



# Rexford Industrial Realty

## Environment and Climate Change Policy

Rexford Industrial Realty, Inc. (“Rexford”) recognizes the importance of environmental sustainability and taking action regarding climate change as it is impactful to the sustainable development of the communities where we operate. We also seek opportunities to facilitate the transition to a low-carbon economy. We are focused on taking all reasonable and practical steps to support the goals described herein. This Policy covers all stakeholders including employees, tenants, business partners (such as vendors, service providers, suppliers, etc.) and benefits the communities at our offices and properties.

### **Environmental Management Systems/ Greenhouse Gas (“GHG”) Emission and Management**

We will manage our environmental impacts based on best practices and good environmental management relative to the industrial property and infill markets in which we own and the triple-net nature of many of our leases, including compliance with legal requirements, objectives, targets and programs, implementation and operations, training and awareness, communication, documentation and monitoring and sustainability reporting. Our implementation of these goals will be subject to the rights of our tenants under leases, often with tenants who control operations and energy consumption within our properties. We intend to use “green” leases to mitigate this lack of complete control over tenant operations.

- Seek LEED certification for all substantial redevelopment properties in our portfolio.
- Deploy appropriate technologies to minimize energy usage and GHG emissions, including LED lighting, modern HVAC systems, building management systems applicable to our infill industrial properties, and other technologies as appropriate.
- Monitor our buildings’ energy usage and emission intensity.
- Regularly conduct carbon footprint assessments and energy audits for our properties to set energy saving targets and reduce GHG emissions.
- Set energy and GHG reduction targets and support the programming to achieve those targets.

### **Energy Consumption and Management**

- Through our property management team, work with tenants to reduce carbon footprints and educate tenants through regular communication, sharing new technologies and adopting energy efficient design and certifications, as well as make improvements to the energy efficiency of building operations, where possible.
- Directly improve energy efficiency or reduce energy consumption including performing analytics, installing occupancy sensors (lights), reviewing optimal building systems, purchasing energy-efficient fixtures, and encouraging the adoption of green building design and renewable energy sources whenever feasible.

## **Water Consumption and Management**

- Through our property management team, work with tenants to reduce water footprints and educate tenants through regular communication, raise awareness and encourage visitors regarding sustainable water usage, as well as make improvements to the building operations, where feasible.
- Directly improve efficiency or reduction in water consumption including performing analytics, installing auto-sensors, adopting water efficient design and certifications, and using water-saving technologies.

## **Waste Management**

- Through our property management team, work with tenants to minimize non-recyclable materials and educate tenants and visitors on appropriate practices such as the responsible usage of papers and plastics.
- Increase placement of recycling bins at strategic locations and purchasing of environmentally friendly products such as eco-friendly stationery and toiletries in our own offices.

## **Environmental Compliance**

- Promote environment-friendly investment management operations by adhering to environmental laws and regulations.
- Comply with applicable laws and regulations and be legally accountable for any environmental issues for which we are responsible at our properties.

## **Indoor environmental quality**

- Through our property management team, work with tenants to consider the indoor air quality (“IAQ”) where possible to enhance comfort level of the tenants and visitors in the premises and maintain a pleasant indoor environment, relative to infill industrial properties that have minimal office space and predominately warehouse and distribution space. The areas of assessment cover:
  - IAQ, ventilation and thermal comfort;
  - interior lighting quality, natural lighting and views;
  - acoustic conditions;
  - adoption of low-polluting adhesives, paints, finishes and furnishings.

## **Sustainable Procurement & Building Materials Sourcing**

- Consider potential environmental and ecological impacts when sourcing for suppliers and contractors.
- Integrate both green and socially-responsible supplier selection criteria where applicable into the purchasing process. Examples of sustainable and non-toxic building materials include materials derived from recycled content or those with low carbon sources.
- Regularly evaluate suppliers’ environmental performance and provide them with feedback for improvement.

### **Environmental Education**

- Encourage environmental practices among tenants and suppliers by including environmental issues in business discussions and initiatives.
- Encourage tenants to do their part in energy, water and resource conservation.

### **Board and Executive Governance and Oversight**

- The Manager of Sustainability is responsible for the oversight of this Policy with the assistance of the Environmental, Social & Governance (“ESG”) Committee.
- The ESG Committee is required to have meetings quarterly for monitoring and evaluating the environmental performance of Rexford. They are also required to report the improvement progress to the Board of Directors twice annually.
- The implementation progress, status and related performance of this Policy will be reported in our ESG Report on an annual basis.
- This Policy will be reviewed by ESG Committee from time to time, which will update the content to align with any revisions of our existing procedures and practices and the consideration of relevant legislation and the best practices as appropriate.