

2023

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT



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A MESSAGE FROM OUR CEO



STUART TANZ

Chief Executive Officer

Since ROIC commenced operations 14 years ago, environmental sustainability and corporate responsibility has been at the very core of how we have approached building our business. Our growth and success over the years is embedded in our commitment to prioritizing the well-being of our employees, valued tenants and the communities our shopping centers serve. We are proud to be recognized today as the largest publicly-traded, grocery-anchored shopping center real estate investment trust (REIT) focused exclusively on the West Coast. We are also proud to be recognized as a proven environmental steward within the REIT industry and pleased to share our accomplishments in this, our fourth annual ESG Report.

ROIC's progress and achievements in the last year are attributed to our team's continued pursuit of sustainable long-term growth and embodiment of our company values. Key 2022 highlights for ROIC's ESG Program include:

- Earning the designation for the third year in a row as a Green Leaser Leader at the 'Gold' level designation by the U.S. Department of Energy's Better Building's Alliance and the Institute for Market Transformation, highlighting our ongoing commitment to tenant engagement and integrating sustainability throughout our portfolio.

- Participating in GRESB (formerly known as Global Real Estate Sustainability Benchmark) in 2022 and 2021, aligning with our commitment to performance and transparency with investors and broader ROIC stakeholders.
- Continuing to incorporate ESG milestones in our executive compensation program, which ensures that ROIC management remains focused and driven to realize impactful ESG milestone achievements. This strategy supports ROIC's goal of integrating ESG priorities into our company.
- Hosting annual diversity and inclusion training for all ROIC employees. As an equal opportunity employer, ROIC aims to foster an inclusive and welcoming workplace that exemplifies the core values of our organization. Adopting this annual training cadence helps to mandate the accountability of our employees.
- Administering an inaugural employee engagement survey to facilitate a better understanding of our employees' needs and enhance our strategy for human capital management.
- Leveraging the results of our fulsome climate scenario analysis to improve the resilience of our properties, bolster our traditional risk assessments, and further align our climate risk management strategy with the Task Force on Climate-related Financial Disclosures (TCFD).

We detail the achievements above and expand on our current and future priorities throughout this report. ROIC is proud of our unwavering ESG stewardship, and we look forward to furthering this commitment and leading by example in the years to come.

A handwritten signature in black ink, appearing to read "Stuart Tanz". The signature is written in a cursive, flowing style.

ROIC OVERVIEW



ROIC OVERVIEW

BUSINESS STRATEGY

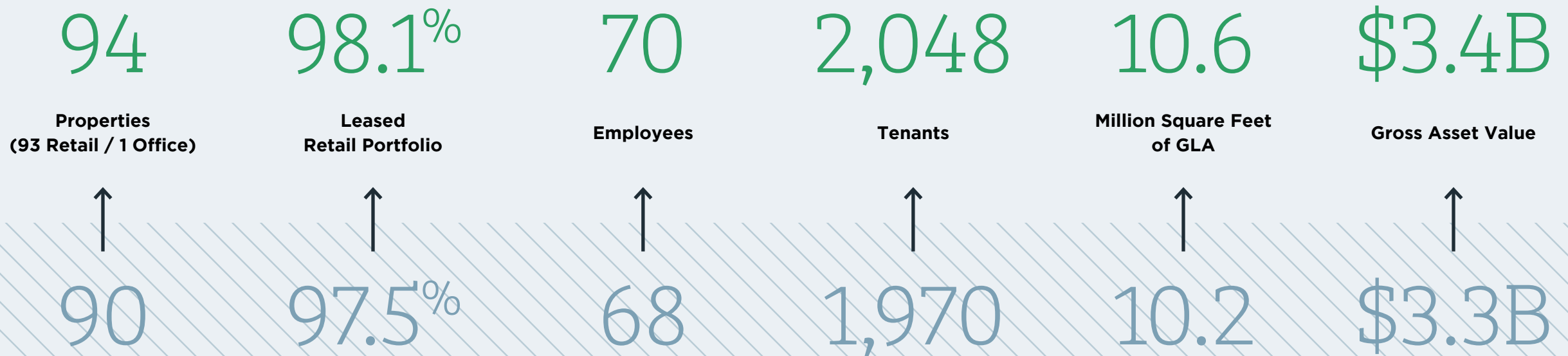
Retail Opportunity Investments Corp. (ROIC) is a fully integrated, self-managed REIT. We specialize in the acquisition, ownership and management of necessity-based community and neighborhood shopping centers on the West Coast of the United States, anchored by national or regional supermarkets and drugstores. Our strategy targets properties located in densely populated, middle and upper income markets. As of December 31, 2022, ROIC's portfolio consisted of 94 properties totaling 10.6 million square feet of gross leasable area (GLA).

29 Years

**of Dedicated Management
Focus of the West Coast,
Grocery Anchored Sector**

As of December 31, 2022

KEY FIGURES AS OF DECEMBER 31, 2022



KEY FIGURES AS OF DECEMBER 31, 2021

PROPERTIES

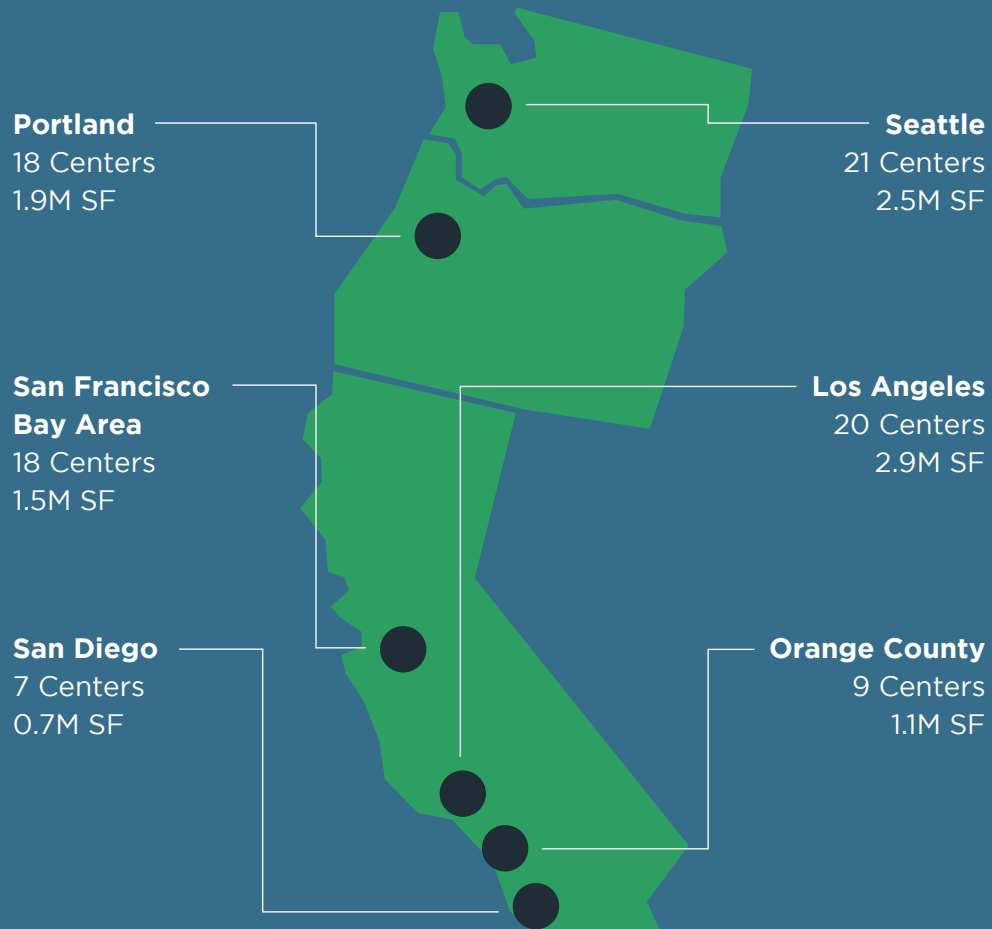
LEADING METRO MARKETS AS OF DECEMBER 31, 2022

93

Shopping Centers

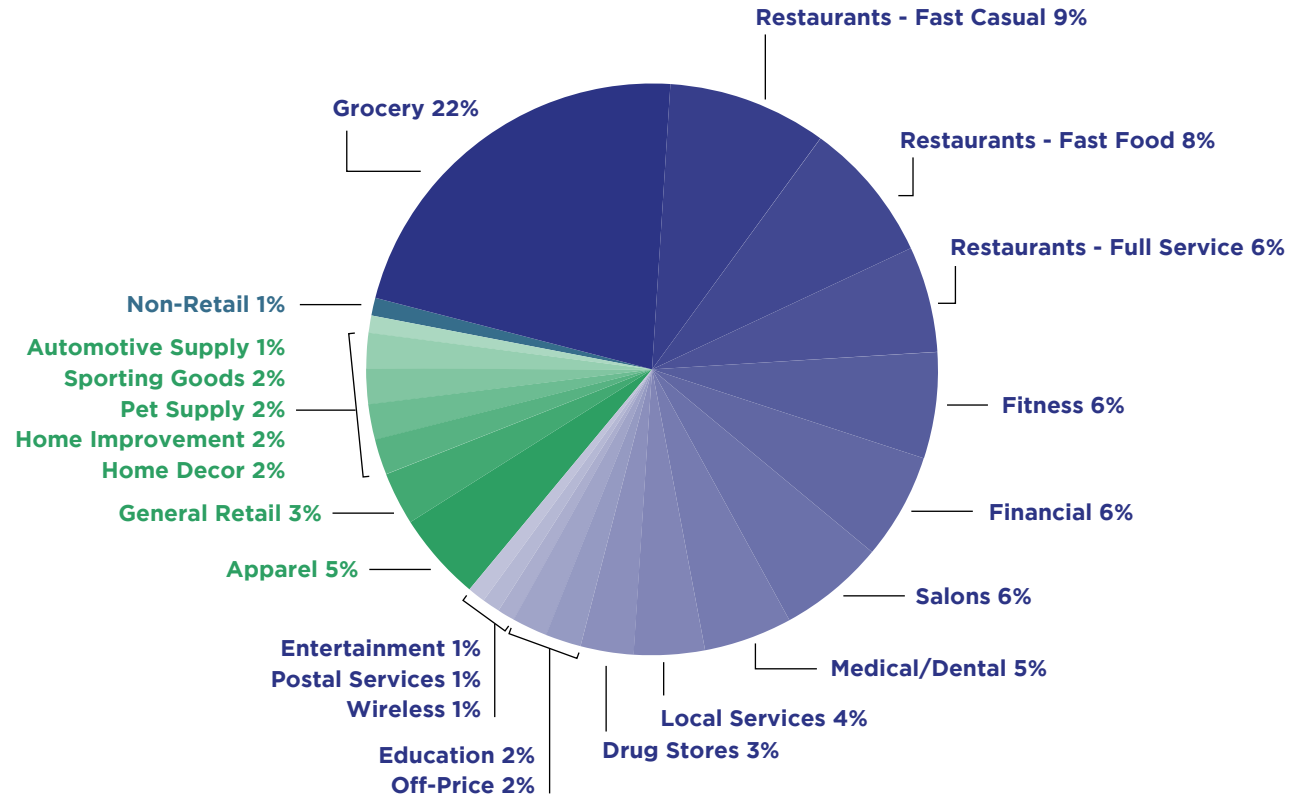
10.6

Million Square Feet



PORTFOLIO COMPOSITION

AS OF DECEMBER 31, 2022



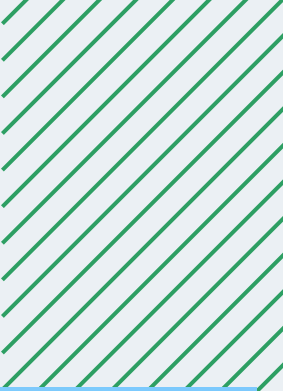


AWARDS AND RECOGNITION

For the third year in a row, Retail Opportunity Investments Corp. was selected as a Green Lease Leader by the U.S. Department of Energy's Better Buildings Alliance and the Institute for Market Transformation. Specifically, ROIC received the designation of "Gold" in recognition of efforts to incorporate crucial energy efficiency, cost savings, air quality and sustainability criteria into its leases. See [this link](#) for more information on Green Lease Leaders.



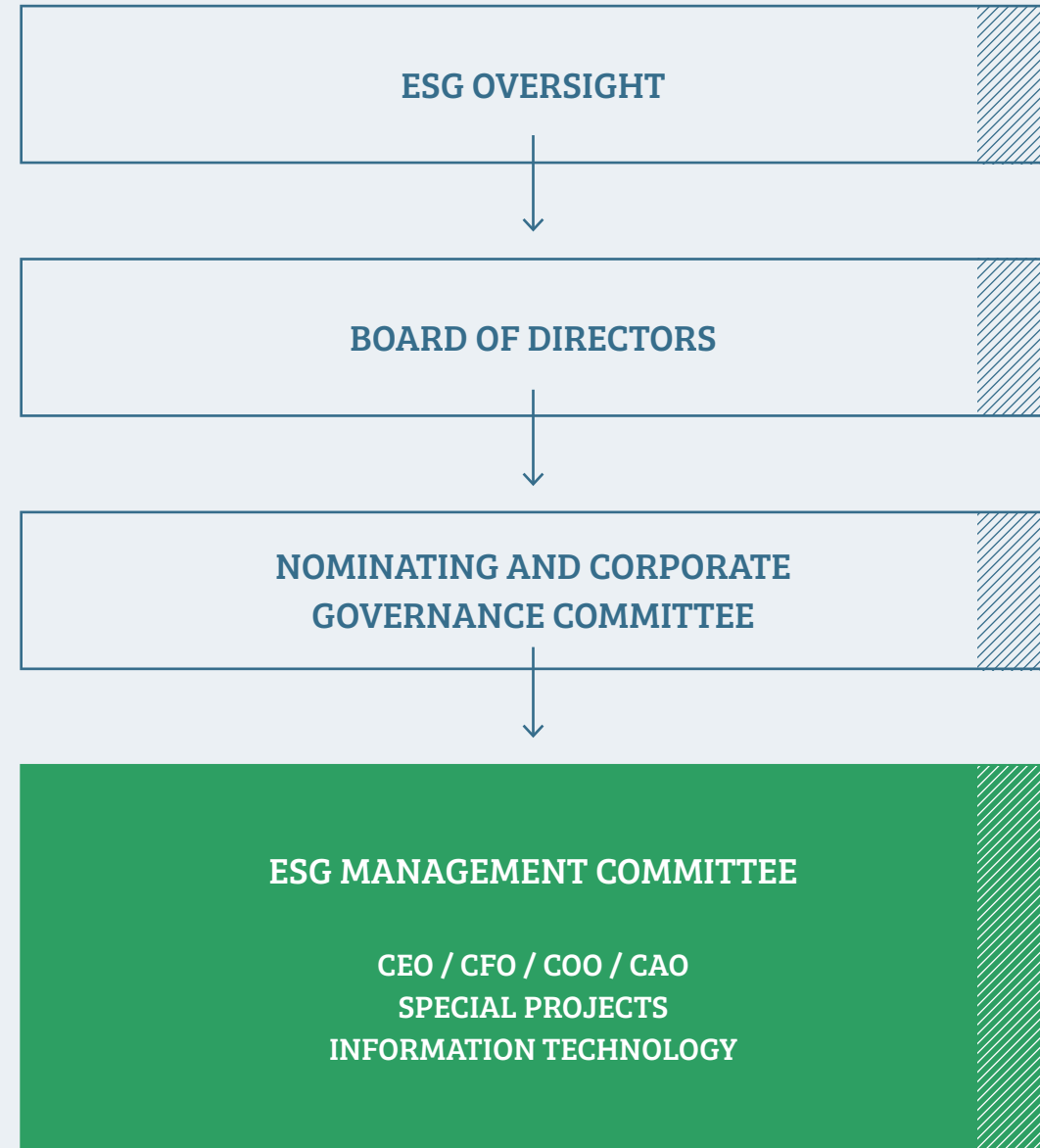
GOVERNANCE



BOARD OVERSIGHT OF ESG

It is the responsibility of our Board to serve as a fiduciary for shareholders and to oversee the management of our business, which includes ROIC's ESG strategy, initiatives and programs. ROIC's Nominating and Corporate Governance Committee specifically oversees ESG strategy development and climate oversight, taking our stockholders' and other stakeholders' perspectives into consideration when formulating ESG practices.

Formalized in 2019, our ESG Management Committee includes members from our Executive, Special Projects and Information Technology teams. The ESG Management Committee is responsible for implementing our ESG and climate strategy and providing quarterly updates to the Nominating and Corporate Governance Committee. The ESG Management Committee meets at least monthly, but more frequently as needed. To fully integrate ESG into the company's strategy, which we believe to be a business imperative, it is critical that all relevant business functions have a seat at the table and are responsible for our ESG program.



BOARD COMPOSITION

BOARD INDEPENDENCE

Our Board believes that the composition of our Board of Directors protects the interests of our stockholders and provides sufficient independent oversight of our management. Key highlights include:



Maintaining separate roles for the Chairman of our Board of Directors and our Chief Executive Officer.



A majority of our current directors being independent under NASDAQ corporate governance requirements.



Independent directors meeting separately from our management on a regular basis following the conclusion of our Board of Directors' regularly scheduled meetings.



Independent directors overseeing such critical matters as the selection and evaluation of directors, the evaluation and compensation of our directors and executive officers and the integrity of our financial statements.

BOARD COMMITTEES

Our Board of Directors maintains three standing subcommittees – the Audit Committee, the Compensation Committee and the Nominating and Corporate Governance Committee. All members in our three committees are independent directors. As previously mentioned, the Nominating and Corporate Governance Committee is responsible for overseeing the development of our ESG strategy.

BOARD RECRUITMENT

In 2021, long-term refreshment of our Board of Directors continued to be one of the top priorities of the Nominating and Corporate Governance Committee, with a focus on identifying prospective candidates that meet the current and future needs of our Company, as well as enhancing the multi-dimensional diversity of our Board. We believe diversity provides a wide range of perspectives and is critical to sound corporate governance, and we proudly welcomed three new members to our Board in 2021 that embody these values.

PAY EQUITY

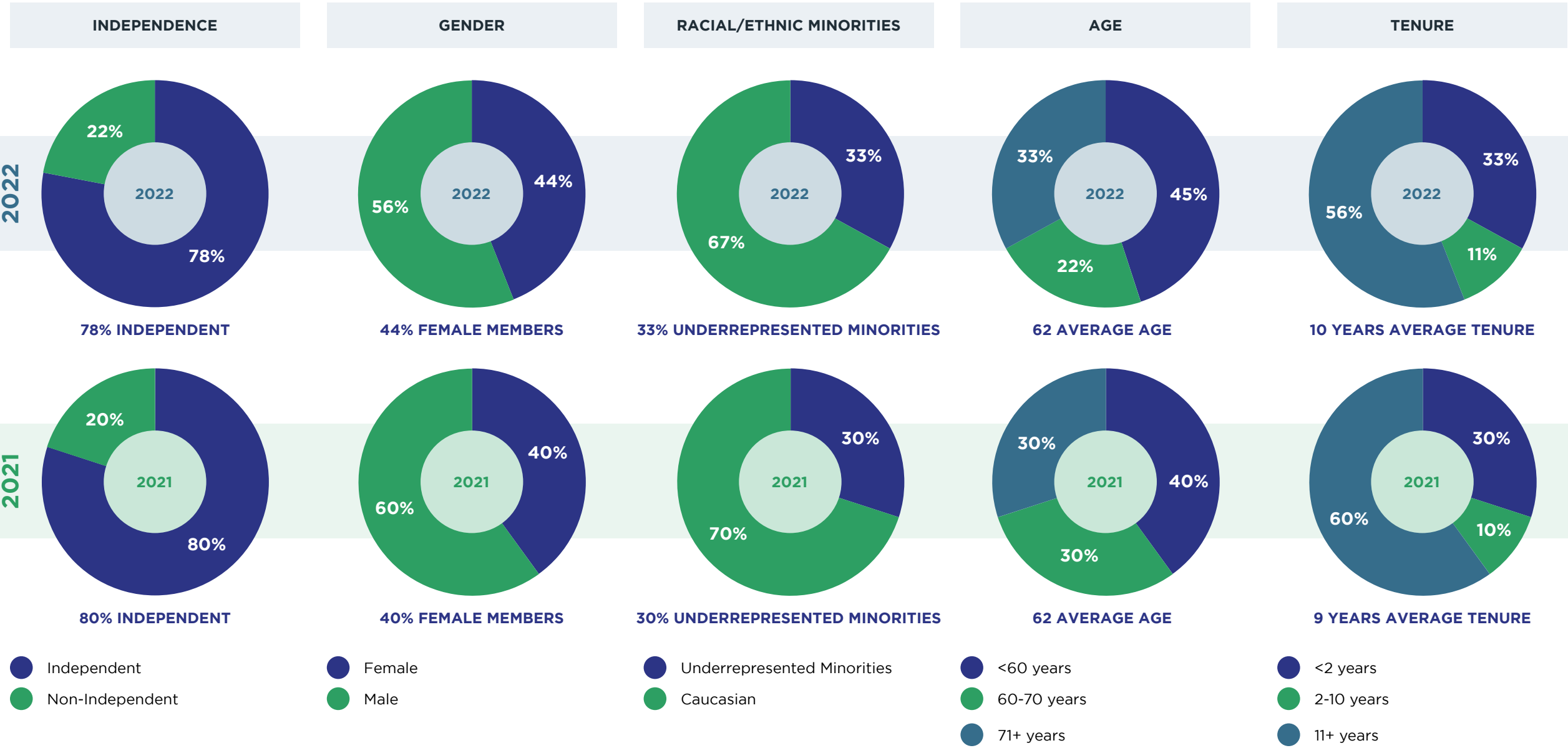
We acknowledge and greatly appreciate the contributions of our Board and we compensate all Board members equally, regardless of race, ethnicity, gender, or age.

ESG MILESTONES IN EXECUTIVE COMPENSATION PROGRAM

Since 2020, achievement of specific ESG milestones have been included in our Named Executive Officers' (NEO) long-term performance-based equity awards. Performance goals, including the ESG Milestone Achievements, are achieved over a three-year period and aligned with ROIC's long-term strategic goals.

Our ESG Milestone Achievements are measurable and include tangible quantitative performance goals. These goals cover topics important to ROIC's ESG initiatives, including but not limited to the reduction of Scope 1 and 2 emissions, energy and water usage, sustainability, corporate governance and the wellness and satisfaction of our workforce . In 2022 and 2021, we fulfilled the required threshold of measurable achievements set in those respective years, and in response to these accomplishments, we are undergoing the process of instituting additional metrics to enhance our ESG program moving forward.

BOARD COMPOSITION HIGHLIGHTS



Data is as of each respective year end 2022 and 2021.
 At year end 2022 there were nine Directors (seven Independent) and at year end 2021 there were 10 Directors (eight Independent).

STAKEHOLDER ENGAGEMENT

At ROIC, we recognize the value of listening to our stakeholders' concerns and understanding their views about our business. We value fostering long-term relationships with all our stakeholders and believe maintaining a dialogue of professionalism and trust is a best practice. To the right are some of the avenues through which we strive to foster a community of togetherness and collective ability to continually improve ROIC across our stakeholder ecosystem.

GRESB REAL ESTATE

In 2022 and 2021, ROIC participated in the GRESB (formally known as the Global Real Estate Sustainability Benchmark) Real Estate Assessment. As the pre-eminent, global ESG benchmark and reporting framework for the real estate sector, participating in GRESB reaffirms our commitment to performance, action, disclosure and represents a continued dialogue with our broader stakeholders. We have participated in the GRESB Real Estate Assessment again in 2023 and look forward to continuing that dialogue.



STOCKHOLDERS, BONDHOLDERS AND LENDERS



ENGAGEMENT MECHANISMS

- Investor outreach
- Dialoguing and meeting with key institutional investors (233 Investors Meetings in 2022)

TOPICS OF DISCUSSION

- ROIC ESG strategy
- Company performance
- Corporate governance
- Executive compensation

EMPLOYEES



ENGAGEMENT MECHANISMS

- Day-to-day interactions
- Training

TOPICS OF DISCUSSION

- Diversity, equity and inclusion
- Harassment in the workplace
- Health and safety in the workplace
- Employee engagement
- Development opportunities (professional training)
- Benefits and compensation

TENANTS



ENGAGEMENT MECHANISMS

- One-on-one engagements
- Feedback sessions
- Tenant events

TOPICS OF DISCUSSION

- Green leasing
- Environmental impacts of properties and property resiliency considerations
- Health and wellbeing

COMMUNITIES



ENGAGEMENT MECHANISMS

- Volunteering and community involvement

TOPICS OF DISCUSSION

- Support for local needs and engagement with the community

ESG PLANS AND POLICIES

Released in 2020, our ESG Plans and Policies highlight ROIC’s ESG goals, while also covering certain considerations within our ESG program. Specific examples include stakeholder engagement and property highlights, GHG emissions management considerations and climate change adaptation, property acquisition criteria and more. For more detail, please see [this link](#).

CODE OF BUSINESS CONDUCT AND ETHICS

ROIC’s **Code of Business Conduct and Ethics** (Code of Conduct) applies to our directors, officers, and employees, and was designed to assist directors, officers, and employees in complying with the law, and in resolving moral and ethical issues that may arise in complying with our policies and procedures. Among the areas addressed by the Code of Conduct are:

- Reporting of suspected violations, including an independent, anonymous third-party hotline with 24/7 access
- Statement of no retaliation against employees who report actual or suspected violations
- Bribery and anti-corruption
- Confidentiality
- Communications with the public
- Policy against discrimination and harassment and commitment to being an equal opportunity employer
- Health and safety
- Conflicts of interest

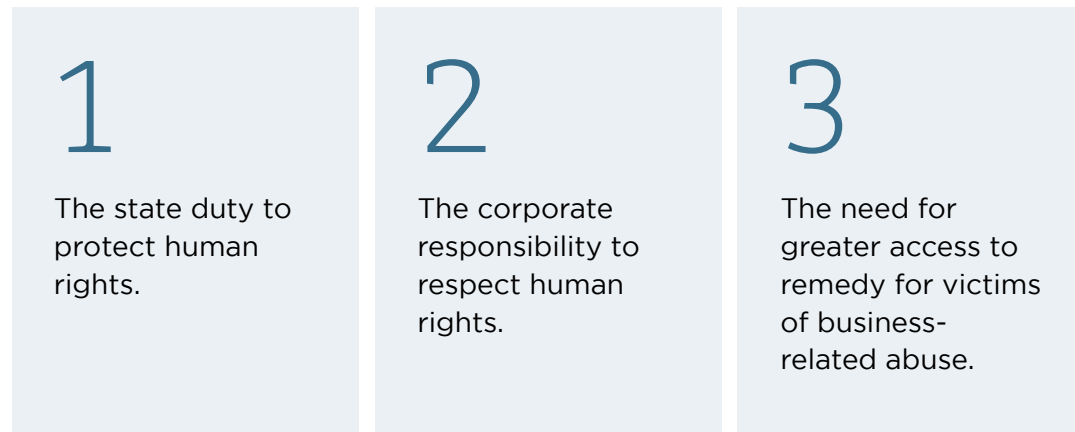
All ROIC employees are required to provide written acknowledgment of the Code of Conduct on an annual basis.

POLICY AGAINST MONEY LAUNDERING

ROIC is committed to minimizing the risk of our operations being used by money launderers and preventing any financing of terrorism. We comply with all applicable anti-money laundering laws and will not knowingly do business with anyone who we suspect of being connected with criminal or terrorist activity or who is subject to applicable trade sanctions. ROIC’s directors, officers and employees are required to immediately report any suspicious activities to the Compliance Officer. For more details, please see [this link](#).

HUMAN RIGHTS POLICY

ROIC aims to conduct operations that are consistent with the United Nations Universal Declaration of Human Rights and the United Nations Guiding Principles on Business and Human Rights which encompasses three pillars:



ROIC is compliant with the employment and labor laws in every state we operate in. In addition to respect for human rights, the policy touches upon the important topics of diversity and inclusion, safe and healthy workplace considerations, workplace security and modern slavery. We are not aware of any incidents of modern slavery in our operations or tier one of our supply chain. For more details, please see [this link](#).

CYBERSECURITY

BOARD OVERSIGHT OF CYBERSECURITY RISKS

With increasing risks and a constantly changing cyber environment, we ensure that we have a well-formulated architecture for protection and maintenance of our Information Technology (“IT”) resources with the items deemed critical for any organization currently in place and operational – to safeguard the operations of our business as well as the safety and privacy of our employees and our tenants. It is critical that access to data be filtered, redundant and routinely backed up.

Our Director of Information Technology oversees our cybersecurity program and provides quarterly updates to the Audit Committee, who has oversight of cyber risk, information security and technology risk, as well as the full Board. Management’s actions may include, but are not limited to, utilizing a cybersecurity advisor to provide objective assessments of the Company’s capabilities to protect against emerging threats while increasing the ability to detect system compromise and facilitate recovery should a cyber-attack or unauthorized access occur. In addition, the Compensation Committee determined that cybersecurity assessment management would comprise a portion of the annual incentive bonus plan for our Chief Financial Officer and Chief Operating Officer for the years ended December 31, 2022 and 2021.

Examples of critical components we employ to safeguard our IT environment are described in the following sections.

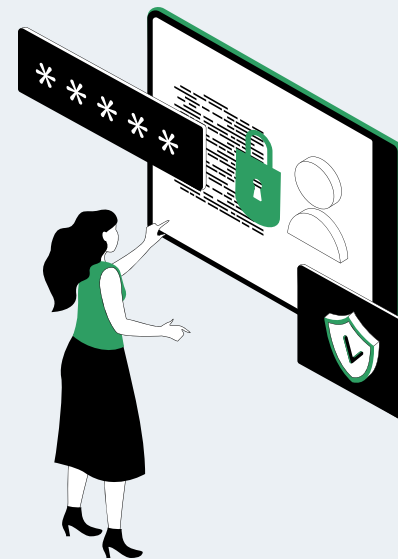
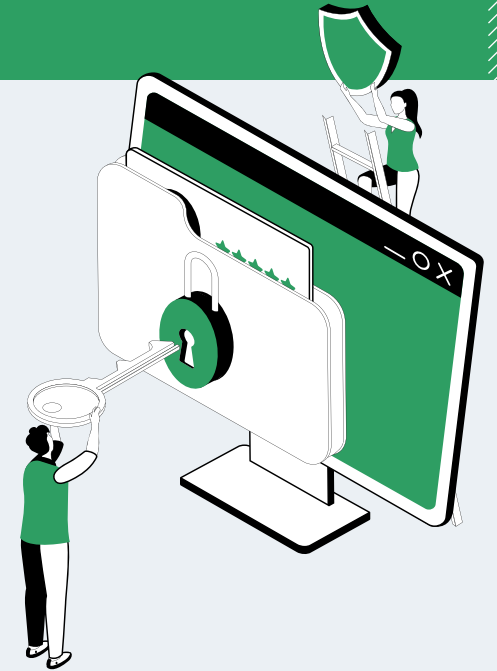
Twelve of our properties use a remote monitoring program that combines computer algorithms and real time operators to maintain the physical, on-site security of our properties which aid in keeping in control common area expenses. For instance, this security system allows us to work with law enforcement to reduce trespassing, illegal dumping and break-ins at our properties, deterring crime and helping our tenants feel safe.

SECURITY

Perimeter security using the most current models of enterprise Next Generation firewalls and maintenance of a data center in our corporate office. In addition, we employ network segmentation intrusion prevention systems (IPS) to identify any malicious activity and stop such activity from occurring.

FILTERING

We actively filter emails, attachments and links for spam, phishing attacks and malware and limit exposure to questionable sites known to have been infected by ransomware or malware.

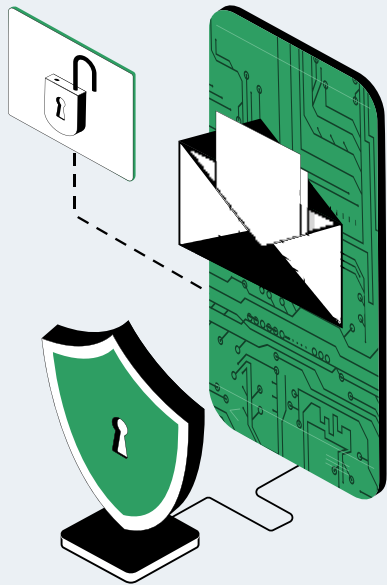


PROTECTION

Workstations and servers are protected with antivirus software, and we have a number of backup and redundancy mechanisms for our data. Since 2020, we have subscribed to a national threat monitoring and alert system that provides access to customizable dashboards that show real time reports of incidents and threats from both social media and major media providing critical early warnings allowing for advance notification to tenants and the ability to better secure our properties.

MULTIFACTOR AUTHENTICATION (MFA)

MFA is used across the company prior to gaining access to any hosted or on-premises server.



ONION LAYER SECURITY APPROACH

Endpoint Protection combined with Application Whitelisting, Sandboxing, Data Loss Protection (DLP), Secure Remote VPN Access, Automated Patch management and User Role Based Access Control continue the Onion Layer security approach down to the workstation level to keep employees safe from the latest cybersecurity approach.

EMPLOYEE TRAINING

Employees receive regular training and updates on the latest cybersecurity threats issued by the CISA and various other cybersecurity vendors & organizations. Additionally, regular phishing campaigns are conducted to enhance employees' ability to recognize malicious emails & attachments. Company-wide disaster recovery training, outside 3rd party cybersecurity assessments and tabletop exercises help ensure that employee training can be tailored to the identified weakest and most critical areas.



ENVIRONMENTAL



ROIC ENVIRONMENTAL MANAGEMENT SYSTEM

At ROIC, we have an underlying Environmental Management System (EMS) referencing the ISO 14001 standard that ensures we continue to practice environmental stewardship. The EMS establishes a baseline through which ROIC can enhance environmental practices and community impact, while also driving financial value.

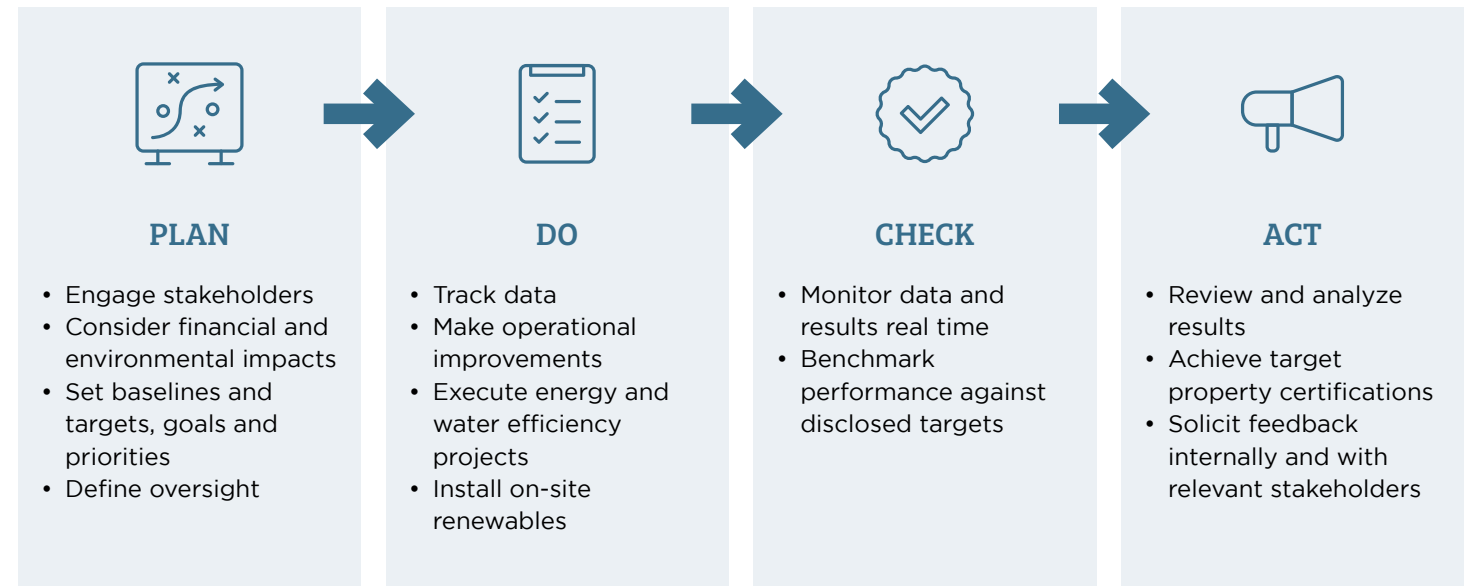
ROIC’s EMS encompasses environmental-related activities at the organizational level and throughout our portfolio. Our EMS has been shared and is readily available to both internal and external stakeholders and can be [found here](#).

The ESG Management Committee is responsible for involving the necessary stakeholders when appropriate to discuss external and internal issues that may impact the company as it relates to EMS. When stakeholder inclusion is not required, the Management Committee holds chief responsibility in the implementation of ROIC’s EMS.

For every project, we use this Plan-Do-Check-Act framework. For instance, in 2021 we conducted a thorough assessment of energy and water usage and intensity for each of our properties to identify those with the highest overall consumption and intensity on a square-foot basis. Following this assessment, we identified and implemented energy and water efficiency initiatives at “high use” properties and will continue to evaluate potential future initiatives to reduce these properties’ usage and enhance their efficiencies.

These initiatives may include implementing additional LED lighting retrofits and installing smart irrigation systems. In terms of our LED lighting retrofit efforts, we have already converted several of our properties’ lighting to LED and

have bids in place for potential LED conversions at additional properties. Moving forward, we will continue to identify and pursue opportunities for future LED conversion across our portfolio. Monitoring these projects over time has allowed us to see a marked reduction in energy usage at identified properties. We are currently planning and implementing smart irrigation systems at many properties in our portfolio, focusing first on properties that have a larger water withdrawal which we identified within our 2021 assessment. Using WeatherTrek and WeatherCompass systems, we will be able to receive real-time alerts for irrigation from our properties and we look forward to sharing the results of those projects in future disclosures.



IDENTIFIED MATERIAL TOPICS:

As part of our EMS process, we have identified the following environmental topics that we consider material to ROIC's business.

Regulation of compliance and mandatory disclosures

Incorporation of ESG into due diligence process

Energy, water and waste efficiency and costs

GHG emissions throughout the portfolio

Water stress

Extreme weather events

SUSTAINABILITY POLICIES AND PRIORITIES

SUSTAINABLE BUILDINGS

At ROIC, a large part of our sustainability strategy includes aiming to achieve green building certifications for applicable, high-performance buildings. Specifically, at ROIC we place significant emphasis on attaining IREM® Certified Sustainable Property (CSP) certifications. IREM's certification program aligns with ROIC's strategy well, by allowing properties not covered by other programs to showcase responsible management, demonstrate quality, and gain recognition.

By focusing on this attainable and meaningful recognition, we have been able to extend our sustainability efforts across the portfolio. In 2022, we received our third IREM CSP certification at Crossroads Shopping Center, joining our Fallbrook Shopping Center and 5 Points Plaza properties in their demonstration of sustainable performance in energy, water, health, recycling, purchasing and management through the IREM certification program.

13%

HIGHLIGHT

As of December 31, 2022, 13% of our portfolio by square footage consists of green properties driving positive environmental and social impacts. This includes three of our ten largest properties, Fallbrook Shopping Center, Crossroads Shopping Center and 5 Points Plaza.



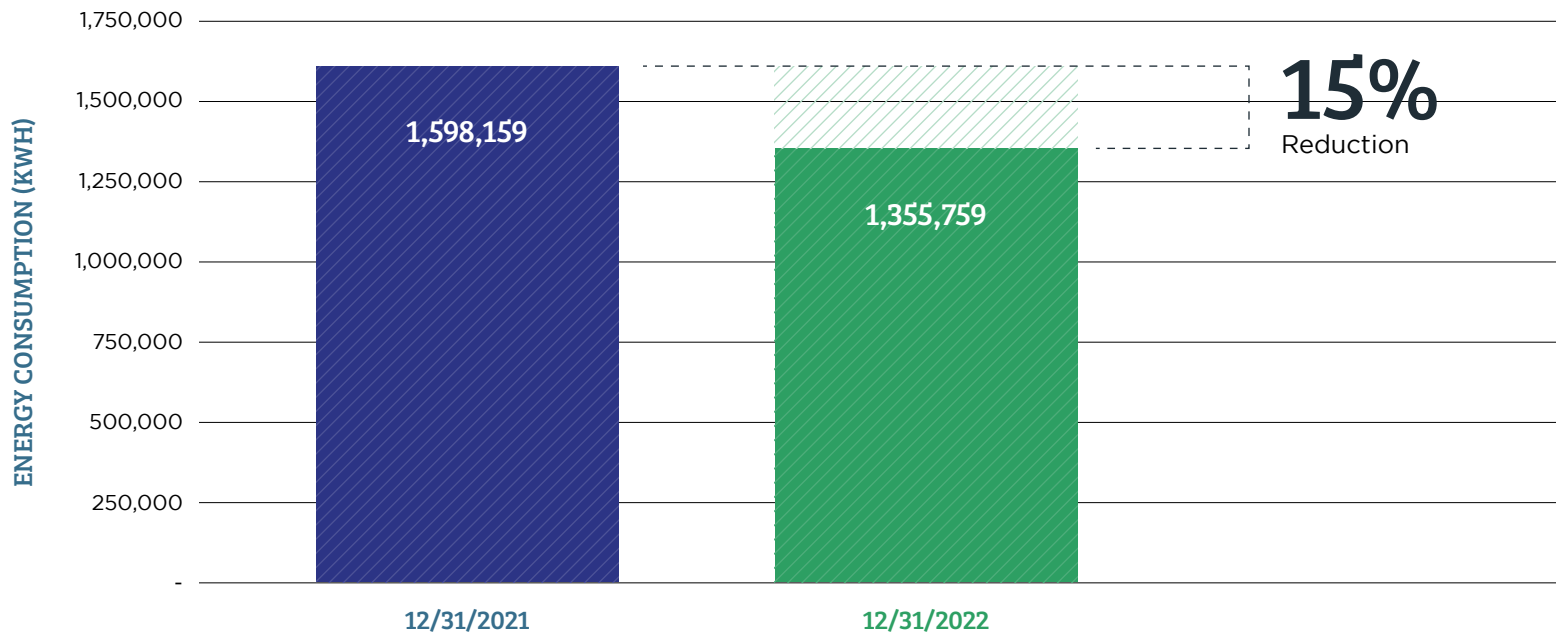
CROSSROADS SHOPPING CENTER

Our newest IREM CSP certified property, Crossroads Shopping Center, saw a 15% reduction in energy usage year over year (YoY) due to the installation of LED lighting and other operational measures including upgrading aging equipment, establishing energy management policies and holding quarterly meetings with building staff to discuss

sustainability management and track progress against building performance goals. Crossroads Shopping Center also has a white roof installed on the majority of its total roof surface area, which assists in further lowering of operational energy consumption by reflecting solar heat away from the building.



ENERGY USAGE REDUCTION FOR CROSSROADS SHOPPING CENTER FROM 2021-2022



PROPERTY ACQUISITION CRITERIA

ESG considerations are an integral element of our due diligence process when contemplating new acquisitions and analyzing potential site selections. When requesting information on the prospective property, we consider the following pieces of information to support and inform our decision-making:

- ☑ Access to public transportation
- ☑ Biodiversity and habitat
- ☑ Building safety
- ☑ Climate change adaptation
- ☑ Compliance with regulatory requirements
- ☑ Contaminated land
- ☑ Energy efficiency
- ☑ Energy supply
- ☑ Flooding
- ☑ GHG emissions
- ☑ Health and well-being of employees, tenants, customers, third-party contractors, and communities
- ☑ Indoor environmental quality
- ☑ Natural hazards
- ☑ Resilience to catastrophes and disasters
- ☑ Socio-economic considerations
- ☑ Transportation
- ☑ Water-supply, efficiency, and landscaping
- ☑ Waste management

ESG IN DUE DILIGENCE PROCESS HIGHLIGHT: POWELL VALLEY JUNCTION

At ROIC, ESG is integrated into the due diligence process and helps the company identify opportunities and capitalize on them early in the investment's lifecycle. This was the case with our property at Powell Valley Junction where during the acquisition process, ROIC identified that the property did not have a smart irrigation system. This prompted a

collaboration with the City of Gresham to craft an access agreement that would provide the City of Gresham with permanent access to the property and allow them to maintain a stormwater facility. In October 2022, ROIC then installed a smart irrigation system which should reduce the property's water withdrawal going forward.



ENERGY MANAGEMENT

Operational improvement is a priority for ROIC for several important reasons. Environmentally, it supports ROIC's effort to reduce our carbon emissions, and financially, it allows us to add value to properties and reduce expenses. We actively consider opportunities to increase property efficiency, bolster clean transportation infrastructure and support renewable energy installations. These initiatives reflect ROIC's commitment to reducing our carbon emissions, improving our operations, and greening our buildings. We implemented the following measures described on the next page and seek to continue expanding these initiatives.

KEY ENERGY MANAGEMENT HIGHLIGHTS

AS OF DECEMBER 31, 2022



9 PROPERTIES

with agreements in place to install rooftop solar, representing 18% of our portfolio by gross leasable area (GLA)



65 ELECTRIC VEHICLE (EV)

charging stations at 8 properties



14 SHOPPING CENTERS

with common area LED lighting



1 SOLAR INSTALLATIONS

As part of our solar installation agreements, we lease our roof space to a renewable energy development partner, who in turn works with our tenants to encourage their use of renewable energy for their electricity consumption. These agreements could potentially reduce grid energy consumption by as much as 30%.

In addition to this partnership, as part of our solar program, roofs are being upgraded at properties that we have executed solar lease agreements. These enhanced roofs will be able to structurally support solar panels, as well as provide value to our tenants. Due to the white color of these enhanced roofs, our tenants will see reduced energy usage from their operations – the white roof will reflect more solar heat away from the building – while the solar panels will provide further shade and roof protection.

2 LED INSTALLATION

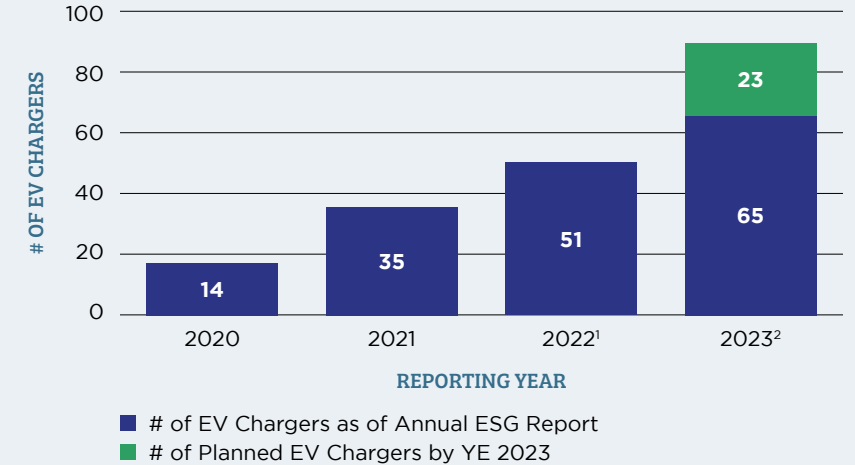
It is important to holistically analyze opportunities at the property-level, and while renewable energy and clean energy infrastructure are a priority for ROIC, we also actively consider LED installation opportunities to improve the efficiency of our assets. All of our LED installed parking lot fixtures and wall packs are DarkSky™ compliant, meaning they do not contribute to light pollution.

3 EV CHARGING STATIONS

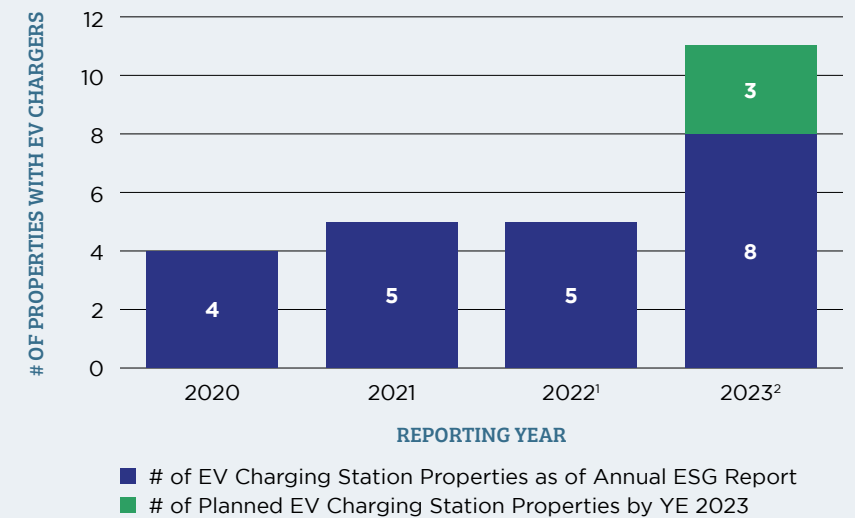
We recognize electric vehicle use is accelerating and we want to do our part to help build out an infrastructure that supports low emission vehicles. To that end, we are working with a number of our anchor tenants that have lease rights to parking spaces to add an additional 23 EV charging stations across a collective three properties by the end of 2023.



YEAR OVER YEAR EV CHARGING STATION GROWTH



YEAR OVER YEAR PROPERTIES WITH EV CHARGING STATIONS



(1) 2022 data is as of 12/31/2021

(2) 2023 data is as of 12/31/2022

SOLAR UPDATE

In June of 2022, ROIC and its renewable energy development partner began construction on a large solar array at our Diamond Hills Plaza property in Diamond Bar, CA. Once complete, the solar array will be capable of generating up to 610 kilowatt hours (kWh) of energy for one hour at peak performance. This initiative is one example of ROIC's efforts to support operational improvements and renewable energy generation at our properties.



ENERGY MANAGEMENT PROPERTY HIGHLIGHT

ROIC completed an LED lighting upgrade project at our North Lynnwood Shopping Center property in Lynnwood, WA on October 19th, 2022, through which 57 existing metal halide parking lot pole lights and building mount fixtures were either replaced or retrofitted with new LED fixtures or light bulbs. This project was able to take advantage of utility rebates and will produce approximately \$9,000 in energy savings annually - reflecting an estimated 25% return on investment. In addition to energy savings, these lighting upgrades are providing more uniform light levels throughout the parking area, creating a well-lit exterior environment for our North Lynnwood tenants and their customers.



WATER MANAGEMENT

We encourage our employees, our tenants and our third-party contractors to actively engage in sound water management practices. This approach includes issues associated with planning, developing, distributing and managing the optimum use of water resources that comply with local laws and codes. The types of water fixtures that may impact common area water usage include water distribution systems used for landscaping and irrigation. We aim to address common area water usage and encourage our tenants to adopt similar practices, such as:

- Installation of irrigation systems that minimize water use such as drip irrigation (instead of traditional sprinklers) and smart meters that adjust for rainfall
- Use of native plantings and xeriscaping practices that require significantly less water to maintain
- Installation of water-efficient fixtures that meet standards such as EPA WaterSense, a voluntary partnership program sponsored by the U.S. EPA that provides a label for water-efficient products

Part of our acquisition due diligence process is analyzing whether properties are located in regions with extremely high or high baseline water stress. Water scarcity is a high impact concern for our portfolio. Using the World Resource Institute's Aqueduct Water Risk Atlas, we have determined that approximately 45% of our portfolio (by square footage) is located in regions with Extremely High Water Baseline Stress. Given our geographic footprint, water stress is a focus of ROIC and we are committed to implementing water stewardship best practices across our portfolio.

WATER STRESS FOR ROIC'S PORTFOLIO AND OFFICE (AS OF 12/31/2022)

EXTREMELY HIGH

Number of Properties: **37**
 Percentage of Properties: **39.4%**
 Square Footage: **4,806,740**
 Percentage of Total Square Footage: **45.4%**

MEDIUM-HIGH

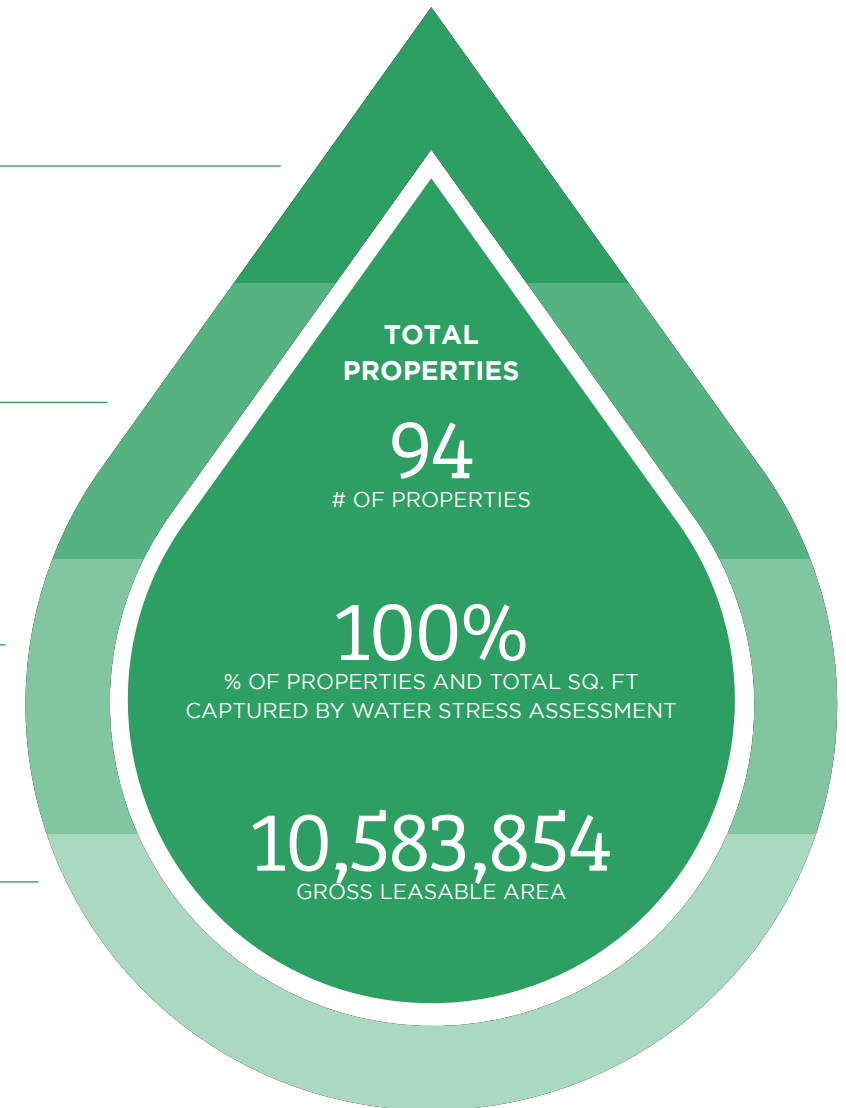
Number of Properties: **14**
 Percentage of Properties: **14.9%**
 Square Footage: **1,685,354**
 Percentage of Total Square Footage: **16.0%**

LOW-MEDIUM

Number of Properties: **13**
 Percentage of Properties: **13.8%**
 Square Footage: **1,388,106**
 Percentage of Total Square Footage: **13.1%**

LOW

Number of Properties: **30**
 Percentage of Properties: **31.9%**
 Square Footage: **2,703,654**
 Percentage of Total Square Footage: **25.5%**



WASTE MANAGEMENT

We encourage employees and third-party contractors to actively engage in sound waste management practices that maximize the amount of waste diverted from landfills or incineration. This approach includes issues associated with hazardous and non-hazardous waste generation, reuse, recycling, composting, recovery, incineration, landfill and on-site storage that complies with local laws and codes.

We aim to address common area waste and encourage tenants to adopt similar practices that include appropriate signage, such as:



Dedicated containers for recyclable materials such as mixed paper, corrugated cardboard, glass, plastics and metals



Safe storage and recycling of waste associated with maintenance activities such as cleaning products



Separation of facility maintenance and renovation waste from ongoing waste and composting re-use of landscaping trimmings



Process to recycle e-waste such as batteries, electronics and lamps.



WASTE MANAGEMENT HIGHLIGHT

In August of 2022, ROIC partnered with Principle Waste & Environmental Services (PWES) to initiate a pilot waste management program at Fallbrook Shopping Center in West Hills, CA. As a part of this pilot program, PWES hosted a waste management training session for our Fallbrook tenants and provided educational materials that outline best practices for organic waste disposal and standard recycling. The Fallbrook pilot program concluded in March of 2023, but ROIC is expanding this program across several properties in Northern and Southern California to continue trialing this system.

BIODIVERSITY AND HABITAT

Since we own and operate properties in western regions of the United States, our operations may impact issues related to wildlife, endangered species, ecosystems services and habitat management. In order to minimize any potential impact on biodiversity and habitat, we have implemented and consider continuing to implement the following practices directly or through third-party contractors:

- Monitor and eradicate invasive and exotic plant species from natural habitat areas
- Manage snow and ice in ways that limit degradation of water quality, surrounding plants and soil health from chemical deicer applications
- Prevent erosion by maintaining vegetative cover and restoring any eroded soils
- Reduce noise and air pollution resulting from gasoline-powered equipment
- Divert plant material waste from landfills for composting use
- Reduce fertilizer use to only as needed for plant health applications based on soil testing
- Eliminate preventive applications of herbicides, pesticides, and fungicides applying only as needed for occurrences
- Prepare an Integrated Pest Management plan
- Store materials and equipment to prevent air and site contamination



INDOOR AND OUTDOOR ENVIRONMENTAL QUALITY

Our employees, tenants, customers and the communities in which we operate benefit from healthy indoor and outdoor environments. We strive to maintain healthy indoor and outdoor environments at the properties we own and operate. Some of these initiatives include:

- Effective cleaning of hard floors and carpets that will be consistently used
- Addressing protection of building tenants during cleaning
- Promoting and improving hand hygiene
- Safe handling and storage of cleaning chemicals used in the building, including a plan for managing hazardous spills and mishandling incidents
- Reducing toxicity of the chemicals used for laundry, ware washing and other cleaning activities
- Selection and appropriate use of disinfectants and sanitizers
- Conserving energy, water, and chemicals during cleaning
- No smoking policy: We have adopted no smoking policies with signage in common areas at our properties that meet local laws and codes
- An ultraviolet system has been added to all HVAC units serving all ROIC offices. This system will continuously filter the air within the office as it is recirculated by the HVAC system

PROCUREMENT AND MATERIAL SOURCING

Sustainable purchasing typically includes procurement based on an assessment of a product or material's life cycle environmental impacts, such as embodied carbon or water, from sourcing and manufacturing to use and disposal. At our corporate office, paper products are all made from sustainable or recyclable material. We consider adopting the following practices in common areas, on a property-by-property basis, for existing as well as new construction and major renovation projects:

- Products manufactured with maximum practicable amount of recovered material, especially post-consumer content
- Environmentally preferable products whenever cost-effective and to the extent practicable, such as rechargeable batteries
- Lamps without mercury content, such as LED bulbs, or an average low mercury content of 25 picograms per lumen-hour or less

ENVIRONMENTAL PERFORMANCE AND TARGETS

SUMMARY

In 2022, we continued to leverage a data software platform to support us in tracking our environmental metrics. When ROIC started this initiative, we prioritized data collection in our common areas and shared spaces, as well as our corporate office, to develop our 2019 baseline. This allowed us to design targets around data coverage and performance reductions, as well as specific metrics that could help guide our roadmap. On the next page, we report on 2022 environmental performance data for our organization, as well as our progress against ROIC’s 2025 targets. Note that 2019 and 2020 data have been updated to reflect broader data collection efforts across the portfolio.

As we continue to strive for leadership, we are in the process of establishing new targets for our organization given we have made significant progress against our 2025 targets. ROIC is currently undergoing the process of analyzing our data to make informed, aspirational targets for our company, and we look forward to sharing our revised roadmap for environmental performance in our next ESG Report.

TARGETS



15%

REDUCTION
in Scope 1 and 2
GHG emissions vs.
2019 baseline



15%

REDUCTION
reduction in
common area
energy usage vs.
2019 baseline



80%

DATA
COVERAGE
for common area
water usage by
2023



80%

OF
PROPERTIES
with water
irrigation controls
by 2023



25%

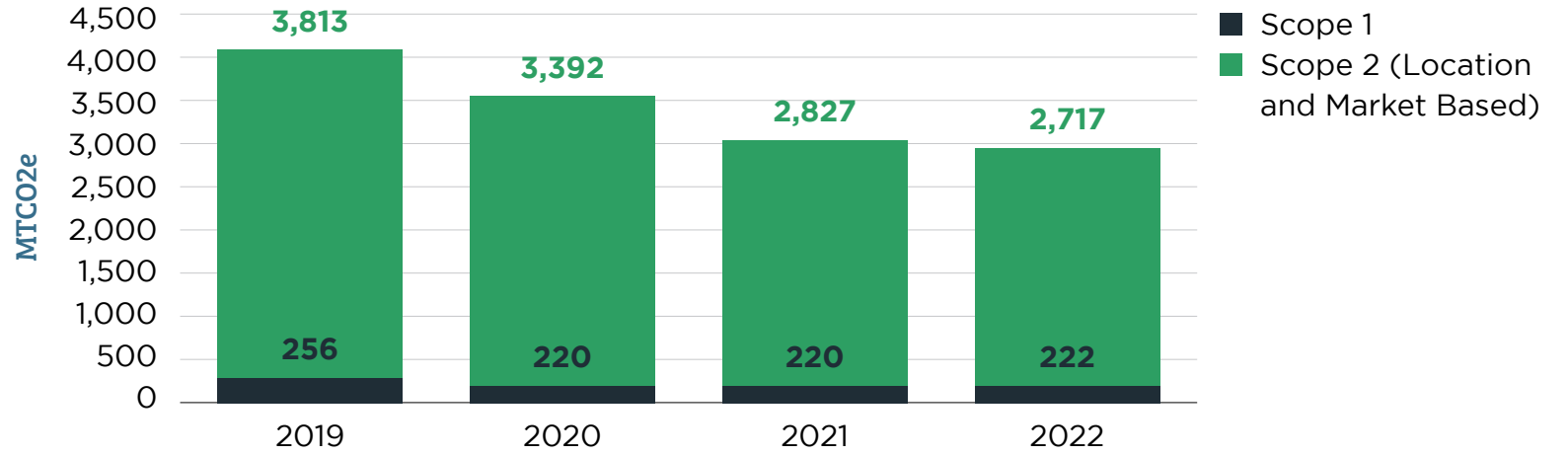
COMMON
AREA
waste diversion
rate



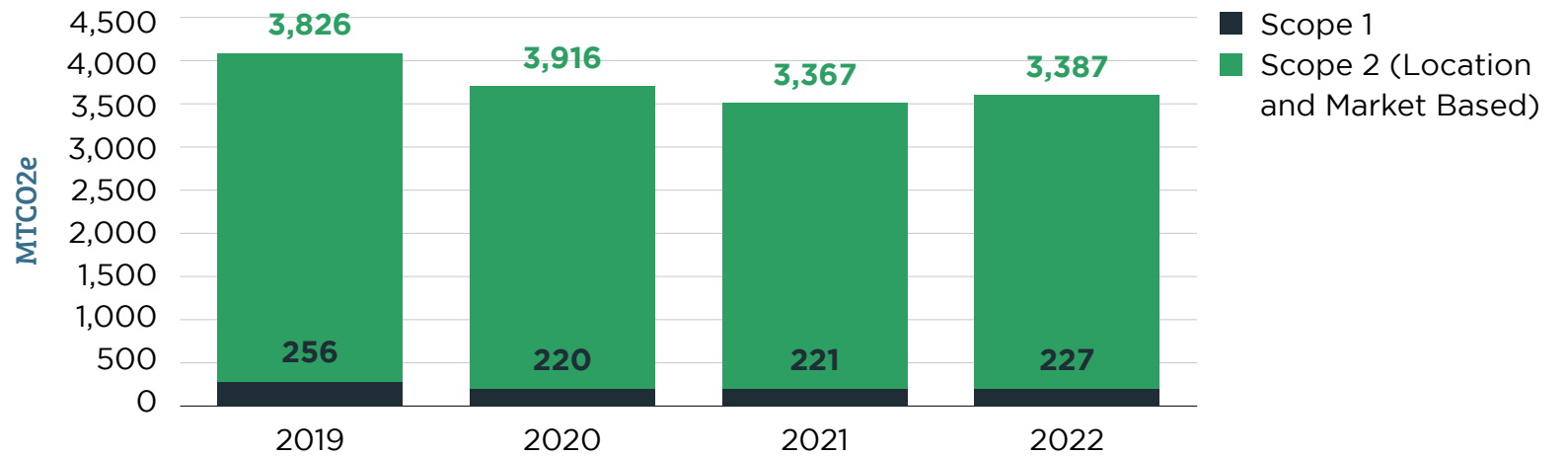
GHG

TARGET

Annual 2.5% common area Scope 1 and 2 GHG emissions reduction from a 2019 baseline year in like-for-like assets by 12/31/2025 (15% overall reduction from 1/1/2020-12/31/2025).



Like-for-Like Total 4,069 MTCO2e 3,612 MTCO2e 3,047 MTCO2e 2,939 MTCO2e



Absolute Total 4,082 MTCO2e 4,136 MTCO2e 3,588 MTCO2e 3,614 MTCO2e

By year end 2022, across like-for-like properties, ROIC saw a 3.5% reduction in calendar year over year (2021-2022) GHG emissions.

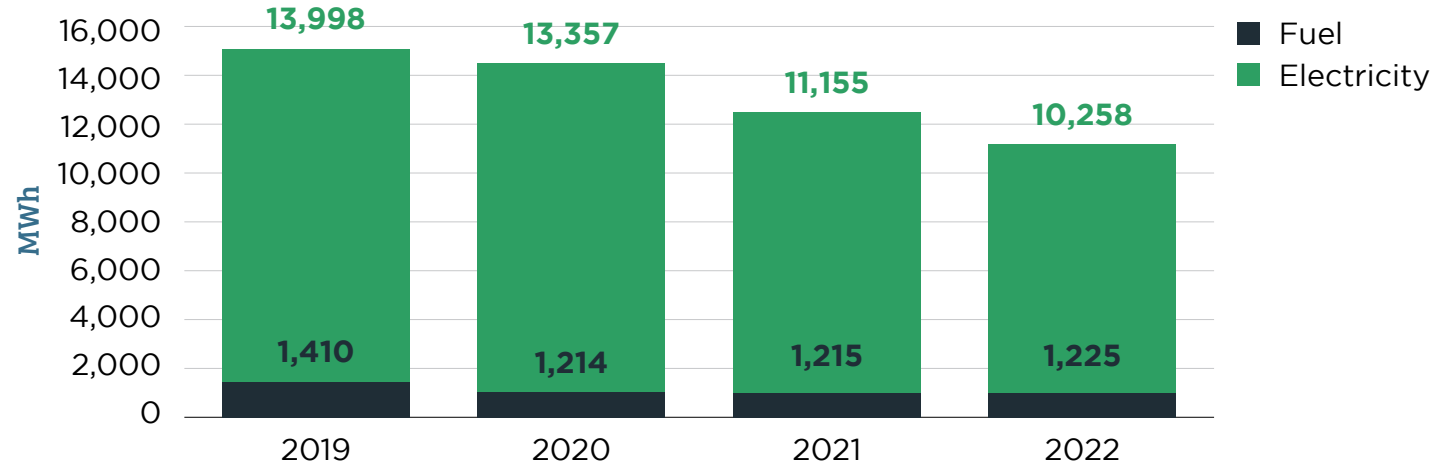
Like-for-like data coverage is 6 properties totaling 936,604 square feet for Scope 1, and 71 properties totaling 8,240,696 square feet for Scope 2.

ENERGY

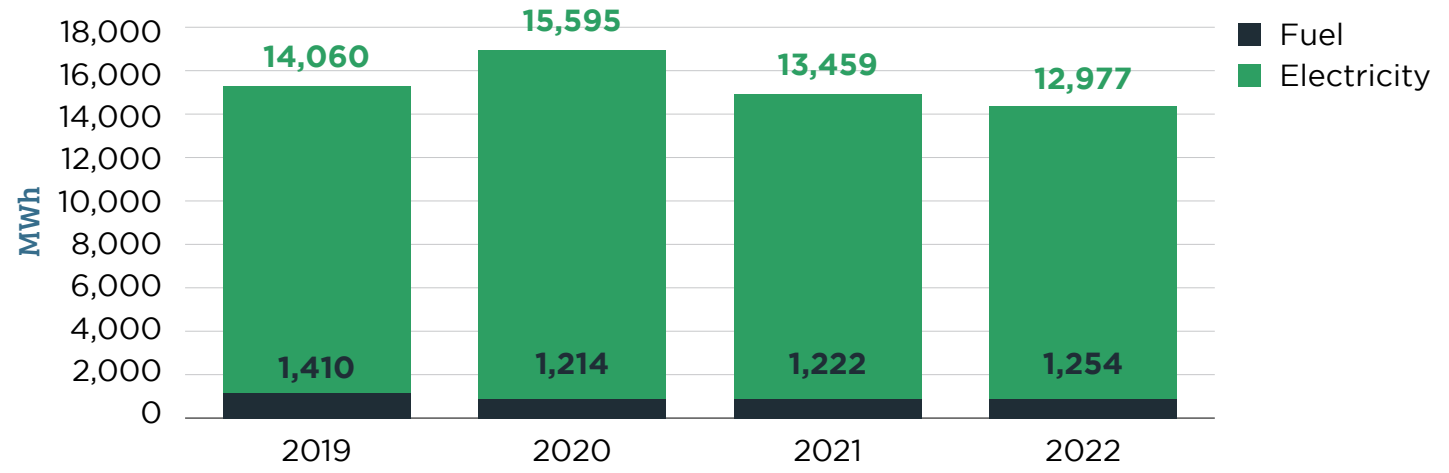
TARGET

Annual 2.5% common area energy reduction from a 2019 baseline year in like-for-like assets by 12/31/2025 (15% overall reduction from 1/1/2020 - 12/31/2025).

By year end 2022, across like-for-like properties (71 properties totaling 8,240,696 square feet), ROIC saw a 7.2% reduction in year over year (2021-2022) energy consumption.



Like-for-Like Total 15,408 MWh 14,571 MWh 12,370 MWh 11,483 MWh



Absolute Total 15,470 MWh 16,809 MWh 14,681 MWh 14,231 MWh

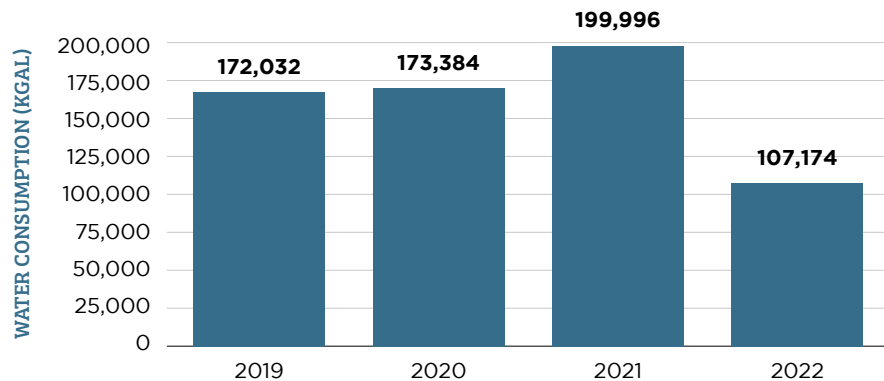
WATER

TARGET

80% common area water data coverage by 12/31/2023.

By year end 2022, ROIC has exceeded our common area water data coverage target by having 88% data coverage of common area water usage, and across like-for-like properties (63 properties totaling 6,877,854 square feet), ROIC saw a 46.4% decrease in year over year (2021-2022) water consumption.

LIKE-FOR-LIKE WATER CONSUMPTION



WASTE

TARGET

25% common area waste diversion rate by 12/31/2025 (absolute diversion, no baseline year)

	12/31/2021	12/31/2022
Waste Data Coverage	3%	10%
Diversion Rate	49%	71%

Collecting waste generation data has been challenging, and in recent years data aggregated has covered select properties with high diversion rates. As we continue to expand our data collection to meet this challenge head-on, we expect this diversion rate to fluctuate slightly, since other properties may have lower diversion rates than the properties previously tracked. We view this part of the data collection process as a step in the right direction. Being able to understand our data and identify properties with lower diversion rates will allow us to engage with tenants to discern potential opportunities at those locations and subsequently improve sustainability of our overall portfolio.

APPROACH TO CLIMATE CHANGE



BOARD OVERSIGHT OF CLIMATE RISKS

At the Board level, our Nominating and Corporate Governance Committee, which is 100% independent, is responsible for managing ESG strategy and development and ensuring that climate-related risks and opportunities are integrated throughout the company. This committee also has oversight over ESG programs and initiatives at ROIC and provides frequent updates to the Board of Directors.

MANAGEMENT'S OVERSIGHT OF CLIMATE RISKS

ROIC's internal ESG Management Committee consists of an interdisciplinary group of 6 employees from our Executive (including ROIC's President and CEO, CFO, COO and CAO), Special Projects and Information Technology teams. These individuals work together to enact ROIC's climate strategy, and provide quarterly updates to the Nominating and Corporate Governance Committee.

CLIMATE STRATEGY

ROIC is committed to reducing our environmental impact where possible and planning for a warming climate. To successfully plan, implement and analyze our climate-focused initiatives, having a clear strategy is crucial. At ROIC, we are focused on identifying climate-related risks and properly mitigating against them, through sustainable practices and increased efficiencies. An equally integral element of our strategy is capitalizing on shifts towards a cleaner economy and upgrading our portfolio where possible, whether that be through solar installation, EV charging stations, or other means.

RISK MANAGEMENT

In order to contend with the physical risks related to climate change, ROIC has created a comprehensive corporate-level Disaster Recovery Plan as a part of our overall risk management approach. This plan states how ROIC should respond to extreme weather events such as fires, floods and earthquakes as well as global catastrophes such as pandemics and global conflicts. It allows ROIC to implement sustainable practices to help mitigate and adapt to these events. During our solicitation of bids to install on-site renewable energy for selected properties, we included battery storage that can be used for emergency/backup power as part of our evaluation criteria. ROIC is also aware of the importance of managing transition-related risks such as complying with new laws or regulations. These include regulations related to climate change, including compliance with "green" building codes, which might include stringent laws, regulations, or stricter interpretations of existing laws that may require material expenditures by ROIC.



OVERVIEW OF RISK ASSESSMENTS AND SCENARIO ANALYSIS

In an effort to expand our analysis of climate risks and opportunities and to ensure that our approach was fully integrated into ROIC’s business activities, we conducted numerous risk assessments on environmental topics that may impact our portfolio, from current regulation to energy efficiency to the likelihood of numerous climate events.

In particular, we have reviewed the flood-risk of our portfolio on an asset-level basis. 7% of our portfolio has an annual flood risk of >0.2%, with no properties currently at risk of 100-year floods. See graphic to the right for a breakdown of flood risk throughout our portfolio, which is inclusive of resiliency measures implemented.



FLOOD RISK FOR ROIC’S PORTFOLIO AND OFFICE (As of 12/31/2022)

100-YEAR FLOOD ZONE (1% ANNUAL)

Number of Properties: **0**
 Percentage of Properties: **0.0%**
 Square Footage: **0**
 Percentage of Total Square Footage: **0.0%**



0.2% ANNUAL CHANCE

Number of Properties: **6**
 Percentage of Properties: **6.4%**
 Square Footage: **742,868**
 Percentage of Total Square Footage: **7.0%**

AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Number of Properties: **5**
 Percentage of Properties: **5.3%**
 Square Footage: **444,497**
 Percentage of Total Square Footage: **4.2%**

OTHER (WITHOUT BASE ELEVATION, UNDETERMINED, OR NO RISK)

Number of Properties: **83**
 Percentage of Properties: **88.3%**
 Square Footage: **9,396,489**
 Percentage of Total Square Footage: **88.8%**

TOTAL PROPERTIES

94
OF PROPERTIES

100%
% OF PROPERTIES AND TOTAL SQ. FT CAPTURED BY FLOOD RISK ASSESSMENT


10,583,854
GROSS LEASABLE AREA

In addition, last year we conducted a fulsome climate scenario analysis to bolster our traditional risk assessments and further align our strategy with the Task Force on Climate-related Financial Disclosures (TCFD). The climate risk scenario analysis consisted of two components:

- Scenario analysis of physical climate risks for ROIC’s portfolio
- Scenario analysis of transition climate risks for ROIC’s portfolio

For each element of the analysis, ROIC considered climate risks and potential impacts across three discrete scenarios utilizing a variety of sources:

PHYSICAL CLIMATE RISKS



SCENARIO SOURCE
Intergovernmental Panel on Climate Change (IPCC) warming scenarios


TYPE OF SCENARIO

RCP 8.5
No mitigation efforts to reduce emissions

RCP 6.0
Emissions peak in 2060 and stabilize after 2100

RCP 2.6
Require immediate reduction in emissions, reaching net zero by 2050

PHYSICAL CLIMATE RISKS



SCENARIO SOURCE
Qualitative scenarios drafted by ROIC and aligned with corresponding NGFS scenarios

TYPE OF SCENARIO

Business as Usual
Limited climate regulations and stakeholder expectations around climate strategy

Delayed Transition
Uneven climate regulation by jurisdiction and differing stakeholder expectations around climate strategy

Net Zero
Aggressive climate regulation and strong stakeholder expectations for net zero climate strategy

In our scenario analysis, we assessed the potential impact of physical climate risk indicators related to air temperature and exposure to wildfire and flooding on ROIC’s portfolio. Findings across the various scenarios showed that currently, ROIC does not face any significant physical risks for properties in its portfolio. However, properties that were considered higher risk due to potential flood, wildfire or wind risk in the RCP 8.5 scenario are continually evaluated for risks moving forward. Evaluated next steps included creating a Disaster Recovery Plan that outlines mitigation measures in place and the process for business continuation during a disaster and recovery process. Mitigation measures that continue to be considered for select properties include flood prevention measures such as rain gardens, detention ponds or restored wetlands, and wildfire prevention measures such as brush control to limit fire risk, on-site renewable energy and battery storage for emergency power and private site yard hydrants for water supply.

We also assessed how transition risks, including those from market trends, policy and regulation, technology and reputation may impact ROIC. Through this analysis, we found that ROIC is well prepared for potential “Business as Usual” and “Delayed Transition” scenarios. Following this analysis, we evaluated measures ROIC can implement to address potential risks, such as strengthening our energy and carbon emissions data tracking efforts for responding to increased Building Energy Performance Standards (BEPS) requirements from regulators and investors.

Moving forward, ROIC plans to continue leveraging the results of our scenario analysis to target specific measures to address identified physical and transition risks and engage with tenants to help support resiliency measures for at-risk properties. Please see our TCFD index for more information on our identified climate risks and how our current management approach aims to enhance the resiliency of our portfolio.

SOCIAL



EMPLOYEES

At ROIC, it is our priority that our employees feel safe and comfortable in the workplace, and that we provide a healthy and encouraging environment for them to thrive. We solicit buy-in from everyone and our employees share our responsibility of maintaining a safe and healthy workplace for all other employees. Following health and safety rules and reporting accidents, injuries, unsafe equipment and conditions are just some of the ways that we achieve this. These considerations reach beyond just direct ROIC employees, and extend to tenants, customers, contractors and communities.

To better understand our employees' concerns and thoughts, in 2022 we conducted our first employee engagement survey. We received a 94% response rate and an 87% engagement score, demonstrating how involved and committed our employee base is. Furthermore, 93% of respondents shared that ROIC is a great place to work. This survey allowed us to better understand feedback from our company regarding how we can improve our trainings, increase engagement amongst employees and make informed decisions on our human capital program. Once ROIC received the survey results, we identified and implemented action items to address our employees' feedback. Examples of actionable survey outcomes included placing an on-site suggestion box in our office to facilitate anonymous employee suggestions and creating an email address dedicated to suggestions to better our employees' work life. We perform a monthly review of the received suggestions and pursue immediate implementation of suggestions that can be quickly addressed.

EMPLOYEE ENGAGEMENT HIGHLIGHT



In May of 2023, a team of ROIC's Northern California Property Managers and Property Accountants went on a road trip to visit our Northern California assets together. This coordinated trip allowed our team to liaise with on-site staff, learn more about each property's ESG initiatives, support ongoing property operations and bond as a regional team – all while enabling inter-department communication.

DIVERSITY, EQUITY, AND INCLUSION (DEI)

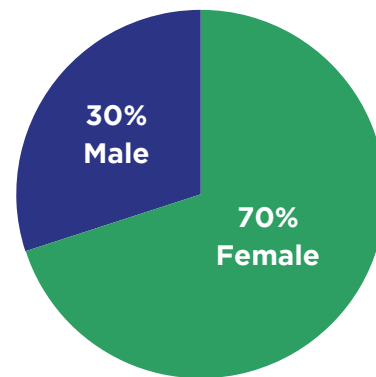
ROIC values and promotes a diverse and inclusive workplace for all of our employees. We are committed to equal opportunity and we work to maintain workplaces that are free from discrimination or harassment on the basis of race, religion, color, national origin, ethnicity, sex, sexual orientation, gender identity, gender expression, age, disability, veteran status, marital status, genetic information or any characteristic protected by law. We do not tolerate disrespectful or inappropriate behavior, harassment, unfair treatment or retaliation of any kind.

DIVERSITY METRICS OF ROIC (AS OF 12/31/22)¹

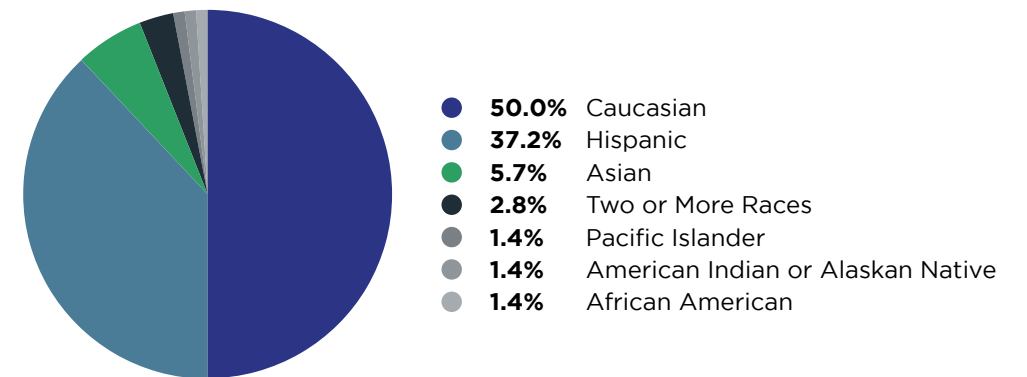
Female								
	Caucasian	Hispanic	Asian	Pacific Islander	Black and African American	American Indian, Alaska Native	Two or More Races	Total
Executive	1.4%	0%	0%	0%	0%	0%	0%	1.4%
Management	12.9%	1.4%	0%	1.4%	0%	0%	0%	15.7%
All Other	20.0%	22.9%	5.7%	0%	1.4%	1.4%	1.4%	52.9%
Total Female	34.3%	24.3%	5.7%	1.4%	1.4%	1.4%	1.4%	70.0%

Male								
	Caucasian	Hispanic	Asian	Pacific Islander	Black and African American	American Indian, Alaska Native	Two or More Races	Total
Executive	4.3%	0%	0%	0%	0%	0%	0%	4.3%
Management	4.3%	0%	0%	0%	0%	0%	0%	4.3%
All Other	7.1%	12.9%	0%	0%	0%	0%	1.4%	21.4%
Total Male	15.7%	12.9%	0%	0%	0%	0%	1.4%	30.0%

Workforce Gender Breakdown



Workforce Race/Ethnicity Breakdown



(1) Values may not total 100% due to rounding to one decimal place.

EMPLOYEE TRAINING AND DEVELOPMENT INITIATIVES

We support our employees with various education and training opportunities to advance their professional skills and build ROIC's internal capacity for growth and development. At ROIC we value our employees and believe that meaningful professional development opportunities can help to advance their careers. We offer our employees the following resources to aide in their career development:

- Accounting and continuing education
- Professional certifications
- Software
- ICSC workshops and seminars

In addition to education and development opportunities, we also focus on providing mandatory additional trainings related to key topics for our organization. These include:

- Diversity, Equity and Inclusion training annually
- Harassment in the workplace training biannually

EMPLOYEE BENEFITS

At ROIC, we believe that a diverse and talented workforce strengthens the company as a whole. Thus, ROIC offers all employees competitive benefits such as:

- Vacation, holiday and sick leave
- Health, dental and vision insurance
- Life and disability insurance
- 401k program
- Bereavement leave
- Employee social gatherings
- Discounts from Cal Perks, an employee perk program
- Confidential 24/7 access reporting hotlines



TENANTS AND COMMUNITIES

As previously mentioned, several ESG measures are incorporated into the performance-based equity awards for executive management. One of the measures included is community volunteer participation. It is essential for ROIC, as valued contributors to our community, to engage with and give back to our

community neighbors. In support of this continued effort, we have set a goal of achieving 80% ROIC employee community volunteer participation. Participating in these critical initiatives can help us develop a deeper appreciation for our neighborhoods and also offer valuable insights into our broader portfolio operations.



TENANT ENGAGEMENT HIGHLIGHT

ROIC's 5 Points Plaza property in Huntington Beach, CA hosts several community events throughout the year, including our annual "Howl-o-ween" Pet Fair in October. This event is a Halloween-themed party and pet adoption fair hosted in partnership with our tenants, giving them an opportunity to enjoy a fun afternoon interacting with the local community for a good cause. This property also participates in and sponsors local events such as the Huntington Beach 4th of July Celebration and the Surf City Winter Wonderland Ice Skating Rink.

SUPPORTING THE COMMUNITY: TANZ CENTRE FOR RESEARCH IN NEURODEGENERATIVE DISEASES

Our CEO, Stuart Tanz, has served as the Chairman of the Advisory Council for the Tanz Centre for Research in Neurodegenerative Diseases in Toronto, Canada, since 2014 and has acted as a member of the Steering Committee since 2011. The Tanz Centre is dedicated to preventing, halting, reversing and ultimately, repairing the damage caused by neurodegenerative diseases such as Alzheimer's, Parkinson's, ALS, and others. In November 2014, the Tanz Initiative was additionally established, a collaborative effort between the Sanford Burnham Prebys Medical Discovery Institute in San Diego, California, and the Tanz Centre to accelerate cross border research aimed at developing new therapies for neurodegenerative disease.

According to the World Health Organization, there are approximately 50 million people living with dementia worldwide, with nearly 10 million new cases diagnosed each year. Researchers at the Tanz Centre and Tanz Initiative strive to understand, prevent, and treat neurodegenerative diseases, and through their critical work – coupled with philanthropic support – the world can look forward to a brighter future where a cure for these terrible diseases might exist. While ROIC does not directly contribute to the Tanz Centre or the Tanz Initiative, our CEO's support of such crucial research embodies ROIC's values and our belief in our ability to profoundly impact our communities.

COMMUNITY SERVICE HIGHLIGHT

In November of 2022, ROIC organized a holiday food drive benefiting the Jacobs & Cushman San Diego Food Bank. With the support of our team, we were able to donate 175 pounds of food that ultimately provided 146 meals to individuals and families in need in the greater San Diego area. ROIC remains a proud supporter of the San Diego Food Bank and is grateful for the opportunity to give back to our community in the spirit of Thanksgiving.

ABOUT THIS REPORT AND INDICES



ABOUT THIS REPORT AND INDICES

This is ROIC's fourth ESG report. We defined the report content and topic boundaries based on feedback from external and internal stakeholders. We also referenced ESG reporting frameworks, standards and industry groups such as GRESB, the Sustainability Accounting Standards Board, Task Force on Climate-related Financial Disclosures and U.N. Sustainable Development Goals. The operational boundary for the quantitative environmental performance metrics in this report is ROIC owned and operated facilities with available 2022 calendar year data. This report also includes non-environmental information from the 2022 calendar year.

ROIC engaged HXE Partners to support the report content development, quantitative data collection and calculations and report design. Our environmental information included in this presentation is preliminary, unaudited and subject to revision. Please send feedback and questions regarding this report to Carol Merriman at esg@roireit.net.

REPORTING DISCLAIMER

This report is for Retail Opportunity Investments Corp. (NASDAQ: ROIC), a fully-integrated, self-managed real estate investment trust (REIT) that specializes in the acquisition, ownership and management of grocery-anchored shopping centers located in densely-populated, metropolitan markets across the West Coast. When used herein, the words "believes," "anticipates," "projects," "should," "estimates," "expects," "guidance" and similar expressions are intended to identify forward-looking statements with the meaning of that term in Section 27A of the Securities Act of 1933, as amended, and in Section 21F of the Securities and Exchange Act of 1934, as amended. Certain statements contained herein may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results of ROIC to differ materially from future results expressed or implied by such forward-looking statements. Information regarding such risks and factors is described in ROIC's filings with the SEC, including its most recent Annual Report on Form 10-K, which is available at: www.roireit.net.

REPORT INDICES

SUSTAINABILITY ACCOUNTING STANDARDS BOARD (SASB)



The Sustainability Accounting Standards Board (SASB) enables businesses around the world to identify, manage and communicate financially-material sustainability information to their investors. SASB provides a complete set of 77 globally applicable industry-specific standards which identify the minimal set of financially material sustainability topics and their associated metrics for the typical company in an industry.

Topic	Code	Description	Response
ENERGY MANAGEMENT	IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Data coverage by energy source below: <ul style="list-style-type: none"> • 97.3% data coverage for electricity • 10.6% data coverage for fuels (as we are still determining which properties do not use fuel or we have yet to collect data for it)
	IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property subsector	(1) 14,231 MWh (2) 91.2% of our total energy consumption is of grid electricity (3) We do not currently procure renewable energy but have executed solar contracts at 9 properties that will enable us to procure renewable energy moving forward
	IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	7.2% reduction in like-for-like energy consumption for our portfolio
	IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	Not applicable. Given our portfolio consists of retail strip centers, our assets are not eligible to receive ENERGY STAR ratings

SUSTAINABILITY ACCOUNTING STANDARDS BOARD (SASB)

Topic	Code	Description	Response
ENERGY MANAGEMENT	IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	<p>When contemplating new acquisitions, there are several ESG considerations that are included in the due diligence process. When requesting information on the property, we look at the following pieces of information:</p> <ul style="list-style-type: none"> • Climate change adaptation • Compliance with regulatory requirements (e.g. benchmarking, proposed energy efficiency targets) • Energy efficiency • Energy supply • GHG emissions <p>Our operations and properties are subject to various federal, state and local laws and regulations concerning the protection of the environment, including air and water quality, hazardous or toxic substances and health and safety. Moreover, compliance with new laws or regulations such as those related to climate change, including compliance with “green” building codes, or more stringent laws or regulations or stricter interpretations of existing laws may require material expenditures by ROIC</p>
WATER MANAGEMENT	IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	<p>(1) 88% data coverage (2) Given the nature of our portfolio’s geographical footprint, 61.3% of our portfolio (by GLA) is located in Medium-High or Extremely High Baseline Water Stress areas</p>
	IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	<p>(1) 149,973 (2) 45.4% of total water withdrawn is from Extremely High Baseline Water Stress areas</p>
	IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	46.4% decrease in like-for-like water withdrawal for our portfolio

SUSTAINABILITY ACCOUNTING STANDARDS BOARD (SASB)

Topic	Code	Description	Response
WATER MANAGEMENT	IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	<p>We encourage employees and our third-party contractors to actively engage in sound water management practices. This approach includes issues associated with planning, developing, distributing, and managing the optimum use of water resources that comply with local laws and codes. The types of water fixtures that may impact common area water usage may include water distribution systems used for landscaping and irrigation. We aim to address common area water usage and encourage tenants to adopt similar practices, such as:</p> <ul style="list-style-type: none"> • Installation of irrigation systems that minimize water use such as drip irrigation instead of traditional sprinklers and smart meters that adjust for rainfall • Use of native plantings and xeriscaping practices that require significantly less water to maintain • Installation of water-efficient fixtures that meet standards such as EPA WaterSense, a voluntary partnership program sponsored by the U.S. EPA that provides a label for water-efficient products
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS	IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related capital improvements and (2) associated leased floor area, by property subsector	In 2023, ROIC was selected as a Green Lease Leader by the U.S. Department of Energy's Better Buildings Alliance and the Institute for Market Transformation. Specifically, ROIC received the designation of "Gold" in recognition of efforts to incorporate crucial energy efficiency, cost savings, air quality and sustainability criteria into its leases
	IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	Given our tenants are responsible for their own utility accounts, as stipulated in our contracts with them, the vast majority of our tenants are separately metered for electricity consumption and water withdrawals
	IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	ROIC is committed to ongoing engagement and developing meaningful relationships with tenants, customers and communities that have an interest in ROIC's ESG plans and commitments. We encourage several avenues for engagement, such as hosting and/or sponsoring many free or not-for-profit led community events throughout the year. We have also worked with tenants to include green lease language in many of our contracts, and were awarded the distinction of "Gold" for Green Lease Leaders in 2023. See this link for more information on Green Lease Leaders

SUSTAINABILITY ACCOUNTING STANDARDS BOARD (SASB)

Topic	Code	Description	Response
CLIMATE CHANGE ADAPTATION	IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	None of our properties are located in 100-year flood zones
	IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure and strategies for mitigating risks	<p>In an effort to expand our analysis of climate risks and opportunities and to ensure that our approach was fully integrated into ROIC's business activities, we conducted numerous risk assessments on environmental topics that may impact our portfolio, from current regulation to energy efficiency to the likelihood of numerous climate events. This included conducting a fulsome climate scenario analysis to bolster our traditional risk assessments and further align our strategy with the TCFD</p> <p>In order to contend with the physical risks related to climate change, ROIC has created a comprehensive corporate-level Disaster Recovery Plan as a part of our overall risk management approach. This plan states how ROIC should respond to extreme weather events such as fires, floods and earthquakes as well as global catastrophes such as pandemics and global conflicts. It allows ROIC to implement sustainable practices to help mitigate and adapt to these events. During our solicitation of bids to install on-site renewable energy for selected properties, we included battery storage that can be used for emergency/backup power as part of our evaluation criteria. ROIC is also aware of the importance of managing transition-related risks such as complying with new laws or regulations. These include regulations related to climate change, including compliance with "green" building codes, which might include stringent laws, regulations, or stricter interpretations of existing laws that may require material expenditures by ROIC</p>
ACTIVITY METRICS	IF-RE-000.A	Number of assets	94 (93 shopping centers and 1 office property)
	IF-RE-000.B	Leasable floor area	10,560,259 (excludes floor area of our office)
	IF-RE-000.C	Indirectly managed assets	0
	IF-RE-000.D	Average occupancy rate	98.1%

REPORT INDICES

TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

The Financial Stability Board Task Force on Climate-related Financial Disclosures (TCFD) is a market driven initiative, set up to develop a set of recommendations for voluntary and consistent climate related financial risk disclosures in mainstream filings. The work and recommendations of the TCFD help firms understand what financial markets want from disclosure in order to measure and respond to climate change risks and encourage firms to align their disclosures with investors’ needs.

Pillar	Topic	Reference
GOVERNANCE	Board oversight of climate-related risks and opportunities	At the Board level, our Nominating and Corporate Governance Committee, which is 100% independent, is responsible for managing ESG strategy and development and ensuring that climate-related risks and opportunities are integrated throughout the company. This committee also has oversight over ESG programs and initiatives at ROIC and provides frequent updates to the Board of Directors.
	Management’s role in assessing and managing climate-related risks	ROIC’s internal ESG Management Committee consists of an interdisciplinary group of six employees from our Executive (including ROIC’s President and CEO, CFO, COO and CAO), Special Projects and Information Technology teams. These individuals work together to enact ROIC’s climate strategy, and provide quarterly updates to the Nominating and Corporate Governance Committee.



TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

Pillar	Topic	Reference	
STRATEGY	Short, medium and long-term climate related risks and impact on business, strategy and planning	Physical Risk	
			Management Approach
		Water stress and increase of drought exposure	As mentioned earlier in this report, 45.4% of our portfolio by GLA is located in extremely high water stress locations. To mitigate this risk, we have employed several methods of water preservation, such as drip irrigation, xeriscaping and installation of water efficient fixtures that meet standards such as EPA WaterSense.
		Loss of power due to storms, flooding or other extreme weather events	In 2022, 82% of our total ABR was derived from daily-necessity service and destination retailers. Therefore, it is critical that these buildings maintain operations in extreme weather events. In an effort to mitigate these disasters while also promoting the utilization of renewable energy, in solicitation of bids to install on-site renewable energy for selected properties ROIC included battery storage that can be used for emergency/backup power.
		Transition Risk	
		Higher operating expenses	At properties where applicable, we work with tenants to implement several of the energy, water and waste saving initiatives mentioned earlier in this report, which are not only creating less of an impact, but result in lower operating costs for the tenant and reduce exposure to increased utility costs.
		Potential increased SEC or other reporting requirements	ROIC is actively monitoring both current and possible future regulations. By establishing green lease agreements and working with tenants to increase data coverage and make improvements to properties, ROIC is helping buildings meet current and future expectations of regulation.
		Increased CapEx for physical damage to assets	As the potential for more extreme weather events increases, so does the necessary costs to maintain business operations through those events. At ROIC, we have developed a Disaster Recovery/Business Resumption Plan to be prepared for such events. For properties considered to be in earthquake-risk zones, for example, we are working to install gas shut-off valves to mitigate the chance of fires.

TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

Pillar	Topic	Reference
RISK MANAGEMENT	Resilience of strategy using 2-degree or lower scenarios	<p>Last year ROIC conducted a fulsome climate scenario analysis to bolster our traditional risk assessments and further align our strategy with the Task Force on Climate-related Financial Disclosure (TCFD). The climate risk scenario analysis consisted of two components:</p> <ul style="list-style-type: none"> • Scenario analysis of physical climate risks for ROIC’s portfolio • Scenario analysis of transition climate risks for ROIC <p>In our scenario analysis, we assessed the potential impact of physical climate risk indicators related to air temperature, exposure to wildfire and flooding on ROIC’s portfolio. We also assessed how transition risks, including those from market trends, policy and regulation, technology and reputation may impact ROIC. Through this analysis, we identified properties with higher potential physical climate risks in the RCP 8.5 scenario. We also found that ROIC seems to be well prepared for potential “Business as Usual” and “Delayed Transition” scenarios.</p> <p>Moving forward, ROIC plans to continue to leverage the results of our scenario analysis to target specific measures to address identified physical and transition risks and engage with tenants to help support resiliency measures for at-risk properties.</p>
	Process to assess climate-related risks	<p>At ROIC, we are focused on identifying climate-related risks and properly mitigating against them, through sustainable practices and increased efficiencies. An equally integral element of our strategy is capitalizing on shifts towards a cleaner economy and upgrading our portfolio where possible, whether that be through solar installation, EV charging stations, or other means.</p>
	Process to manage climate-related risks	<p>In order to contend with the physical risks related to climate change, ROIC has created a comprehensive corporate-level Disaster Recovery Plan as a part of our overall risk management approach. This plan states how ROIC should respond to extreme weather events such as fires, floods and earthquakes as well as global catastrophes such as pandemics and global conflicts. It allows ROIC to implement sustainable practices to help mitigate and adapt to these events. During our solicitation of bids to install on-site renewable energy for selected properties, we included battery storage that can be used for emergency/backup power as part of our evaluation criteria. ROIC is also aware of the importance of managing transition-related risks such as complying with new laws or regulations. These include regulations related to climate change, including compliance with “green” building codes, which might include stringent laws, regulations, or stricter interpretations of existing laws that may require material expenditures by ROIC.</p>
	Integration of risk process into overall risk management	<p>Risk management is integrated into how we conduct business at ROIC, and a critical element of how we approach climate. ROIC’s EMS encompasses environmental-related activities at the organizational level and throughout our portfolio. The ESG Management Committee is responsible for involving the necessary stakeholders when appropriate to discuss external and internal issues that may impact the company as it relates to EMS. When stakeholder inclusion is not required, the Management Committee holds chief responsibility in the implementation of ROIC’s EMS.</p>






TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

Pillar	Topic	Reference
METRICS AND TARGETS	Metrics used to assess climate-related risks	<p>GHG EMISSIONS</p> <p>We are committed to reducing GHG emissions generated from the operations within our control, as we recognize this is a risk for the organization and potential opportunity to reduce ROIC’s impact on the climate. Utilizing our third party data platform we benchmark and track our GHG emissions for common areas using all attainable utility data for energy consumption or management of energy from renewable and nonrenewable sources. As mentioned in our Environmental Performance and Targets section, we set a target of annual 2.5% common area Scope 1 and Scope 2 GHG emissions reduction from a 12/31/2019 baseline year in like-for-like assets by 12/31/2025 (15%). In the three years since we made that commitment, we reduced our total like-for-like emissions by 28%. We will continue to focus on energy, water and waste reductions that contribute to reducing GHG emissions.</p> <p>PROPERTIES IN 100-YEAR FLOOD ZONES</p> <p>Climate change poses a risk to ROIC and the entire real estate industry via high impact extreme weather events and changing climate patterns which could have negative effects on our portfolio. 100-year flood zones are land areas subject to a one-percent or greater chance of flooding in any given year. In 2022, we assessed our portfolio via the FEMA flood risk mapping tool and determined that none of ROIC’s assets are located in 100-year flood zones. Going forward, to improve the resiliency and protect stockholder value, we will continue to factor climate change adaptation strategies into the structure of our portfolio.</p>
	Scope 1 and Scope 2 emissions	CY 2022: Scope 1 Emissions: 227 MTCO2e Scope 2 Emissions (location-based): 3,387 MTCO2e Scope 2 Emissions (market-based): 3,387 MTCO2e
	Describe targets used	<p>Set in 2020 with 2019 as a baseline, our Energy, Water, Waste and GHG targets for 12/31/2025 (and in the case of water, 12/31/2023) are measurable and time-bound short term to hold ROIC accountable.</p> <p>As mentioned earlier in this report, ROIC is in the process of establishing new targets for the organization given we have made significant progress toward our 12/31/2025 targets. We look forward to sharing our revised roadmap for environmental performance in our next ESG Report.</p>

SUSTAINABLE DEVELOPMENT GOALS



The 2030 Agenda for Sustainable Development, adopted by all United Nations Member States in 2015, provides a shared blueprint for peace and prosperity for people and planet. At its heart are the 17 Sustainable Development Goals, which are an urgent call for action by all countries – developed and developing – in a global partnership. Measuring and disclosing their impact on the Sustainable Development Goals will help businesses better engage stakeholders, enhance sustainable decision-making processes and strengthen their accountability.

Goal	Description	Relevant Target(s)	Reference
	Ensure access to water and sanitation for all	6.3 By 2030, improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, halving the proportion of untreated wastewater and substantially increasing recycling and safe reuse globally 6.B Support and strengthen the participation of local communities in improving water and sanitation management	Environmental pp. 24, 27, 30
	Ensure access to affordable, reliable, sustainable and modern energy	7.2 By 2030, increase substantially the share of renewable energy in the global energy mix 7.3 By 2030, double the global rate of improvement in energy efficiency	Environmental pp. 21, 22, 23, 27, 29
	Make cities and human settlements inclusive, safe, resilient, and sustainable	11.7 By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities	Environmental pp. 18, 19, 20, 26 Social pp. 38
	Ensure sustainable consumption and production patterns	12.5 By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse	Environmental pp. 25, 27, 30
	Take urgent action to combat climate change and its impacts	13.1 Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries	Environmental pp. 27, 28, 31, 32, 33

INDEPENDENT VERIFICATION OPINION STATEMENT AT THE LIMITED ASSURANCE LEVEL FOR CALENDAR YEAR 2022 ENVIRONMENTAL DATA

SCOPE OF ENGAGEMENT

HXE Partners was contracted by **Retail Opportunity Investments Corp. (ROIC)** to provide independent, third-party verification of ROIC's environmental data to be submitted to the Global Real Estate Sustainability Benchmark (GRESB) assessment, for the calendar year (CY) of 2022, with responsibility for providing a **limited level of assurance** regarding their accuracy and completeness, in accordance with the **ISO 14064-Part 3** verification standard, and the International Standard on Assurance Engagements (**ISAE**) **3000** Revised, Assurance Engagements Other than Audits or Reviews of Historical Financial Information.

GHG emissions boundaries covered by the verification:

- Operational Control
- January 1, 2022 to December 31, 2022

The scope of our review included ROIC emissions sources encompassing:

- **Scope 1** emission sources: stationary emissions (natural gas)
- **Scope 2** emission sources: purchased electricity
- **Energy** consumption from purchased electricity, district heat and cooling, and natural gas
- **Water** withdrawal
- **Waste** generated

This engagement excluded data and information from ROIC's direct fugitive emissions from Refrigeration and Air Conditioning equipment as well as emissions and

environmental metrics from tenant-controlled spaces. Data sources and supporting documents provided ("data sources"):

- Active site lists
- Inventory management methodology
- Waste calculations conversion methodology
- Site-specific emissions, energy use, water use, and waste generation data
- Select energy, water, and waste invoice records

ROIC is responsible for collecting, analyzing, and presenting data sources provided to HXE Partners, while a third-party ESG data management software provider is responsible for maintaining effective internal controls over the systems from which the data sources. Data sources have ultimately been approved by and remain the responsibility of ROIC.

The verification assessment, conducted in accordance with ISO-14064-Part 3: *Specification with Guidance for the Verification and Validation of Greenhouse Gas Statements* included verification of ROIC's reporting methodologies for the greenhouse gas emissions data in accordance with:

- The World Resources Institute / World Business Council for Sustainable Development (WRI/WBCSD) *Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)*
- 2023 GRESB Real Estate Reference Guide

VERIFICATION PROCESS AND DOCUMENT REVIEW

As part of this assurance engagement, HXE Partners conducted the following verification activities:

- Conducting an overarching strategic/risk analysis
- Generating and developing a verification plan and a data and information sampling plan
- Audit of samples of reported data and documentation
- Verifying GHG emissions, energy, water, and waste calculations at an aggregated level for CY 2022
- Reviewing the third-party ESG data management software provider's data management systems, from data handling to internal verification procedures, to confirm that there were no significant errors, omissions, or misstatements in provided data sources

- Recreating and verifying emissions calculations from the software provider to ensure accuracy
- Conducting materiality review of findings

HXE Partners provided verification findings to ROIC which detailed the specific review tasks completed and which areas were flagged for clarification or improvement. ROIC has addressed all requests for clarification and has completed all necessary corrective actions. The following data has been verified:

Table 1. Summary of ROIC’s GHG Emissions Data for Calendar Year (CY) 2022:

Scope of GHG Emissions ¹	CY 2022	Units
Scope 1 GHG Emissions	145	MTCO2e
Scope 2 GHG Emissions (location-based)	3,371	MTCO2e

Environmental Data	CY 2022	Units
Energy Consumption ²	14,231	MWh
Water Use	569,684	Cubic Meters
Waste Generation ³	402	Metric Tons

This verification used a materiality threshold of +/- 5% for total errors in each of the above metrics.

In alignment with the 2023 GRESB Real Estate Reference Guide, the above data only represents actual data, or estimates below the required threshold following GRESB’s Estimation Methodology. Data is not comprehensive for ROIC’s entire asset portfolio.

(1) Due to meter reassignments that were delegated for one asset as part of our GRESB verification process, there is a variance in Scope 1 and 2 emissions numbers between this verification letter and the ESG Report

(2) Energy consumption data reported includes some usage from tenant spaces, which is not accounted for in Scope 1 and 2 emissions

(3) Data for waste generation was only available for 4 sites in 2022

ASSURANCE FINDING

Based on these review processes and procedures, nothing has come to HXE Partners’ attention that would cause us to believe that ROIC has not, in all material respects:

- Met the requirements of the criteria listed above; and
- Disclosed accurate and reliable performance data and information as summarized in Table 1

The opinion expressed is formed based on a **limited level of assurance** and at the materiality of the professional judgement of the verifier. Note the extent of evidence-gathering for a limited assurance engagement is less than for a reasonable assurance engagement. Limited assurance engagements focus on aggregated data rather than physically checking source data at sites. Consequently, the level of assurance obtained in a limited assurance engagement is lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Signed,



On behalf of HXE Partners LLC June 21, 2023