RE: Asset Level and Corporate ESG Plan to Facilitate New Jersey Community Solar Development

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Dear Summit Ridge Energy,

Link Logistics Real Estate, as agent for (property address and LLC), is undertaking the following ESG/sustainability measures at this location:

- Annually benchmarking full building environmental data using the EPA ENERGY STAR Portfolio Manager tool and dashboard
- Completing an ASHRAE Level 1 Energy Audit every 5 years and committing to deploy building efficiency capital at the facility based on energy audit results which may include:
    - LED retrofits
    - Submeters installation
    - Insulation
    - Motor, Fan, Belt and Drive replacements
- Conducting monthly utility bill audits and energy consumption monitoring
- Calculating and reporting annual greenhouse gas/emissions
- Annually evaluating and disclosing climate-related risks in alignment with TCFD

In addition to the above measures, all Link tenants are requested to adhere to Link standard 'Green Lease' requirements in lease documents, specifically related to:

- Lease language that specifies that the landlord may sell power generated onsite to tenants at a competitive price
- Submetering of tenant spaces or separate metering of tenant plug load and equipment
- A provision requiring regular tenant disclosure of utility data to facilitate whole-building energy benchmarking
- A designated sustainability contact for energy and ESG questions or concerns

Link corporate level ESG/sustainability goals that will impact this location and contribute to Environmental Justice Engagement and Community Development are as follows:

- Corporate level commitment of 100% reliance on renewable energy by 2024
- Corporate level commitment of carbon neutrality by 2024
- Supplier diversity requirements and transparency reporting for onsite vendors and Link contractors
- Local labor requirements and union harmony as applicable

- Diversity, Equity, and Inclusion training including unconscious bias and advocacy workshops
- Career pathways initiative to improve access for targeted hiring in underrepresented communities

Please reach out if you have any questions.

Thank you,

Sam Stockdale
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