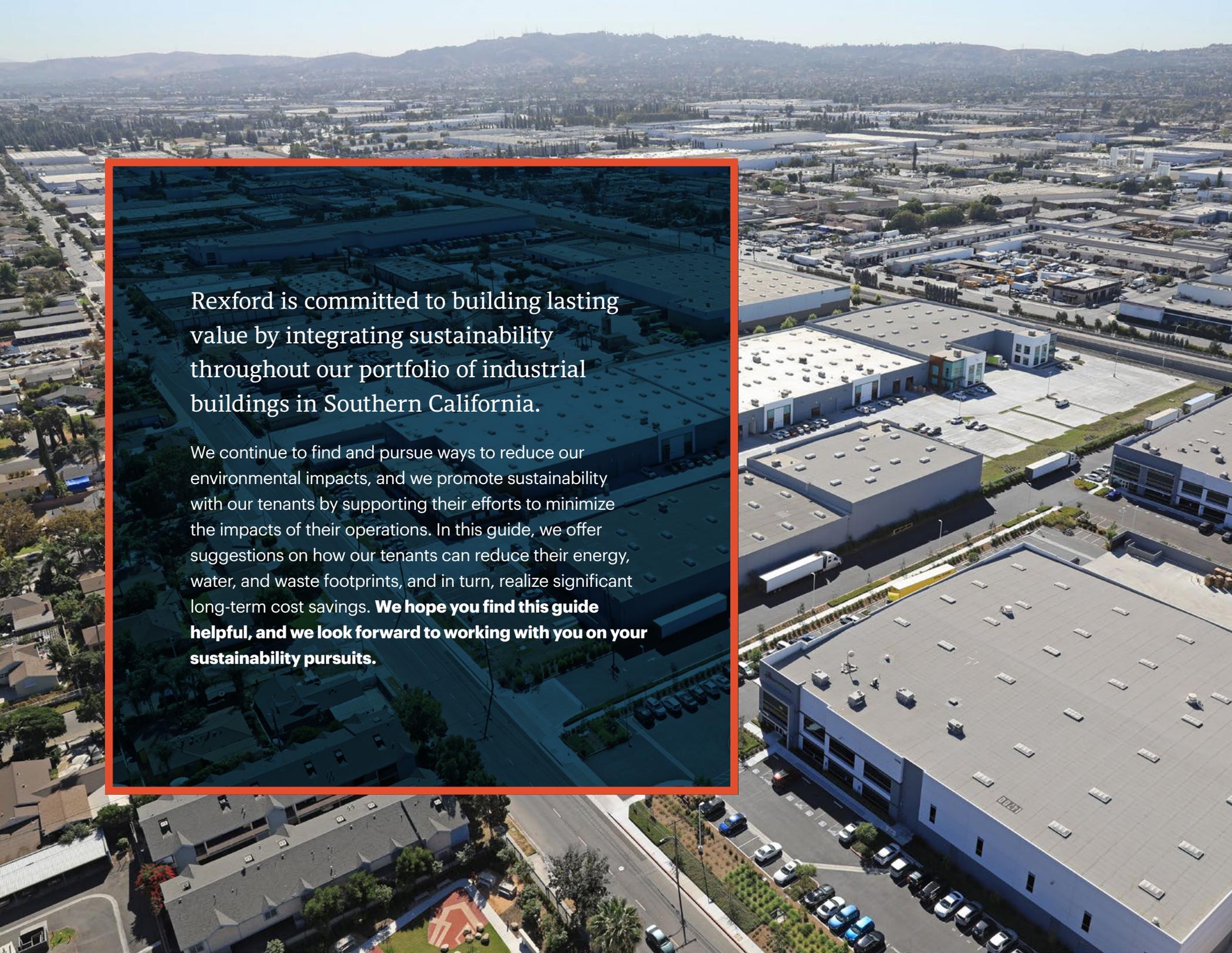




Tenant Sustainability Guide

An aerial photograph of an industrial park in Southern California. The image shows several large, modern industrial buildings with flat roofs, surrounded by parking lots and roads. In the background, there are hills and a clear sky. A semi-transparent dark blue box with an orange border is overlaid on the left side of the image, containing text.

Rexford is committed to building lasting value by integrating sustainability throughout our portfolio of industrial buildings in Southern California.

We continue to find and pursue ways to reduce our environmental impacts, and we promote sustainability with our tenants by supporting their efforts to minimize the impacts of their operations. In this guide, we offer suggestions on how our tenants can reduce their energy, water, and waste footprints, and in turn, realize significant long-term cost savings. **We hope you find this guide helpful, and we look forward to working with you on your sustainability pursuits.**

Take action to reduce your environmental footprint



1

Assess your consumption

Gather utility data to understand where energy and water are being used

2

Get your team on board

Employee buy-in is key to success when it comes to sustainability

3

Set achievable goals

Create targets based on your company's sustainability goals



Energy reduction opportunities



Upgrade lighting

LEDs use 90% less energy than traditional bulbs and can last 15 times longer



Use occupancy sensors to turn off lighting

Helps reduce usage and leads to cost savings



Power down electronic devices when not in use



Optimize HVAC efficiency with automatic controls

Controls may include optimal start/stop, chilled and hot water resets, night setback and setup, night purge, and morning warm-up



Install programmable thermostats

Savings can be as much as 10% a year



Start a HVAC Preventative Maintenance Program

This will ensure HVAC systems are running at optimal efficiency



Keep exterior doors closed when running the HVAC system



Check seals at windows and doors

Ensures there is no loss of heated or cooled air



Purchase ENERGY STAR products



ADDITIONAL RESOURCES

- [Saving Energy in Commercial Buildings](#)
- [Ways to Save Energy and Free up Business Cash](#)
- [Energy Management After Hours](#)
- [Checklists of Energy-Saving Measures](#)



Reach out to Rexford
about ways to
collaborate on
installing water-
conserving irrigation
systems and drought
tolerant landscaping
at your space.

Water reduction opportunities



Create a water conservation plan



Turn off cooling units when not in use to save water and energy



Inspect water-consuming systems for leaks



Reset your water temperature settings to between 110-120 degrees Fahrenheit



Install aerated faucet heads



ADDITIONAL RESOURCES

[6 Steps to More Effective Water Conservation for Businesses](#)

[Reduce Water Consumption in Industry](#)



Install ENERGY STAR or WaterSense certified products which are up to 20% more efficient than conventional models



Waste reduction and recycling opportunities



Conduct a waste assessment

Track your waste and develop a reduction program



Adopt a paperless policy

These initiatives can assist in reducing the amount of paper used in your offices



Look for reusable products and packaging



Change the design, manufacture, purchase, or use strategies of materials and products



ADDITIONAL RESOURCES

[Managing and Reducing Wastes: A Guide for Commercial Buildings](#)



Find out what collection systems are available to your organization

Doing so will allow you to better understand what can be recycled or disposed of properly.



Employee wellness opportunities



Implement a green cleaning policy, Green Seal or Eco Logo certified

Will reduce the usage of dangerous chemicals and can improve air quality for employees



Integrated pest management

This reduces the use of harmful pest control chemicals, both helping the environment and your employees



Create a smoking policy which prohibits smoking within close proximity to the building and near entrances

This will improve the air quality for employees



Encourage standing desk usage



Check indoor building systems to identify air quality issues

By doing building system checks, air quality issues can be found and fixed

For more information about how Rexford can help your business meet its sustainability goals, please contact your property manager, or visit the tenant portal [here](#).





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www.rexfordindustrial.com/esg