



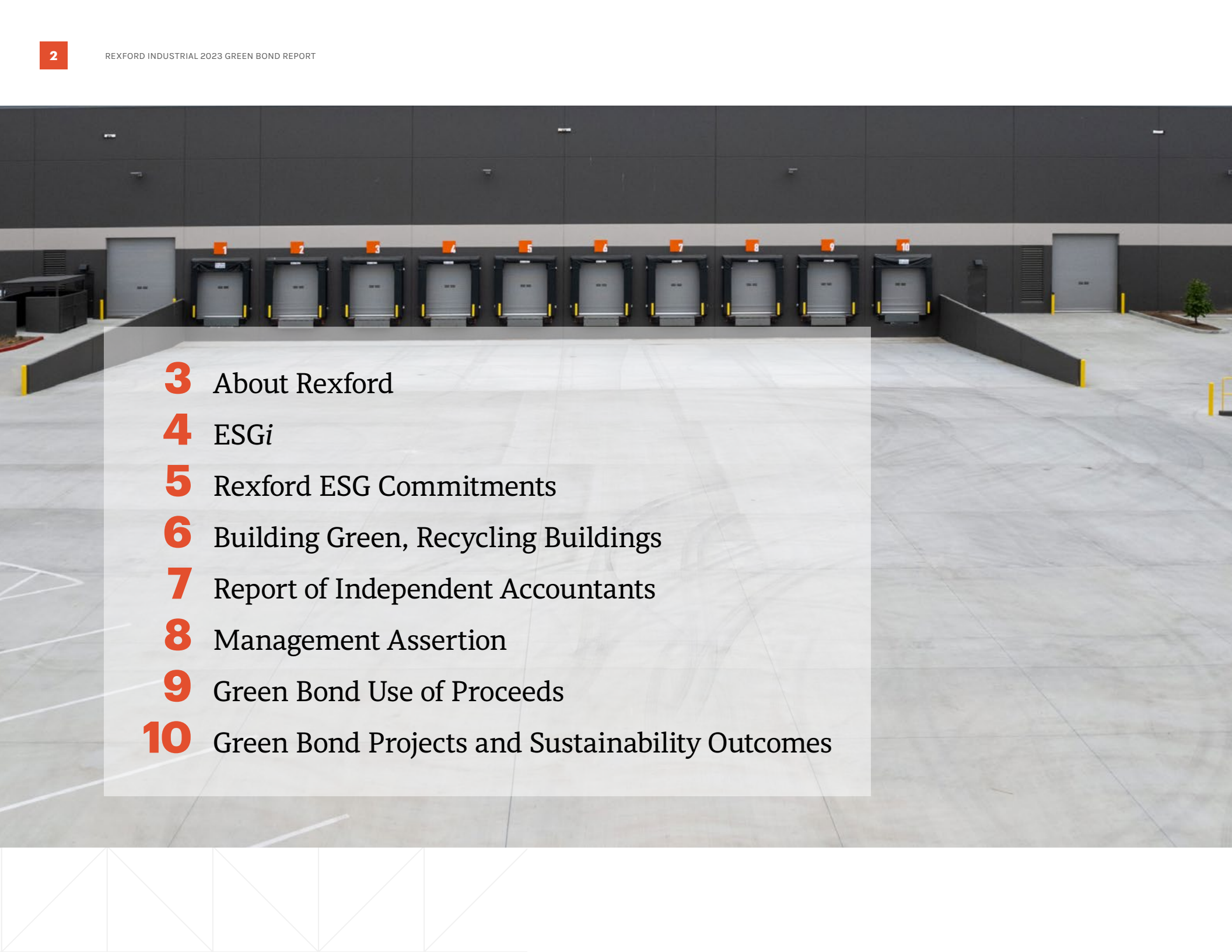
**Rexford  
Industrial**

# 2023 **Green Bond Report**

15601 S. AVALON BLVD, GARDENA





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# About Rexford

**Rexford Industrial Realty, Inc.** is the largest Pure-Play U.S.-focused industrial Real Estate Investment Trust (REIT). Rexford creates value by investing in, operating and redeveloping industrial properties throughout infill Southern California, the world's fourth-largest industrial market and remains the highest demand, lowest-supply major industrial market in the nation. Rexford's high-quality, irreplaceable portfolio comprises 370 properties with 44.9 million rentable square feet occupied by a stable and diverse tenant base.<sup>1</sup>

## Our Mission

Reinvent the business of industrial real estate by optimizing positive impacts for the environment and our communities, tenants, employees and shareholders. We strive to continuously create value for all stakeholders, and, for us, value encompasses economic, community and environmental impact.

## Our Vision

Further build upon our enduring competitive advantage by investing in our team, innovation, communities and the environment.



Learn how we live out our mission through our [core values](#).

1. As of July 31, 2023

# ESGi *Driving Impact, Delivering Value*

ESGi is a holistic approach to ESG that incorporates the positive impacts of Rexford's differentiated business model, innovation and value creation. ESGi encompasses financial performance and the long-term sustainability and ethical impacts of the company's operations that together maximize resilience, success and stakeholder satisfaction.

## ENVIRONMENTAL VALUE



We transform outdated, inefficient buildings within infill Southern California into high-functioning, resource-efficient and higher-value properties, reducing our carbon footprint and supporting sustainable growth.

## SOCIETAL VALUE



We invest in our team and broader community to revitalize industrial property and the neighborhoods within which we operate, fostering deep community engagement and an internal company culture founded upon mutual respect and designed to maximize stakeholders' experience and impact.

## GOVERNANCE VALUE



Rexford is built upon a foundation of integrity and accountability and a culture of respect and excellence, demonstrated through our strong governance practices and ESG policies informing every decision we make.

MAXIMIZES **RESILIENCE, SUCCESS** AND **STAKEHOLDER SATISFACTION**



To learn more about ESGi, see our [2022 ESG Report](#)



# Rexford ESG Commitments



Committed to establishing science-based reduction targets for greenhouse gas emissions and path to net zero emissions aligned with the Science Based Targets initiative.



Conducted a climate change risk assessment following the Task Force on Climate-Related Financial Disclosures (TCFD) framework to enhance our long-term ability to create value for our stakeholders.<sup>2</sup>



Earned Green Lease Leader Silver status for three consecutive years and earned Gold in 2022 and 2023.



Accepted into the USGBC LEED Volume Program and committed to LEED Silver or higher for new ground-up developments. Achieved or pursuing LEED certification for over 50 buildings, totaling ~6M square feet of redevelopments and repositionings over the next five years.

## UN Sustainable Development Goal Alignment<sup>1</sup>



1. Our 2023 Goals are aligned with the United Nations Sustainable Development Goals (SDGs)

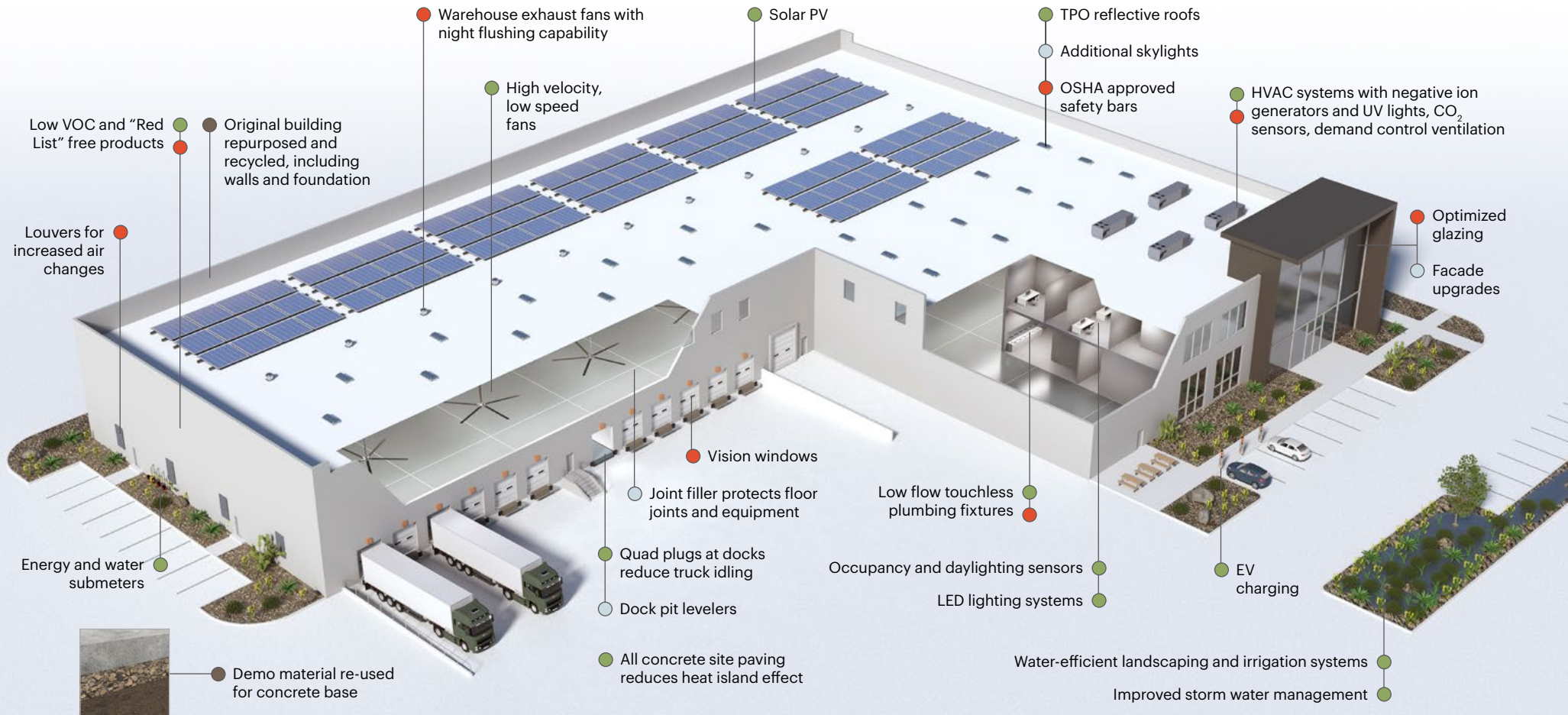
2. For more information about our climate change risk assessment, see our complete [TCFD Report](#)

# Building Green, Recycling Buildings

Rexford's redevelopment and repositioning building specifications include best practice strategies for creating healthy, sustainable and high-performance industrial properties.

## Indicative Strategies

- Reduced Emissions
- Recycled Materials
- Enhanced Functionality and Quality
- Health, Wellness and Safety



# Report of Independent Accountants



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725 S. Figueroa Street  
Los Angeles, CA 90017

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## Report of Independent Accountants

To the Management of Rexford Industrial Realty, Inc.

We have examined management's assertion, included in the 2023 Rexford Industrial Green Bond Report, that the amount equal to \$292,038,910 of the net proceeds of \$393,456,000 from the 2.15% Senior Notes due 2031 issued by Rexford Industrial Realty, L.P., on August 9, 2021 and guaranteed by Rexford Industrial Realty, Inc. ("the Company") was allocated during the period from August 9, 2021 through July 31, 2023 (the "Reporting Period") to the expenditures incurred during the period from August 9, 2019 through July 31, 2023 for qualifying Eligible Green Projects (as defined in the use of proceeds section of Rexford Industrial Realty, L.P.'s Prospectus Supplement dated August 4, 2021, to the Prospectus dated November 6, 2020, filed by the Company on August 5, 2021 with the Securities and Exchange Commission pursuant to Rule 424(b)(2) under the Securities Act of 1933, as amended, and the Company's Green Bond Framework) based on the Eligible Green Projects criteria set forth in the 2023 Rexford Industrial Green Bond Report (the "Criteria"). Rexford Industrial Realty, Inc.'s management is responsible for the assertion, selection of the Criteria and the allocation, during the Reporting Period, of amounts to projects that meet the Criteria. Our responsibility is to express an opinion on the assertion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants ("AICPA"). Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about management's assertion. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent of Rexford Industrial Realty, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our examination engagement.

Our examination was not conducted for the purpose of evaluating (i) whether funds in excess of the net proceeds were allocated to Eligible Green Projects during the Reporting Period, (ii) the amount allocated to each category of Eligible Green Projects during the Reporting Period, (iii) the environmental benefits of the Eligible Green Projects, (iv) conformance of any Eligible Green Projects with any third-party published principles, standards or frameworks, such as the Green Bond Principles, dated June 2021, published by the International Capital Market Association or (v) any information included in the Company's report or on the Company's website, other than management's assertion. Accordingly, we do not express an opinion or any other form of assurance other than on management's assertion included in the 2023 Rexford Industrial Green Bond Report.

Although an amount equal to the specified net proceeds was allocated to the Eligible Green Projects, the net proceeds were used primarily to pay down the Company's existing borrowings outstanding under the operating partnership's \$225 million term loan facility, fund the redemption of all shares of the Company's Series A Preferred Stock and for general management activities.

Eligible Green Projects include real estate projects that are expected to receive LEED certifications that are subject to construction completion and approval by the U.S. Green Building Council.

In our opinion, management's assertion, included in the 2023 Rexford Industrial Green Bond Report, that the amount equal to \$292,038,910 of the net proceeds of \$393,456,000 from the issuance of 2.15% Senior Notes due 2031 was allocated during the Reporting Period to qualifying Eligible Green Projects, is fairly stated, in all material respects.

September 7, 2023

# Management Assertion

We, as members of management of Rexford Industrial Realty, Inc. (“Rexford”), are responsible for the completeness, accuracy, and validity of this Green Bond Report. We assert that an amount equal to \$292,038,910 (the “Allocated Proceeds”) of the net proceeds of \$393,456,000 from the 2.15% Senior Notes due 2031 issued by Rexford Industrial Realty, L.P. on August 9, 2021, and guaranteed by Rexford, was allocated during the period from August 9, 2021 through July 31, 2023 (the “Reporting Period”) to expenditures incurred during the period from August 9, 2019 through July 31, 2023, for qualifying Eligible Green Projects based on the Eligibility Criteria (as defined in Rexford’s Green Bond Framework<sup>1</sup> and as set forth below and as described in the use of proceeds section of the Rexford prospectus supplement dated August 4, 2021).

Rexford’s Green Bond Framework is aligned with The Green Bond Principles, 2021 (“GBP”), as administered by the International Capital Market Association, which are voluntary process guidelines for best practices when issuing Green Bonds.

Leadership in Energy and Environmental Design (“LEED”) is a voluntary, third-party building certification process developed by the U.S. Green Building Council (“USGBC”), a non-profit organization. The USGBC developed the LEED certification process to (i) evaluate the environmental performance from a whole building perspective over a building’s life cycle, (ii) provide a definitive standard for what constitutes a “green building,” (iii) enhance environmental awareness among architects and building contractors, and (iv) encourage the design and construction of energy-efficient, water-conserving buildings that use sustainable or green resources and materials. Please see [www.usgbc.org](http://www.usgbc.org) for more information.

Proceeds are allocated to projects in alignment with the Eligibility Criteria by GBP Category.

All Allocated Proceeds were allocated during the Reporting Period to the Green Building category, specifically to real estate projects that have received or are expected to receive Certified, Silver, Gold or Platinum LEED certification.

GBP Category	Eligible Green Project Examples
<b>Green Building</b>	Expenditures related to projects that have received or are expected to receive third party sustainable certifications, such as Energy Star 75+, LEED, Net Zero or equivalent certification. Expenditures may include design, development, construction, materials, equipment and certification costs.
<b>Energy Efficiency</b>	Expenditures related to design, construction, operation and maintenance of energy-efficient buildings (30% more efficient) including efficient LED lighting, HVAC, cool roofs, water conservation systems and energy management systems.
<b>Renewable Energy</b>	Expenditures related to investments including onsite or offsite renewable energy investments such as wind, solar and battery storage systems.

1. For further detail and definition of Use of Proceeds, click here: [Green Bond Framework](#)



# Green Bond Use of Proceeds

\$393,456,000 Net Proceeds from Issuance of 2.15% Senior Notes due 2031 (issued August 9, 2021)

PROPERTY	LOCATION <sup>1</sup>	COMPLETION DATE	SQUARE FEET	TOTAL PROJECT COST	SPEND TO DATE <sup>2</sup>	REMAINING SPEND
<b>LEED Certified</b>						
The Merge	Inland Empire West	Q4 2020	333,544	\$29,361,377	\$29,361,377	\$0
851 Lawrence Drive	Ventura	Q2 2021	90,773	11,376,425	11,376,425	0
29025 Avenue Paine	Greater San Fernando Valley	Q1 2022	111,260	10,567,151	10,567,151	0
12802 Monarch St (Reposition)	West Orange County	Q2 2023	65,968	3,256,445	3,256,445	0
<b>LEED Silver</b>						
415 Motor Avenue	San Gabriel Valley	Q3 2022	94,321	16,764,986	16,764,986	0
<b>LEED Gold</b>						
15601 S. Avalon Street	West Orange County	Q1 2023	86,879	27,589,284	27,589,284	0
<b>Completed, Pending LEED Silver Certification</b>						
12822 Monarch Street	West Orange County	Q2 2023	97,896	46,749,309	46,303,063	446,246
<b>Subtotal Completed Projects</b>			<b>880,641</b>	<b>\$145,664,977</b>	<b>\$145,218,731</b>	<b>\$446,246</b>
<b>Under Construction, In Pipeline for LEED Silver (or Higher) Certification</b>						
1901 Via Burton	North Orange County	Q1 2024	139,449	44,311,481	29,563,015	14,748,466
1055 Sandhill Avenue	South Bay	Q1 2024	127,857	29,470,000	18,870,783	10,599,217
9920-10020 Pioneer Blvd	Mid-Counties	Q1 2024	162,231	55,463,090	34,998,730	20,464,360
3233 Mission Oaks Blvd	Ventura	Q2 2024	117,358	26,234,720	6,196,087	20,038,633
12118 Bloomfield Avenue	Mid-Counties	Q2 2024	109,447	36,158,736	18,068,327	18,090,409
8888 Balboa Avenue	Central San Diego	Q3 2024	123,488	39,832,503	23,258,938	16,573,565
9615 Norwalk Blvd	Mid-Counties	Q4 2024	201,571	40,855,585	15,864,299	24,991,286
<b>Total</b>			<b>1,862,042</b>	<b>\$417,991,092</b>	<b>\$292,038,910</b>	<b>\$125,952,182</b>

1. All projects are in the U.S – Southern California Market

2. Reflects Green Bond net proceeds allocated through July 31, 2023; including amounts incurred up to 24 months prior to bond issuance

## CASE STUDIES

# Green Bond Projects and Sustainability Outcomes



# 15601 S. Avalon Blvd GARDENA, CA

**86,879**

SQUARE FEET

**\$27,589,284**

GREEN BOND ALLOCATION


**LEED Gold**

AWARDED JUNE 7, 2023


**693,859 kg CO<sub>2</sub>e of  
avoided emissions**


## 46% Energy Reduction

120,445 kWh

 29,152 kg CO<sub>2</sub>e saved per year


## 61% Water Reduction

406,641 gallons potable water saved per year

 312 kg CO<sub>2</sub>e in equivalent energy saved per year


## 32% Embodied Carbon Savings

 664,395 kg CO<sub>2</sub>e of avoided emissions



# 12802 Monarch St. (REPOSITION), GARDEN GROVE, CA

**65,968**

SQUARE FEET

**\$3,256,445**

GREEN BOND ALLOCATION



**LEED Certified**

AWARDED JULY 6, 2023



**917,586 kg CO<sub>2</sub>e of  
avoided emissions**



## 16% Energy Reduction

9,130 kWh

2,210 kg CO<sub>2</sub>e saved per year



## 36% Water Reduction

13,479 gallons potable water saved per year

10 kg CO<sub>2</sub>e in equivalent energy saved per year



## 42% Embodied Carbon Savings

915,366 kg CO<sub>2</sub>e of avoided emissions

# 12822 Monarch St. GARDEN GROVE, CA



**97,896**

SQUARE FEET

**\$46,749,309**

GREEN BOND ALLOCATION



**LEED Silver**

CERTIFICATION PENDING



**713,596 kg CO<sub>2</sub>e of  
avoided emissions**



## 53% Energy Reduction

165,765 kWh

40,122 kg CO<sub>2</sub>e saved per year



## 61% Water Reduction

593,459 gallons potable water saved per year

455 kg CO<sub>2</sub>e in equivalent energy saved per year



## 32% Embodied Carbon Savings

673,019 kg CO<sub>2</sub>e of avoided emissions



# Environmental Impact Metrics<sup>1</sup>

**\$145,664,977**

COMPLETED GREEN  
BOND PROJECTS

**880,641**

SQUARE FEET



**7,341,925 kg CO<sub>2</sub>e  
of avoided emissions<sup>2</sup>**



EQUIVALENT TO

Removing **1,600**  
gasoline-powered passenger  
vehicles off the road per year

## Annual Energy Savings<sup>3</sup>

**976,101 kWh**



EQUIVALENT TO

Powering **135**  
homes per year

## Annual Water Savings<sup>3</sup>

**3,472,871 gallons**



EQUIVALENT TO

Filling **5** Olympic-sized  
pools per year

## Avoided Embodied Carbon Emissions

**7,103,009 kg CO<sub>2</sub>e**



EQUIVALENT TO

Planting **117,000**  
tree seedlings

1. The data on this page encompasses the combined environmental impact of completed green bond projects totaling \$145,664,977 of allocated proceeds as listed on page 9

2. E-Value represents the associated emissions avoided from the annual energy savings, annual water savings and avoided embodied carbon emissions

3. All energy and water savings are based on comparative savings per LEED standards and estimated for first year consumption





**Rexford  
Industrial**

[www.rexfordindustrial.com](http://www.rexfordindustrial.com)