



WEINGARTEN REALTY®

2017 CORPORATE RESPONSIBILITY REPORT

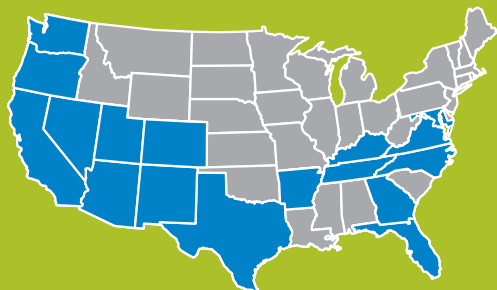


Sustainability
Wellness
Philanthropy

WEINGARTEN REALTY®

Weingarten Realty's business activities encompass the long-term ownership, management, acquisition, development and redevelopment of strategically located neighborhood and community shopping centers. High-demand anchors combined with convenient locations, attractive and well-maintained properties and a strong tenant mix help to ensure the long-term success of the merchants and the viability of the portfolio.

Weingarten Realty has earned the reputation of being one of the premier retail REITs in the nation.



weingarten.com



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**We commit ourselves to
being a corporate partner
of the environment and the
communities we serve.**

Corporate responsibility is prevalent in the daily practices at Weingarten Realty. We not only see this as a requirement, but as a duty to our associates, patrons, tenants, investors, and properties. In our Corporate Responsibility Report, we outline our award-winning and industry recognized programs focusing on the three main areas: sustainability, wellness and philanthropy.

By owning, developing and managing environmentally friendly shopping centers, Weingarten Realty recognizes the importance of being a corporate partner to the environment. The GreenForward Program executes and measures sustainable practices throughout our properties nationwide. The programs initiatives are carried out by passionate associates with a diverse set of skills that pursue new ideas and innovations in recycling, water management, energy management and alternative transportation.

The Wellness Program ensures Weingarten Realty provides an environment for physical and mental health support to our valued associates. The program challenges associates to attain personal and professional goals throughout the year by attending seminars, participating in contests, and seeking preventative care services.

It is very important to show our thanks and appreciation to our local communities by raising money and volunteering through organizations that benefit the community. We encourage associates to find a cause near and dear to their heart and find a way to help, or we ask that they contribute to Weingarten Realty's corporate fundraiser for United Way.

The greatest impact we make is to empower our associates to make a difference in our communities by implementing sustainable practices, encouraging healthy decisions, and giving of their time or donations to charities supporting a personal cause.

A handwritten signature in dark ink, reading "Andrew M. Alexander".

Andrew M. Alexander

President/Chief Executive Officer

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What is GreenForward?





GreenForward was established in 2011 with the mission to increase shareholder value by demonstrating leadership in environmental sustainability in our industry. An elite team of associates were hand-picked to create the GreenForward team. Team members include associates with various backgrounds and job responsibilities within the Company in order to enhance the outcomes of the sustainability efforts.



“I follow the three rules: Do the right thing, do the best you can, and always show people you care.”

--Lou Holtz



The Mission is Accomplished by:

Investigating and evaluating green sustainability options to determine suitability and benefit at the property level	Tracking, quantifying and reporting the effectiveness of green initiatives
Providing ongoing education to construction, property managers and development managers to deploy sustainability policies and practices	Benchmarking with peers and staying abreast of industry best practices
Equipping Weingarten Realty associates and retailers with a basic understanding of environmentally-friendly practices	Conveying progress toward accomplishments through effective communication

What Makes a GreenForward Property?

As Weingarten Realty continues to acquire, develop, and maintain shopping centers, a survey of each property determines which sustainable practices can and will be utilized. Continual reevaluation of existing properties for new sustainable opportunities is completed to execute new practices as well. Weingarten Realty boasts 100% core portfolio participation in at least one sustainable discipline.

The depiction below shows every sustainable practice Weingarten Realty has installed on a property.



green 
FORWARD.



GRESB Survey Participant

GRESB provides systematic valuation, objective scoring and peer benchmarking of real estate investments around the world. The unique data collected by GRESB helps real estate companies and fund managers better understand and manage the risks while enhancing returns from environmental, social and governance performance. Weingarten Realty has been a participant in the GRESB survey since 2014. Our GRESB disclosure grade continues to increase year-over-year.



Green Lease Leader

Green leases are traditional tenant leases that include several clauses requiring tenants to abide by certain sustainable practices and obligates tenants to financially participate in sustainable improvements made to the property. In 2017, Weingarten Realty was named a Green Lease Leader at the U.S. Department of Energy's (DOE) Better Buildings Summit in Washington, D.C., which recognizes property owners, tenants, and brokers who are effectively using the lease to drive energy and water savings in commercial buildings.



Recycling

The recycling program takes steps to minimize waste sent to landfills through the collection of paper, plastics and other ordinary recyclable materials. The collection of clothing and books from strategically located bins on properties to be used for resale is an additional contributor to the recycling efforts. A partnership forged with a leading waste management company provides an expert level of knowledge of the trash industry and cost efficiencies.



92% of all Weingarten Realty properties participate in a recycling program.

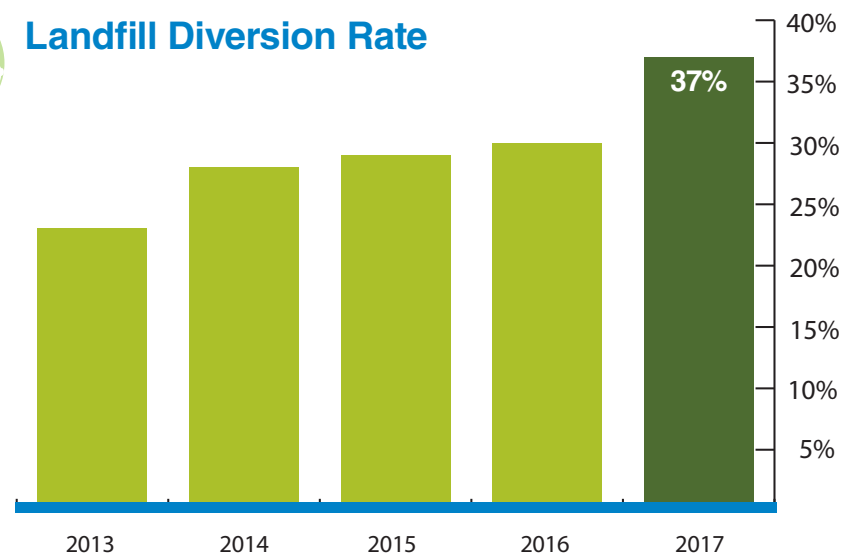
Yearly Savings

Weingarten Realty had a **diversion rate of 37%** in 2017.

This diversion rate is a new record for Weingarten Realty, with over 70,000 tons of material recycled.



Landfill Diversion Rate



Water Management



Xeriscaping is practiced throughout most of our centers in desert climates.

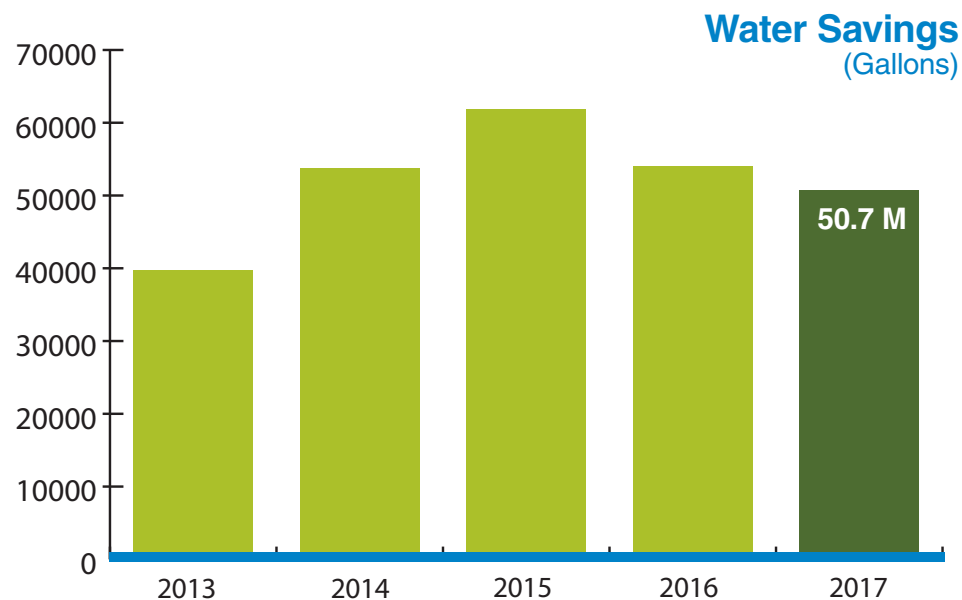
--Summit at Scottsdale, Scottsdale, AZ

The management of water at each property reduces irrigation expenses and demonstrates an environmentally-conscious decision.

Weingarten Realty manages water use with smart irrigation systems that have more efficient sprinkler heads and rain-harvesting systems. The Company also practices xeriscaping by using drought-tolerant, native plants at the majority of properties.

Yearly Savings

Weingarten Realty saved over **50.7 million gallons** of water in 2017.





Energy Management

Energy management systems (EMS) for parking lot lighting, light retrofitting or cool roofs have been installed at the majority of Weingarten Realty's core assets to assist in energy efficiency. GreenForward's goal with energy management is to reduce energy consumption and utility expenses while increasing equipment lifespan.



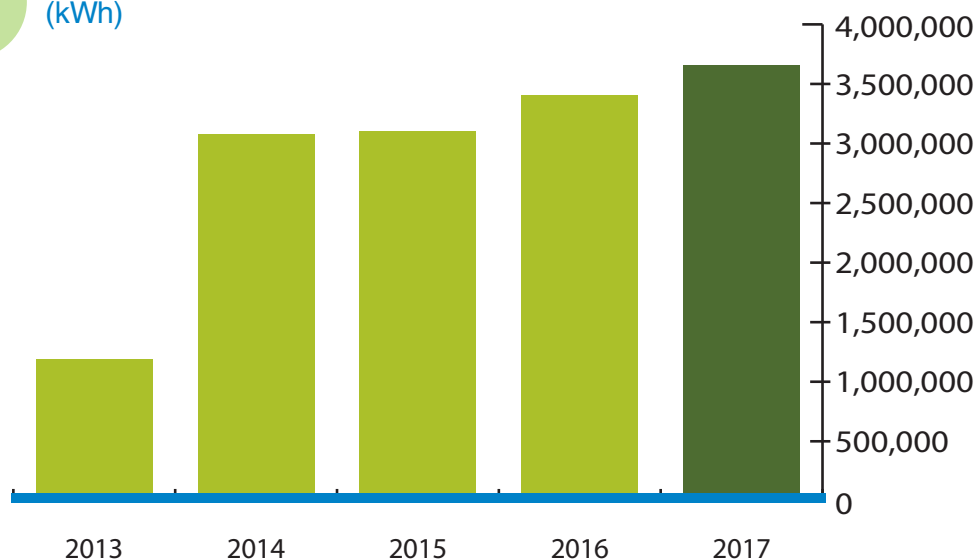
*Solar panels on covered-parking roofs
--Scottsdale Horizon, Scottsdale, AZ*

Yearly Savings

In 2017, EMS systems saved approximately **3.6 million kWh**, greatly reducing Weingarten Realty's energy demand. These savings marked another record breaking figure for energy savings.



Yearly Energy Savings (kWh)



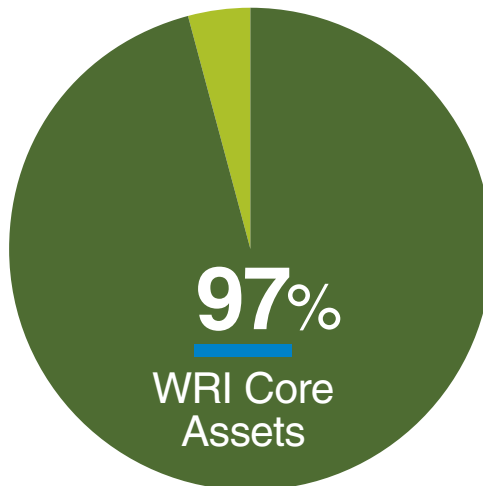
Alternative Transportation



Major metropolitan transportation stops on many of our properties
--2000 Westlake, Seattle, WA

A main priority of the green initiative is finding environmentally-friendly, alternative transportation options for patrons of Weingarten Realty centers.

Many Weingarten Realty properties feature bike racks, EV charging stations and metropolitan transportation stops.



97% of Weingarten Realty's core assets have an alternative transportation option available to patrons of the center.



Construction

New developments, redevelopments, tenant build-outs and other construction projects present Weingarten Realty with new opportunities to find ways to implement green initiatives with the use of environmentally-friendly building products and practices. Weingarten Realty seeks contractors that share the same mentality in sustainability efforts.

Weingarten Realty developed a “Green Box Scope,” this scope details the work to be done in a vacant retail space in order to deliver a sustainable “vanilla shell” that is ready to lease. Some of the work mandated in the green box scope includes recycling construction debris; installing energy star rated HVAC systems if needed, adding LED lighting, placing low-flow toilets in the restroom, plus many other sustainable initiatives that adhere to Weingarten Realty’s GreenForward program.

Weingarten Realty wants to maximize its commitment to recycling non-traditional items related to its capital projects, with an emphasis on parking lot and roofing debris. Roofing has proven to be an area where Weingarten Realty surpasses the standard sustainable performance. It is customary, and many times required, for companies to install cool roofs, however Weingarten Realty is now mandating roofing companies to recycle all eligible debris from the old roofs. Often, additional sustainable efforts result in increased projects costs. Contrary to this belief, Weingarten Realty has found that recycling the roofing remnants saves money by not having to pay landfills to receive the waste.

green
FORWARD.

Travis Hofstra
Sr Specialist /
PM Construction



Cool Roofs

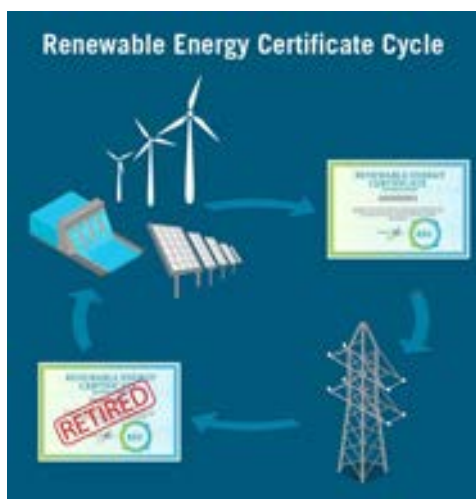
448,196 square feet of cool roofs are installed throughout the Weingarten Realty portfolio in 2017. **87% of all roofs installed were cool roofs.**

Renewable Energy Credits are Reducing the Weingarten Realty Carbon Footprint

Weingarten Realty has collaborated with our energy provider, Summer Energy, to minimize our environmental impact with the purchase of Renewable Energy Certificates, or RECs. RECs, are non-tangible, energy commodities generated from a renewable energy resource. These tradable energy commodities are also known as Green Tags, Renewable Energy Credits, or Tradable Renewable Certificates (TRCs). The energy created for RECs must come from a qualifying generation technology such as solar electric, wind, geothermal, low-impact hydropower, landfill gas, and other lesser used technologies.

Summer Energy will purchase and retire RECs equivalent to our energy consumption. These purchases support the clean generation of energy and will offset an approximate total annual CO2 emission of 17,055 tons. This collaboration with Summer Energy is represented on properties located in Houston, Dallas, and Corpus Christi.

The Public Utility Commission of Texas (PUCT) established the first comprehensive REC trading system in the U.S. The web-based platform provides for the issuance, registration, trade, and retirement of RECs while being administered by the Electric Reliability Council of Texas (ERCOT). PUCT has set a target of 10,000 megawatts of renewable energy capacity by 2025.



RECs Cycle

1. Qualified technology generates 1 REC with the creation of 1,000 kWh or 1 MWh
2. A certifying agency awards each REC a unique identification number to ensure it is not counted twice.
3. The green energy is then fed into the electrical grid (by mandate), and the accompanying REC can then be sold on the open market.
4. A REC is retired when the owner uses their REC. Once a REC is retired, it may not be sold, donated, or transferred to any other party. No party other than the owner may make claims associated with retired RECs.



Every person, community and business plays a role in preserving our planet. Through the GreenForward program, we have used outreach programs as an instrument to implement change for a more environmentally minded community.

The retailers in our shopping centers and Weingarten Realty associates prove to be a force for change for the preservation of the environment. Therefore, GreenForward facilitates a program to educate and inform associates about the benefits and practices in order to be more environmentally sustainable.



This program not only seeks to inform, but encourages education through hands-on activities. In 2017, Weingarten Realty associates were able to participate in the fourth annual America Recycles Day by bringing in personal documents for shredding, electronics to recycle, clothing for

donation, among other items. Weingarten Realty also paired with Trees for Houston to plant new trees along the bayou near the corporate office.

**Associates recycled 1,000 lbs. of paper,
1,148 lbs. of electronics, and donated
330 lbs. of clothing.**



In pairs, associates planted the 34 trees; ten Loblolly Pines, seven Bur Oaks, seven Cedar Elms, six Redbuds, and four Mexican Plums.



“The capacity to learn is a gift; The ability to learn is a skill; The willingness to learn is a choice.”

- Brian Herbert

Recycling



Donate old cell phones and electronics to a reputable recycling company.

Take paper and newspaper to a recycling bin near your home or business.

Utilize a clothing or book donation bin near you. Many of our shopping centers feature donation bins – look for them on the perimeter of the parking lot.

Utilize cardboard recycling bins. If you do not know the location of your nearest recycling container, please contact your property manager.

Energy Management



In the summer months, set your thermostat above 78° F. Each degree lower than 78° F may increase your cooling costs by up to 7%.

Change or clean reusable HVAC filters every month, especially during peak cooling or heating seasons.

Install occupancy sensors in bathrooms, rear offices or storage spaces.

Replace outdated interior light bulbs and fixtures with compact fluorescent CF or LED bulbs, which consume less energy and last longer.

Turn off office equipment, electronics and devices when not in use. Verify your computer has power management software installed, and activate it.



Each year, sustainable tips to help maximize the sustainable efforts and encourage environmentally-conscious decisions are sent to our retailers, restaurants, and service providers that occupy the leased premise. These tips are categorized by GreenForward's four main focuses: energy management, alternative transportation, water management and recycling.



Water Management

Use water wisely. This will help reduce the large demand on our water system and in turn will not only save water, but reduce water cost.

Inspect bathrooms and kitchens for plumbing leaks and fix them. Small leaks can add up to gallons of lost water and profits each day.

When using a dishwasher, make sure it is fully loaded.

Install water-saving aerators to all faucets.

Set the thermostat on your water heater to 120° F.

Monitor your water bills for unusually high usage.



Alternative Transportation

Save energy and money by carpooling with coworkers or taking the rail or bus to work.

If possible, preplan a safe route, strap on your helmet and ride your bike to work.

When considering alternative transportation, always put safety and security first.

Combine errands into one trip to save time and help reduce traffic congestion and air pollution.

Walk or in-line skate instead of driving. They're easy ways to get exercise and they're easy on the air.

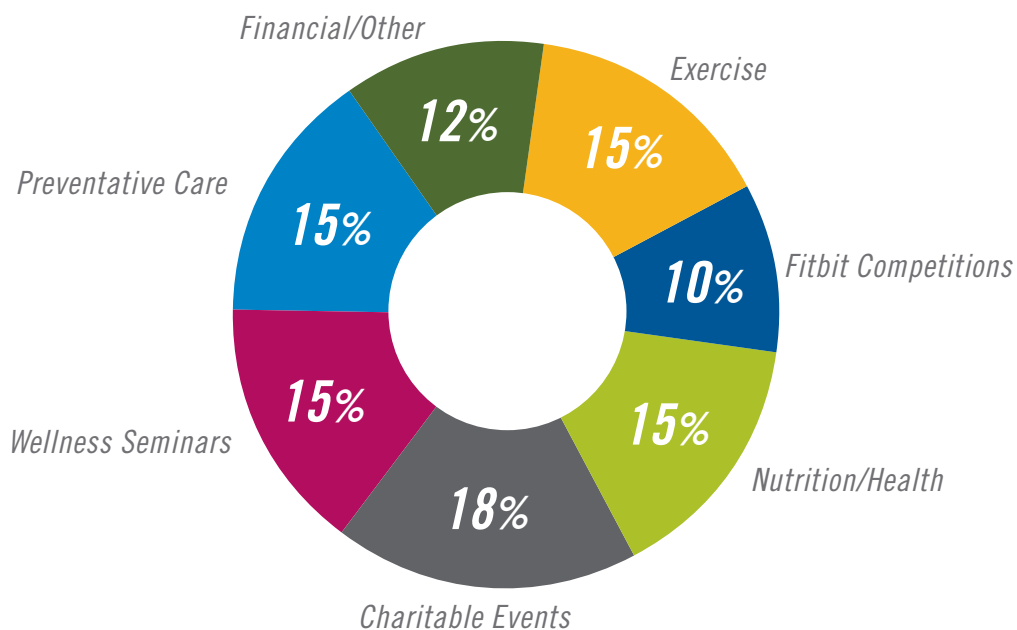
When you look at purchasing your next vehicle, investigate hybrid or electric models. Charging stations are becoming more readily available on a daily basis.

What is the Wellness Program?

The success of Weingarten Realty is contingent upon the successes of our associates, so we strive to create a supportive environment that benefits our associates both professionally and personally. One major component of this effort is our Wellness Program.

The Wellness Program is designed to encourage associates to be more mindful of their overall health and well-being. Participants earn points by documenting their successes in living a healthy lifestyle. At the end of the annual program, associates receive gift cards and other rewards based on how many points they've accumulated.

The program encourages active participation in many facets of a well-balanced life and provides educational resources, seminars to gain financial knowledge, cooking classes, body measurement equipment, friendly competitions, charitable/volunteer opportunities and more.



Active Lifestyle and Continued Education

Company wellness programs in the U.S. continue to gain popularity among employers and job-seekers alike – with good reason. For Weingarten Realty, the benefit of the Wellness Program is assisting associates making healthy lifestyle decisions that can ultimately benefit the company by reducing insurance claims and boosting productivity. Healthier lifestyles can also improve morale and reduce associate stress, turnover, and absenteeism.



Active Lifestyle

Several Fitbit contests are orchestrated to promote a healthy lifestyle with movement and exercise. The contests can consist of individual, pairs or team competitions to see who can achieve the most steps in a given time period.

Lunchtime exercise classes are offered to associates that may not have free time before or after work to dedicate towards maintaining a healthy lifestyle. The classes include yoga, pilates, strength and agility, and walking.

Continued Education

Seminars are offered to Weingarten associates who are interested in keeping up-to-date skills for professional development, as well as those who seek to learn about topics otherwise unknown. These seminars range from continued education in Microsoft Office, How to be Financially Stable, Practices to Reduce Stress, to tips on how to use your iPhone. Weingarten Realty positions itself to achieve long-term viability and profitability by investing in associates' professional and personal development.



**“If it doesn’t
challenge you, it
won’t change you .”**

--Fred Devito



Weingarten Realty Gives Back

Our local communities shop at our centers daily and we feel it is very important to show our thanks and support. Weingarten Realty has chosen to corporately donate to United Way by raising \$150,000 in 2017. Weingarten Realty also proudly supports the philanthropic efforts of its associates by contributing time and expenses to ensuring such efforts come to fruition.



Weingarten Realty supports United Way by raising funds to invest back into local communities. United Way is transforming our communities by developing children and youth to their full potential, strengthening families and neighborhoods, helping seniors remain independent and supporting people rebuilding their lives. Weingarten Realty believes in the impact United Way makes in the city of Houston, as well as across the nation.

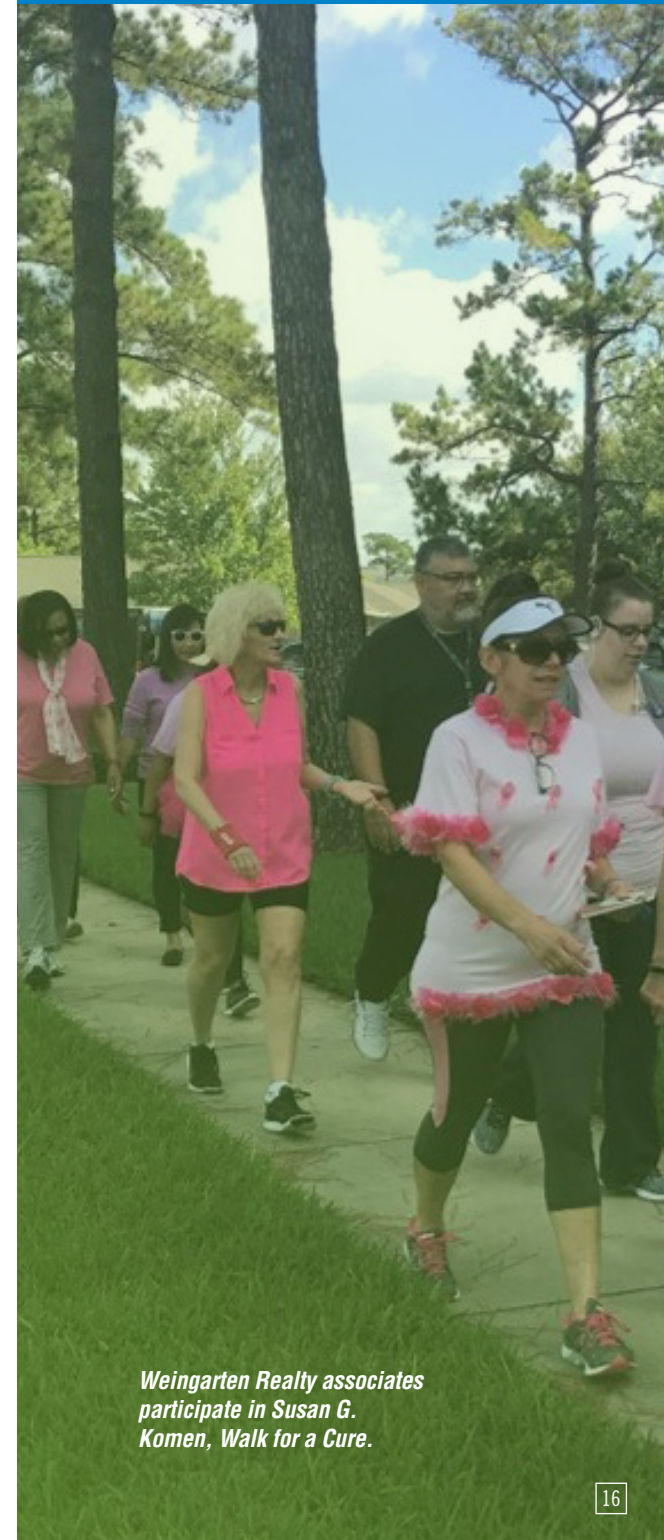


Weingarten Realty volunteer putting together care packages.

Associate Sponsored Philanthropy Projects

Throughout the year, many of our associates initiated or organized their own philanthropy projects. These projects were of great significance to Weingarten Realty because they each directly impacted our associates and their loved ones and/or they supported causes that are of great importance to our associates.

Below are several examples of associate sponsored philanthropy projects from 2017:



Weingarten Realty associates participate in Susan G. Komen, Walk for a Cure.

WEINGARTEN REALTY®

Real Estate for Everyday Retail

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