



**Rexford
Industrial**

Code of Conduct

Sustainability Policies and Initiatives

Our Mission Statement

At Rexford, we believe that environmental stewardship is one of our greatest responsibilities. In light of this, we are closely examining the energy usage patterns at our properties and looking for ways to reduce waste and shrink our carbon footprint across our portfolio.

The policies and goals set forth in this Code of Conduct reflect our pledge to optimize sustainable business practices. We are committed to affecting positive change and leading by example.

Energy Management

We are committed to increasing our buildings' energy efficiency by instituting a variety of policies for our property management team and our tenant base. We track energy consumption data in our common areas on a monthly basis across our portfolio. This monitoring helps us to gain insight and greater visibility of our current energy positions, which will allow us to target additional ways to improve the overall energy consumption at our properties.

In addition to this common area energy use monitoring, we implement the following procedures and regulations to reduce excess energy usage at our properties:

- We prohibit the use of space heaters at our properties.
- We encourage all janitorial work to occur during tenant's regular business hours, thereby limiting excess energy usage.
- We utilize programmable thermostats to minimize the heating and cooling energy output during off-hours or periods that spaces are unoccupied.
- We employ the use of motion sensors for our lighting fixtures to reduce energy waste in areas of our buildings that are not frequently occupied by our tenants, such as utility rooms, bathrooms or storage spaces.
- We maintain and replace air filters in accordance with manufacturer's suggested maintenance schedule to ensure optimal energy efficiency for the HVAC equipment we control. Additionally, on an annual basis, we monitor maintenance records and receipts to ensure compliance of the same for HVAC systems under our tenants' control.
- We individually submeter the units at our multi-tenant properties (or use E-Mon demons to individually monitor energy use) to improve accountability and incentivize energy reduction.

Water Management

With a portfolio of buildings focused in Southern California, we are serious about limiting our water consumption. In addition to using drought tolerant landscaping at our properties where practicable, we build language into our standard lease form instructing our tenants to avoid wasting water by limiting their water usage to “standard for restroom use.”

Our property management team works collaboratively to educate our tenants on ways they can reduce their water usage.

As with our electrical energy data, we track water usage in our common areas on a monthly basis across our portfolio. This helps us better understand the current water usage patterns, allowing us to set appropriate goals and implement plans to improve our overall consumption.

ENERGY STAR®

We utilize various tools and platforms to help us monitor and reduce our carbon footprint as property owners and assist our tenants to improve their carbon footprints as well. Since 2017, Rexford has been using the Energy Star Portfolio Manager® to benchmark raw energy data scores across a number of properties in our portfolio. Rexford is currently endeavoring to enter all of our buildings over 50,000 square feet into the Energy Star Portfolio Manager.

The scores obtained through the Energy Star tracking applicable to individual buildings can range from 1-100 and they illustrate the energy performance of an entire building, making it a useful tool to evaluate our own progress towards our overall energy reduction goals.

We believe that understanding energy usage is imperative to improving it. Accordingly, our building scores will be made available annually to our tenants upon their request, as applicable.

Solar Program

In 2018, Rexford signed roof leases on nine of our sites with a solar developer. Our solar tenant plans to build and operate solar projects on these roofs, enabling the potential development of over 7.5 megawatts of solar capacity. Once completed, these projects are projected to generate enough energy to power over twelve hundred California homes annually. We hope to expand upon the number of sites and the amount of power generated in our solar program in the coming years.

Building Materials

An important part of Rexford's business strategy involves the purchase of existing industrial properties which present substantial opportunities for upgrade and performance improvement. We strive to create value through renovating and in some cases, completely repositioning properties so that they meet current tenant requirements and comply with California's stringent building and energy efficiency standards.

Our target market presents substantial opportunities to modernize, with many properties that generally demonstrate a lack of modern functionality and poor energy efficiency. When we perform our renovations and repositionings, we reuse as much of the existing structure as possible. This reuse of existing materials results in a reduction of air pollution and carbon emissions as compared to the manufacture of new materials necessary for new construction. Our approach also reduces construction waste sent to landfills, resulting in significant waste avoidance. The sustainable upgrades that we implement into our renovated buildings result in increased levels of efficiency and reduced whole building energy consumption in future use.

Building Safety

We are currently developing a company-wide Disaster Recovery Plan to provide guidelines to our employees in case of emergency. The Plan will address strategies to minimize any impact upon the function of our properties and the continuity of services to tenants and employees in the event of a major natural disaster or force majeure.