCoast 99 Award. This honor is awarded to 99 Northeast Ohio workplaces that have exceptional policies, practices and benefits that are shown to attract and retain top talent. Through an application process, SITE Centers was evaluated on the practices we have in place to attract and retain top performers, as well as ratings from employees who completed a survey about our company. We ranked in the top 99 of all the organizations that applied and performed exceptionally well in the following areas:

- Organizational strategy, policies, & benefits
- Talent attraction, acquisition, and onboarding
- Employee well-being
- Employee engagement & talent development
- Total rewards
- Diversity, equity, & inclusion

At a national level, in 2023 SITE Centers was proud to be recognized by Newsweek as one of America’s Most Responsible Companies for the fourth time. This recognition focuses on a holistic view of corporate responsibility that considers all three pillars of Environmental, Social, and Governance (ESG) strategy. Our inclusion in the list of 600 public companies that prioritize ESG within their business speaks volumes to the dedication of our entire team.



COMPREHENSIVE WELLNESS PROGRAM

SITE CENTERS HAS A CORE COMMITMENT TO PROVIDING OUR EMPLOYEES WITH OPPORTUNITIES TO IMPROVE AND MAINTAIN THEIR OVERALL HEALTH AND WELL-BEING.

We believe that wellness is not limited to physical health, and therefore emphasize opportunities in four areas of focus: physical, emotional, financial, and social wellness. Not only does our corporate headquarters feature a state-of-the-art fitness center staffed by a dedicated wellness manager, but we also offer all our employees a variety of exercise classes, personal training, financial seminars, stress management speakers, nutrition counseling, and lifestyle challenges to promote healthy habits. Additionally, our Make It Happen program is an annual lifestyle challenge open to our employees as a further means of encouraging overall well-being in each of our four areas of focus and helping them to reach their personal wellness goals.

Throughout 2023 we specifically emphasized mental and emotional well-being. Among other initiatives, we welcomed a local psychologist to speak about effective listening, psychological balance, and managing stress; hosted a nutritionist to bring awareness to fueling our bodies by building an optimal plate; and offered weekly yoga and meditation sessions, as well as quarterly mindfulness meditation sessions with our on-site wellness manager. These resources and informational discussions were packed with valuable insights to assist our employees in both their personal and professional lives.

In 2023, SITE Centers was recognized with the Cigna Healthy Workforce Gold-Level Designation, as a testament to our holistic and comprehensive approach to employee wellness. The award recognizes organizations that set the standard for whole-organization health in five key areas: leadership and culture, program foundations, program execution, whole-person health, and utilization of Cigna’s capabilities.

CIGNA HEALTHY WORKFORCE



MENTORSHIP ADVISORY PROGRAM

SITE CENTERS IS CONTINUOUSLY STRIVING TO FOSTER A WORKPLACE WHERE EVERY EMPLOYEE FEELS SUPPORTED, INCLUDED, AND EMPOWERED TO FULLY ENGAGE.

Our SITE Helpers program, an employee-led diversity, equity, and inclusion steering committee, exists to bring our employee base together for a common purpose in unity, clarity, and peace. The program focuses on education, talent development, and community outreach, and in 2023, spearheaded our first Mentorship Advisory Program (MAP). The new strategic initiative was structured to pair emerging leaders at the company with senior leaders who would help them build the tools they need to navigate their career development.



MAP launched in March, as eight mentees began their journey with their respective mentors for a full day of mentorship orientation, learning and networking led by an external consulting group. In addition to continuous partnership work, the yearlong program included executive talks, departmental workshops, professional development courses, milestone check-ins, and an exploration of personal strengths through the StrengthsFinder assessment. The goal of the program was to promote leadership development, cross-functional learning, and build new connections across the company by bringing people together from a wide variety of backgrounds.



TRAINING & DEVELOPMENT

INVESTING IN OUR EMPLOYEE DEVELOPMENT IS AN IMPORTANT AREA OF FOCUS FOR SITE CENTERS.

Along with leading MAP, in 2023 our SITE Helpers committee provided our employees with educational resources to expand their cultural knowledge. Throughout the year, the committee hosted four "lunch and learn" sessions to honor and celebrate Black History Month, Juneteenth, High Holy Days, and National Veterans & Family Appreciation Month. We also welcomed recording artist Alvin Frazier to our headquarters on Juneteenth to help our employees celebrate the day with a musical performance, and welcomed back a retired SITE Centers employee in the fall to share her passion of the Jewish heritage by discussing the importance of the High Holy Days. Additionally, SITE Helpers helped to further educate our employees on a multitude of cultural holidays, practices, and events, by sharing resources, articles, and learning opportunities throughout the year.

In addition to these cultural learning opportunities, SITE Centers continued to offer professional development support to employees throughout the organization. Through presentations, courses, seminars, internally and externally hosted conferences, tuition reimbursement and professional certification programs, our employees had numerous opportunities to further their knowledge, education, and skill sets to have not just a job, but a fulfilling career at SITE Centers. Our primary external partners to support specific soft and technical skills development include The Institute for Management Studies (IMS) and Kent State University Office of Professional and Corporate Development. For instance, in the spring of 2023, we hosted an eight-hour Business Professional Writing course in which employees were able to learn how to craft effective business communications with a focus on audience awareness.

2023 AT A GLANCE

9%

INCREASE IN TRAINING HOURS PER EMPLOYEE OVER 2022

7,523

TOTAL TRAINING HOURS

~31

TRAINING HOURS PER EMPLOYEE

\$15K

TOTAL INVESTED IN EMPLOYEE TUITION REIMBURSEMENT

INVESTED IN EDUCATION

SITE CENTERS VALUES EDUCATION AND RECOGNIZES THE IMPORTANCE OF INVESTING IN BOTH OUR EMPLOYEES AND THEIR FAMILIES

SITE Centers recognizes the importance of investing in both our employees and their families. Since 2011, we have sponsored an academic scholarship program for children and dependents of our employees that has awarded 68 total scholarships over the course of the program. In 2023, SITE Centers awarded three scholarships with a total value of \$15K to the well-deserving children of

three of our employees. The recipients were selected based on individual need, academic performance, and the commitment they have made to their community through active participation in extracurricular activities, volunteering with nonprofit organizations, and employment experience.



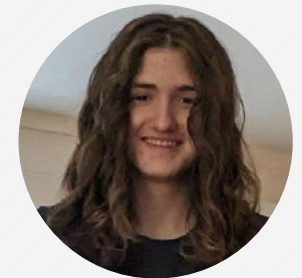
ETHAN BOYES
Mechatronics Engineering at Kent State University

Son of Bryan Boyes
Senior Director of Information Security



ISAIAH DALTON
Japanese and Art at the University of Mount Union

Son of Keisha Dalton
Senior Cash Applications Specialist



SEAN MULLOY
Environmental Science at Ohio Wesleyan University

Son of Nicole Mulloy
Senior Paralegal

Additionally, in 2023, SITE Helpers expanded on our community partnership with Youth Opportunities Unlimited (Y.O.U.) to host four interns at our corporate headquarters as part of their PEEKE Internship Program. For the second consecutive year, we created a rotational work-based learning internship program that aligned

with Y.O.U.'s areas of focus: partnership, exploration, experience, knowledge and excellence. Our team spent 120 hours providing the interns a crash course in retail commercial real estate and the infrastructure of a large public company.

CHARITABLE CONTRIBUTIONS

OUR CORPORATE GIVING AND VOLUNTEER PROGRAMS ARE DESIGNED TO EMPOWER OUR EMPLOYEES TO GIVE BACK TO THEIR COMMUNITIES IN WAYS THAT MOST INTEREST THEM.

Our employees continue to embrace our YOUNITY program, a peer-led initiative which exists to support our employees' commitment to making a difference in the communities where they live and work. The program streamlines our corporate gifting and donation strategies, promotes both individual and cross-functional volunteer opportunities, organizes Company-wide charitable giving events, and manages the relationship with our corporate partner, Ronald McDonald House Charities. Additionally, SITE Centers supports our employees' charitable efforts through our gift matching program (up to \$500/year/employee) and Community Impact Days, which allow employees to volunteer for charitable or community-oriented organizations for up to two, paid, eight-hour workdays each year.



Greater Cleveland Food Bank



2023 AT A GLANCE

\$36K

TOTAL EMPLOYEE DONATIONS

\$20K

COMPANY'S EMPLOYEE GIFT MATCHING

\$264K

COMPANY'S TOTAL DONATIONS

\$318K

GRAND TOTAL DONATED IN 2023

894

VOLUNTEER HOURS

170

CHARITABLE ORGANIZATIONS SUPPORTED

CHARITABLE CONTRIBUTIONS

THROUGHOUT 2023, YOUNITY ORGANIZED FUNDRAISING EVENTS, DONATION DRIVES, AND FOOD COLLECTIONS AND MANAGED EMPLOYEE-ENGAGEMENT EVENTS FOR MANY DESERVING ORGANIZATIONS.



SPREADING THE WARMTH - During a "No-Sew Blanket" volunteer event, 52 employees volunteered 122 hours of service time to help create 139 blankets across four of our offices. The blankets were distributed to Rainbow Babies & Children's Hospital, Akron Children's Hospital, RMH Atlanta, The Diaper Bank of South Florida, and an animal rescue.



ADOPT-A-FAMILY - SITE Centers adopted three families from The Littlest Heroes organization, which supports families with a child diagnosed with cancer or a chronic illness. In 2023, employees purchased gifts, gift cards, or made other donations with an estimated value of around \$1,300 per family. Big wish items included a Nintendo Switch, work out bench and weights, waterpark passes, and an art easel and supplies. The event involved six volunteers and 40 hours of service which included helping to organize and distribute gifts to the families, totaling 700 individuals.



HABITAT FOR HUMANITY PLAYHOUSES - Our Construction Management department coordinated a day of service where they designed, built, and painted two playhouses to be donated to two Habitat families. 14 team members from across the country came together for 98 hours of service at our corporate office to make a positive impact in the local community.

PROPERTY-LEVEL ENGAGEMENT

DEVELOPING STRONG COMMUNITY TIES IN MARKETS IN WHICH WE DO BUSINESS IS CRITICAL TO THE SUCCESS OF OUR SHOPPING CENTERS.

In addition to our support of the communities in which our employees live and work, we are equally as dedicated to partnering with local organizations to engage with the communities that our shopping centers serve.

FESTIVAL OF TREES THE PIKE OUTLETS LONG BEACH, CALIFORNIA

This annual event allows local nonprofits to decorate on-site Christmas trees to reflect their mission. In 2023, over 2,000 visitors voted for their favorite tree, with the first-place winner, American Cancer Society, winning a \$1,000 donation, and Habitat for Humanity placing second with a \$500 donation from The Pike Outlets.



TOWER OF TOYS WINTER GARDEN VILLAGE ORLANDO, FLORIDA

In conjunction with local radio station K92.3, the event collected more than 12,000 toys for the local Ronald McDonald House and Nathaniel’s Hope. Since its inception in 2018, the Tower of Toys event has collected more than 60,000 toys for the nonprofit organizations.



PROPERTY-LEVEL ENGAGEMENT

WINE & WHISKEY WALK

In the six years since the inception of our annual Wine & Whiskey Walk hosted by Village at Stone Oak in San Antonio, Texas, it has become a staple of the community and raised more than \$59,000 for local philanthropic organizations. In 2023, our Wine & Whiskey Walk benefited WINGS, the only non-profit program of its kind in the region to provide no-cost comprehensive breast cancer treatment services to under or uninsured women in South-Central Texas. These services include physician visits, surgical procedures, chemotherapy, radiation, labs, scans, medications, rehabilitation, prosthetics, wigs, and more!

Attendees of the event have the opportunity to explore the shopping center while enjoying wine and whiskey tastings, food pairings, raffles, and entertainment at participating retailers and restaurants.

All ticket sale proceeds directly benefit our charitable partner. In the fall of 2023, we raised \$8,500 for WINGS.



AT A GLANCE



8.5k

RAISED FOR LOCAL CHARITIES BY 2023 WINE WALKS

\$59k

RAISED BY WINE WALKS SINCE 2018



CORPORATE CITIZENSHIP

ALWAYS KEEPING OUR SIGHTS SET ON OUR COMMUNITIES

Since our company's founding in 1965, one of our key tenets has been a commitment to supporting the communities that we serve. This philosophy not only applies to the communities where our shopping centers are located, but also to our corporate headquarters in Beachwood, Ohio. In the fall of 2023, we engaged with Adopt-A-

Highway to further support the city of Beachwood. With this partnership, we were responsible for the retrieval of trash and debris from the one-mile stretch of I-271 that serves as a major artery for high volume commuter traffic including many of our 160+ Cleveland-based employees.





Governance.

A FOCUS ON EFFECTIVE OVERSIGHT AND TRANSPARENCY

We believe that a Board of Directors comprised of diverse backgrounds and skillsets and an organizational commitment to transparent reporting promotes the interests of our stakeholders and their understanding of our business.

BOARD OF DIRECTORS

SITE CENTERS BELIEVES THAT A DIVERSE BOARD OF DIRECTORS AND STRONG CORPORATE GOVERNANCE POLICIES AND PRACTICES PROMOTE RESPONSIBLE LEADERSHIP, EFFECTIVE DECISION-MAKING AND STAKEHOLDERS' LONG-TERM INTERESTS.

Our Board of Directors is responsible for the oversight of management's implementation of our strategy and management's conduct of our daily operations. Our Board of Directors strives to maintain an independent, balanced and diverse set of directors who collectively possess the expertise to ensure effective oversight. The Nominating and ESG Committee annually reviews and makes recommendations to our Board of Directors regarding its size and composition.



TERRANCE R. AHERN
CHAIRMAN OF THE BOARD



LINDA B. ABRAHAM
CRIMSON CAPITAL



JANE E. DeFLORIO
DEUTSCHE BANK AG
(RETIRED)



DAVID R. LUKES
SITE CENTERS
PRESIDENT & CEO



VICTOR B. MacFARLANE
MacFARLANE PARTNERS



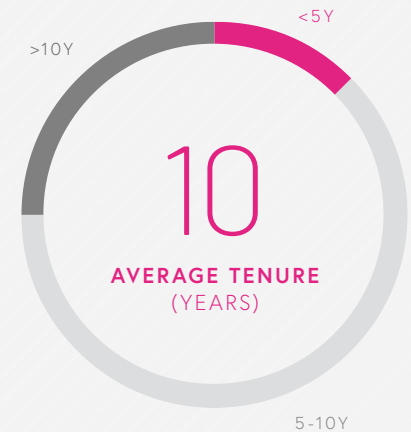
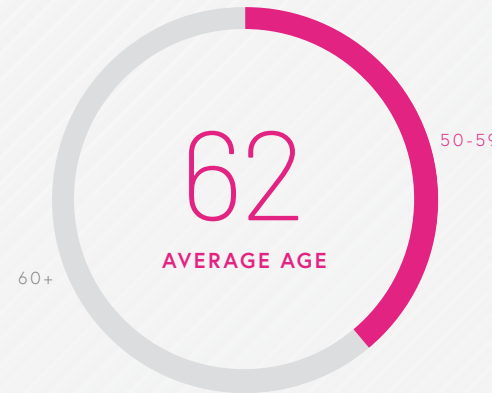
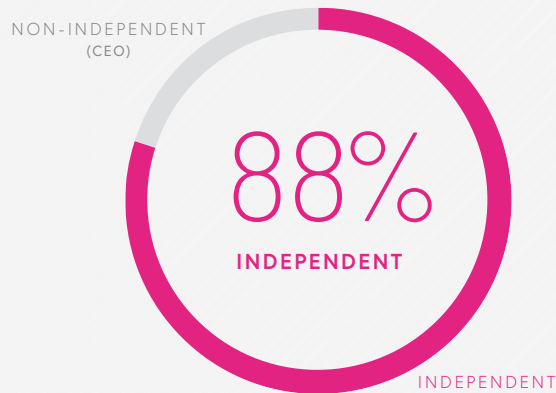
ALEXANDER OTTO
ECE GROUP GMBH & CO. KG



BARRY A. SHOLEM
MSD REAL ESTATE



DAWN M. SWEENEY
NEW ENGLAND
CONSULTING GROUP



BOARD COMMITTEES

THE BOARD OF DIRECTORS HAS ESTABLISHED THREE MAIN COMMITTEES TO HELP IT DISCHARGE ITS OVERSIGHT RESPONSIBILITIES.

AUDIT COMMITTEE

The Audit Committee assists our Board in overseeing the integrity of our financial statements, our compliance with legal and regulatory requirements, our independent registered public accounting firm's qualifications and independence, the performance of our internal audit function and our independent registered public accounting firm, the assessment and management of enterprise risk, and management's initiatives and practices with respect to information technology and cybersecurity.

Jane E. DeFlorio*

Linda B. Abraham

Terrance R. Ahern

Dawn M. Sweeney

COMPENSATION COMMITTEE

The Compensation Committee reviews and approves compensation for our executive officers, reviews and recommends to our Board compensation for directors, oversees the Company's equity compensation and executive benefit plans and reviews certain compensation disclosures included in our annual proxy statement. The Compensation Committee engages an independent compensation consultant to assist in the design of the executive compensation program and the review of its effectiveness.

Terrance R. Ahern*

Jane E. DeFlorio

Dawn M. Sweeney

NOMINATING AND ESG COMMITTEE

The Nominating and ESG Committee recommends to our Board the persons to be nominated as directors at each annual meeting of shareholders, recommends to our Board qualified individuals to fill vacancies on our Board, reviews and recommends to our Board qualifications for committee membership and committee structure and operations, recommends directors to serve on each committee, develops and recommends to our Board various corporate governance policies and procedures, receives periodic reports from management on our ESG initiatives and related topics, reviews and makes recommendations regarding any waivers under our Code of Business Conduct and Ethics with respect to officers and directors, and leads the annual review of the performance of our Board.

Victor B. MacFarlane*

Linda B. Abraham

Barry A. Sholem

*Chairperson

BOARD PRACTICES

WE ARE COMMITTED TO THE HIGHEST STANDARDS OF CORPORATE GOVERNANCE, WHICH WE BELIEVE WILL ENSURE THAT THE COMPANY IS MANAGED FOR THE LONG-TERM BENEFIT OF OUR STAKEHOLDERS.

OUR BOARD PRACTICES INCLUDE:

- All directors are elected annually (i.e. no ability to classify the Board of Directors without shareholder consent)
- Director nominees must receive majority support in order to be elected in uncontested elections
- Separate independent Chairman of the Board
- Regular executive sessions of independent directors
- Annual executive officer succession planning discussions
- Anti-overboarding policy limiting service on other public company boards and audit committees
- Mandatory director retirement age (76 years)
- Annual Audit Committee review of management's enterprise risk assessment
- Directors (and officers) are prohibited from pledging, hedging and undertaking other derivative transactions in Company securities
- Directors (and executive officers) are subject to minimum Company share ownership requirements



ETHICS & TRAINING

SITE CENTERS' CODE OF BUSINESS CONDUCT AND ETHICS IS THE CORNERSTONE OF OUR COMMITMENT TO CREATING AND MAINTAINING AN ETHICAL WORK ENVIRONMENT.

The Code details our expectations regarding conflicts of interest and sets the stage for proper conduct in dealing with each other as well as our stakeholders. Each of our employees reviews and acknowledges our Code of Business Conduct and Ethics at the commencement of his or her employment, and we require all employees to complete training modules regarding various aspects of the Code of Business Conduct and Ethics each year. The Code is available at ir.sitecenters.com/governance/corporate-governance.

To help enforce our Code of Business Conduct and Ethics, we have contracted with an independent provider (NAVEX Global) to administer a dedicated reporting hotline through which employees and members of the public can report claims of suspected violations of the Code. The hotline is monitored 24/7/365 and collects no personal information about a reporting party. SITE Centers maintains a strict anti-retaliation policy for any allegations made in good faith and any significant concerns are concurrently reported to the chair of the Audit Committee. More details about our ethics hotline and our Reporting and Non-Retaliation Policy are available at ir.sitecenters.com/governance/corporate-governance.

1-800-750-4972

SITE CENTERS ETHICS HOTLINE

CYBERSECURITY

SITE CENTERS IS COMMITTED TO THE PROTECTION OF OUR DATA AND INFORMATION SYSTEMS.

SITE Centers relies on the secure and efficient operation of our information systems, including financial, data processing, communications, and operating systems. Our information technology systems are protected through appropriate physical and software safeguards, backup procedures, and timely system and security updates.

Our risk mitigation efforts include engaging independent cybersecurity providers for incident management, end-point detection, monitoring, and response services. We deploy a layered approach to network intrusion detection and protection using industry-leading technology. We conduct bi-annual cybersecurity awareness training for all employees, new-hire cybersecurity training, periodic simulated phishing tests, and additional department-specific training. The internal audit team annually reviews network security risks, reviews system and process assurance for IT and application controls, and evaluates third-party service providers and vendors during procurement.

The Company maintains a Cybersecurity Incident Response Plan for incident response and business continuity. An Internal Security and Privacy Governance Committee, comprised of management members, periodically reviews cybersecurity matters. This committee receives updates on system and security measures, training programs, security program enhancements, and their impacts on the information security risk environment.

The Audit Committee of the Board of Directors, which consists solely of independent directors, is responsible for overseeing cybersecurity risks and related initiatives. At least once each year, senior members of the Company's information technology team and internal audit services team brief the Audit Committee on information security matters. While the Company has encountered malware, email phishing, and other disruptive events, no known cyber incidents have significantly impacted the availability of our information systems and data to date.

COMMITMENT TO TRANSPARENCY & ACCURATE REPORTING

SITE CENTERS IS COMMITTED TO REPORTING ITS FINANCIAL RESULTS AND INFORMATION RELATING TO ITS BUSINESS IN A CLEAR AND TRANSPARENT MANNER.

The Company maintains a Disclosure Committee comprised of senior leaders from its finance, accounting and legal departments that meets quarterly to ensure that all material transactions are appropriately identified and accounted for in its financial results. The Company also maintains a Code of Ethics for Senior Financial Officers that requires senior officers to provide fair and accurate financial reporting and to promptly report any financial reporting inaccuracies or suspected violations of applicable laws. The Company publishes a quarterly supplemental reporting package that includes detailed information relating to its property portfolio in order to help investors and other stakeholders better understand its business.

As an NYSE listed company, SITE Centers is subject to the Sarbanes-Oxley Act and its requirements regarding internal controls and procedures over financial reporting. Sarbanes-Oxley internal controls testing aims to assure stakeholders that the organization's internal control procedures are operating effectively. SITE Centers employs an internal audit services team that is responsible for reporting the results of its internal controls testing directly to the Audit Committee of the Board of Directors. In addition to annual controls testing, the internal audit services team performs periodic monitoring that assesses the extraction of new lease data and its appropriate set-up, review of fixed asset activity, as well as a segregation of duties assessment on accounting software. Additionally, the internal audit services team undertakes several special projects each year including audits of important non-financial reporting policies and procedures.

VENDOR CODE OF CONDUCT

SITE CENTERS REQUIRES THAT ALL VENDORS ABIDE BY OUR VENDOR CODE OF CONDUCT AND OUR VENDOR TERMS AND CONDITIONS.

These documents allow us to gather pertinent information about our vendors and require them to comply with our Code of Business Conduct and Ethics and provide safe working environments and fair wages for their employees. SITE Centers' internal audit services team periodically

audits a sample of vendor bids that includes attributes of compliance with the Vendor Code of Conduct and Vendor Terms. Our Vendor Code of Conduct and Vendor Terms and Conditions are available at ir.sitecenters.com/governance/corporate-governance.

Index.

SUSTAINABILITY ACCOUNTING STANDARDS BOARD (SASB)



TABLE 1. SUSTAINABILITY DISCLOSURE TOPICS & ACCOUNTING METRICS	
ENERGY MANAGEMENT	RESPONSE
IF-RE-130a.1	100% of Landlord-Controlled common area
IF-RE-130a.2	2023 Total Energy consumed: 102,347 GJ 2023 Like-for-like energy consumed: 82,964 GJ
IF-RE-130a.3	24% reduction in like-for-like since base year of 2019
IF-RE-130a.4	As an open-air shopping center operator that is responsible for exterior common area electricity, SITE Centers is not eligible for Energy Star. SITE Centers' tenants are eligible for Energy Star Retail certification and that process is driven by the respective tenant. Energy Star: 3,806,338 SF of tenant space LEED: 1,910,687 SF of tenant space
IF-RE-130a.5	See Pages 12-14 and 17-19
WATER MANAGEMENT	RESPONSE
IF-RE-140a.1	100% of Landlord-Controlled common area
IF-RE-140a.2	2023 Total Water consumed (Landlord Controlled): 857,578 M ³ 2023 Like-for-Like Water consumed (Landlord Controlled): 753,643 M ³
IF-RE-140a.3	Landlord Controlled Water: 16% reduction in like-for-like since base year of 2019
IF-RE-140a.4	See Page 15 and 17-19

* All data is for Wholly-Owned properties only

SUSTAINABILITY ACCOUNTING STANDARDS BOARD (SASB)



TABLE 1. SUSTAINABILITY DISCLOSURE TOPICS & ACCOUNTING METRICS (CONTINUED)

MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS	RESPONSE
IF-RE-410a.1	74% of new leases in 2023 contained green lease language
IF-RE-410a.2	100%; 54%
IF-RE-410a.3	See Pages 12-16
CLIMATE CHANGE ADAPTATION	RESPONSE
IF-RE-450a.1	2,596,818 SF of GLA
IF-RE-450a.2	See Pages 17-19

TABLE 2. ACTIVITY METRICS

IF-RE-000.A	101 Wholly-Owned Shopping Centers
IF-RE-000.B	16,747,254 SF
IF-RE-000.C	0%
IF-RE-000.D	92%

* All data is for Wholly-Owned properties only

EEO-1 SECTION D - EMPLOYMENT DATA

FROM 10/16/2023 TO 10/31/2023 - ALL LOCATIONS

JOB CATEGORIES	HISPANIC OR LATINO		NOT HISPANIC OR LATINO													
	MALE	FEMALE	MALE						FEMALE						TOTAL	
			WHITE	BLACK OR AFRICAN AMERICAN	NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER	ASIAN	NATIVE AMERICAN OR NATIVE ALASKA	TWO OR MORE RACES	WHITE	BLACK OR AFRICAN AMERICAN	NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER	ASIAN	NATIVE AMERICAN OR NATIVE ALASKA	TWO OR MORE RACES		
Executive/Senior Level Officials and Managers	0	1	15	0	0	0	0	0	10	0	0	0	0	0	0	26
First/Mid-Level Officials and Managers	0	0	29	1	0	1	0	0	27	1	0	2	0	1	62	
Professionals	0	0	16	3	0	1	0	1	25	4	0	1	0	1	52	
Technicians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sales Workers	0	0	1	0	0	0	0	0	3	0	0	0	0	0	4	
Administrative Support Workers	2	1	5	1	0	0	0	0	36	16	0	0	0	3	64	
Craft Workers	1	1	4	0	0	1	0	1	3	1	0	0	0	0	12	
Operatives	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Laborers and Helpers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Service Workers	2	0	3	0	0	0	0	0	0	0	0	0	0	0	5	
TOTAL	5	3	73	5	0	3	0	2	104	22	0	3	0	5	225	
PREVIOUS YEAR TOTAL	5	6	86	5	0	3	0	2	126	31	0	4	0	5	273	

Employment at this establishment - Report all permanent full-time and part-time employees including apprentices and on-the-job trainees unless specifically excluded as set forth in the instructions. Enter the appropriate figures on all lines and in all columns. Blank spaces will be considered as zeros.

DISCLOSURE ON MANAGEMENT APPROACH(DMA)

MANAGEMENT APPROACH						
	FOOTPRINT	COMPANY	COMMUNITY			
Material Components	Energy, water, waste, sustainable development and construction, responsible property operation	Best-in-class employer	Engagement with local communities and charitable organizations	Health & safety	Vendor partners & ethical business practices	Percentage (%) by # of executed leases
Policies & Practices	<p>Increase energy efficiencies through strategic installations of lighting controls and LED Lighting</p> <p>Increase water efficiencies through the use of drought tolerant landscaping and smart irrigation controls</p> <p>Redevelop properties to include sustainable attributes, limit C&D waste to landfills and heighten efficiencies of existing operations</p> <p>Increase recycling and mitigate waste being sent to landfills</p>	<p>HR Strategic Initiatives</p> <p>Ethics and Code of Conduct training</p> <p>Performance Management for all Employees</p> <p>Wellness Program</p> <p>Employee Scholarship Program</p>	<p>SITE Centers is an active member of the local communities in which we serve. SITE Centers actively contributes to 170 charitable organizations with a calendar total of \$264k. Over the course of the year, our employees donated 894 hours of their time.</p>	<p>As part of SITE Centers’ operating policies and procedures, our properties are inspected on an ongoing basis for health and safety impacts, i.e. roof inspections, building inspections, fire/life safety inspections and general liability inspections. In addition, SITE Centers also conducts environmental assessments on acquisitions, development projects and ongoing monitoring for sites previously identified for remediation activities.</p>	<p>SITE Centers takes our vendor relationships and ethical business practices very seriously. We also understand that the operations of our vendors on our properties can impact our goals and objectives surrounding sustainability.</p> <p>In addition to environmental aspects, our operating agreements also include strict language around our expected code of conduct, fair hiring and labor practices and ethical interaction with SITE Centers employees. Each of our vendors is also required to execute our Vendor Terms and Conditions, our Vendor Code of Conduct, and our COVID-19 Vendor Protocol.</p>	Percentage (%) by floor area (SF)
Targets & Actions	Main targets and actions can be found within the content of this report.					
Responsible Parties	All property and sustainability related matters are executed by our property operations and construction/development teams at the asset level. The Vice President of Construction and Development manages all construction and development activities. The Senior Vice President of Property Operations is the ultimate authority over all of these functions.	The VP of Human Resources reports directly to the Chief Executive Officer and is responsible for developing and executing the strategic initiatives related to employees.	All property and sustainability related matters are executed by our property operations teams at the asset level. Sustainability Director handles the sustainability functions at the corporate and property level. The Senior Vice President of Property Operations is the ultimate authority over all of these functions.			
Evaluation of Management Approach	SITE Centers evaluates the effectiveness of our operating performance on an ongoing basis for our entire portfolio. We also review the annual results of our program at the end of each calendar year to determine necessary modifications or changes to our management approach.	SITE Centers periodically conducts employee surveys to gauge employee satisfaction and allow for employees to offer input to company matters, strategy and approach.	SITE Centers evaluates the effectiveness of our operating performance on an ongoing basis for our entire portfolio. We also review the annual results of our program at the end of each calendar year to determine necessary modifications or changes to our management approach.			

GRI CONTENT INDEX

GRI 102: GENERAL DISCLOSURES		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
102-1	Name of the Organization	SITE Centers Corp, Sustainability Report Page 6
102-2	Activities, brands, products, services	Sustainability Report Page 4
102-3	Location of Headquarters	3300 Enterprise Parkway, Beachwood, Ohio 44122
102-4	Location of Operations	Sustainability Report Page 6, Annual Report 2023 (Form 10-K)
102-5	Ownership and legal form	Sustainability Report Page 6, Annual Report 2023 (Form 10-K)
102-6	Markets served	Sustainability Report Page 6, Annual Report 2023 (Form 10-K)
102-7	Scale of the organization	Sustainability Report Page 6
102-8	Information on employees and other workers	Sustainability Report Page 38
102-9	Supply Chain	Sustainability Report Page 8
102-10	Significant Changes to the organization and its supply chain	Sustainability Report Page 10
102-11	Precautionary principle or approach	Sustainability Report Pages 17-19
102-12	External initiatives	Sustainability Report Pages 13-19, 25-29
102-13	Membership of associations	Sustainability Report Page 4
102-14	Statement from senior decision-maker	Sustainability Report Page 3
102-15	Key impacts, risks, and opportunities	Sustainability Report Pages 12-19
102-16	Values, principles, standards, and normals of behavior	Sustainability Report Page 3, 7, Annual Report 2023 (Form 10-K), Corporate Website (Governance)
102-18	Governance Structure	Sustainability Report Pages 10, 31-33
102-26	Role of highest governance body in setting purpose, values, and strategy	Sustainability Report Pages 3, 10
102-31	Review of economic, environmental, and social topics	Sustainability Report Pages 12-19, 21-29, 39
102-40	List of stakeholder groups	Sustainability Report Page 8
102-41	Collective bargaining agreements	None
102-42	Identifying and selecting stakeholders	Sustainability Report Page 8
102-43	Approach to stakeholder engagement	Sustainability Report Page 8

GRI 102: GENERAL DISCLOSURES		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
102-44	Key topics and concerns raised	Sustainability Report Page 9
102-45	Entities included in the consolidated financial statements	Annual Report 2023 (Form 10-K)
102-46	Defining report content and topic boundaries	Sustainability Report Pages 4, 12-19
102-47	List of material topics	Sustainability Report Pages 4, 9, 12-16, 21-29, 31-34, 36-37
102-48	Restatements of information	None
102-49	Changes in reporting	None
102-50	Reporting Period	January 1, 2023 through December, 2023
102-51	Date of most recent report	June 2023
102-52	Reporting Cycle	Annually, one year period
102-53	Contact point person for questions regarding the report	Sustainability Report Page 10
102-54	Claims of reporting in accordance with the GRI Standards	Sustainability Report Pages 3-4
102-55	GRI Content Index	Sustainability Report Pages 40-41
102-56	External assurance	None
GRI 103: MANAGEMENT APPROACH		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
103-1	Explanation of the material topic and its boundary	Sustainability Report Pages 9, 12-19, 39
103-2	The management approach and its components	Sustainability Report Pages 9, 12-19, 39
103-3	Evaluation of the management approach	Sustainability Report Pages 12-19, 39
GRI 201: ECONOMIC PERFORMANCE		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
201-1	Direct economic value generated and distributed	Sustainability Report Pages 25-29, Annual Report 2023 (Form 10-K)

GRI CONTENT INDEX

GRI 205: ANTI-CORRUPTION, ANTI-COMPETITIVE BEHAVIOR		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
205-1	Operations assessed for risks related to corruption	Sustainability Report Page 33, Corporate Website (Governance)
205-2	Communication and training about anti-corruption policies and procedures	Sustainability Report Page 33, Corporate Website (Governance)
205-3	Confirmed incidents of corruption and actions taken	Sustainability Report Page 33
GRI 302: ENERGY		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
302-1	Energy consumption within the organization	Sustainability Report Page 13-14, 36
302-3	Energy intensity	Sustainability Report Page 12-16, 36
302-4	Reduction of energy consumption	Sustainability Report Page 13-14, 36
GRI 303: WATER AND EFFLUENTS		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
303-5	Water consumption	Sustainability Report Pages 15, 36
GRI 305: EMISSIONS		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
305-5	Reduction of GHG emissions	Sustainability Report Page 12
GRI 306: EFFLUENTS AND WASTE		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
306-1	Waste generation and significant waste-related impacts	39,555 Total Trash Tonnes
306-2	Waste by type and disposal method	14,654 Total Landfill Tonnes 37.05% Diverted
306-3	Significant spills	There were no significant spills during the reporting period.
GRI 307: ENVIRONMENTAL COMPLIANCE		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
307-1	Non-compliance with environmental laws and regulations	There were no fines or notices of non-compliance issued to SITE Centers during the reporting period.
GRI 308: SUPPLIER ENVIRONMENTAL ASSESSMENT		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
308-1	New suppliers that were screened using environmental criteria	During the reporting period 74 vendors executed our Vendor Terms and Conditions on file.

GRI 401: EMPLOYMENT		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Sustainability Report pages 21, 23-26
GRI 403: OCCUPATIONAL HEALTH AND SAFETY		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
403-2	Types of injuries and rates of injury, occupational diseases, lost days, and absenteeism, and number of work-related fatalities	No lost days/absenteeism reported in 2023 for occupational injury.
GRI 404: TRAINING AND EDUCATION		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
404-3	Percentage of employees receiving regular performance and career development reviews	In 2023, 91.5% of eligible employees received an annual performance review. (Non-Officers. Must have been hired by October 1, 2022 to be eligible for an annual review.) In 2023, 91.9% of eligible employees received a mid-year performance review. (Non-Officers. Must have been hired by April 1, 2023 to be eligible for a mid-year review.)
GRI 405: DIVERSITY AND EQUAL OPPORTUNITY		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
405-1	Diversity of governance bodies and employees	Sustainability Report Pages 31, 38, Corporate Website (Governance)
GRI 406: NON-DISCRIMINATION		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
406-1	Incidents of discrimination and corrective actions taken	None
GRI 413: LOCAL COMMUNITIES		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
413-1	Operations with local community engagement, impact assessments, and development programs	Sustainability Report Page 16, 25-29, 39
GRI 414: SUPPLIER SOCIAL ASSESSMENT		
GRI STANDARD	DISCLOSURE REQUIREMENTS	REFERENCE/RESPONSE
414-1	New suppliers that were screen using social criteria	At the end of the reporting year, Vendor Terms and Conditions were on file for 620 vendors.