



Rexford Green Development Guidelines

Rexford Industrial Realty, Inc. ("Rexford") is committed to pursuing its development projects in a manner that minimizes negative impacts on the environment and improves local, regional and global environmental conditions where technically possible and economically viable.

This policy is founded on the following principles:

- Environmental protection and enhancement are core values and an integral part of the business.
- Every employee has a personal responsibility to work in ways that reduces negative impacts to the environment and the community and maximize the positive impacts wherever feasible.
- Third parties who work on our premises are expected to follow these guidelines where appropriate.

Site and Project Selection

- Seek to avoid projects on sites that harbor endangered or threatened animal or plant species and/or take all necessary steps to work with authorities to mitigate any potential impacts.
- Prioritize projects on previously developed or brownfield sites rather than greenfield locations.
- Assess properties for their potential to connect to multi-modal transit networks.
- Monitor existing conditions in the local communities in terms of traffic impacts, crime rates, property values and other relevant aspects.
- Add stormwater management infrastructure where necessary to minimize impacts to flood storage capacity, aquifers, wetlands and other natural resources.
- Seek to integrate natural features such as trees, native flora and other aspects into the design of the site.
- Design all new ground-up developments for third-party certifications such as LEED or similar.

Materials Selection

- Select low-carbon, recycled, reused or repurposed materials in redevelopment and reposition projects where feasible.
- Reuse as much material as feasible from the existing building and site.
- For new ground-up developments, prioritize materials with Environmental Product Declarations and/or third-party certifications where possible, consider total life-cycle greenhouse gas impacts of design choices, and track data regarding materials usage (weights/volumes).
- Avoid VOC-emitting materials wherever feasible and in compliance with all applicable regulations.
- Avoid red-listed materials with known negative environmental or human-health related impacts when procuring materials for new construction.

Waste Handling

- Handle all waste during construction and renovation activities in accordance with all applicable laws and regulations regarding their handling and disposal.
- Only use contractors licensed and qualified to handle the types of waste they are handling.
- Maximize the recycling and/or salvage for reuse of materials on site at a given project.
- Seek to minimize the amount of waste sent to landfills.
- Track data regarding waste amounts generated and dispositions where required.
- Assist tenants to gain access to single-stream recycling capabilities during their occupancy.

Water Efficiency

- Aspire to minimize the amount of water used in the redevelopment and/or repositioning of a project.
- Design projects to minimize the amount of water used during occupancy.
- Design exterior features with xeriscaping/drought tolerant/native planting principles.
- When upgrading irrigation, install efficient/smart irrigation systems.
- Implement systems to track and report water usage at the tenant level where necessary and feasible.
- Install rainwater collection systems for irrigation purposes where feasible.
- Connect to non-potable water sources for irrigation supply where available and feasible.

Energy Efficiency and Performance

- Design buildings to reduce energy requirements as much as feasibly possible, while meeting the needs of tenants.
- Install lighting, HVAC and other building systems that represents best available and most efficient technology where feasible.
- Design for onsite renewable deployment either immediately or in the future where feasible.
- Include systems for post-occupancy monitoring of energy management systems and energy usage where necessary and feasible.
- Implement systems to track and report energy usage at the tenant level where necessary and feasible.

Vendor Selection

- Provide vendors with these guidelines to communicate our expectations regarding environmental and climate-related performance.
- Provide vendors with the Rexford Supplier Code of Conduct and the Environmental and Climate Change Policy.
- Encourage vendor input regarding energy and environmental performance factors and ways to reduce those impacts.
- Upon request, provide tenants with lists of preferred materials and vendors aligned with the principles of these guidelines.

These Green Development Guidelines were last updated on December 22, 2022.