Rexford Industrial Realty
Green Development Guidelines

Introduction

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 on biodiversity and the environment.
- Prioritize projects on previously developed or brownfield sites rather than greenfield locations.
- Consider properties for their potential to connect to multi-modal transit networks.
- Assess community impact and incorporate appropriate actions in the design and management of projects in partnership with local government.
- Monitor existing conditions in the local communities to understand 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

- Aim to develop waste management plans to handle all waste during construction and renovation activities, ensuring compliance with all applicable laws and regulations for proper handling and disposal.
- Only use contractors educated, 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 implement waste separation practices and minimize the amount of waste sent to landfills.
- Track data regarding waste amounts generated and dispositions where feasible.
- 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 and/or reclaimed water sources for irrigation supply where available and feasible.

Energy Efficiency and Performance

- Leveraging internal research processes and expert external advice on energy efficiency and cleaner energy options, design buildings to reduce energy requirements as much as feasibly possible, while meeting tenants' needs.
- Install lighting, HVAC and other building systems that represent best available and most efficient technology where feasible.
- Design for onsite renewable energy deployment either immediately or in the future where feasible.

- Include systems for post-occupancy monitoring of energy consumption and management where necessary and feasible.
- Monitor and report energy usage at the tenant level where necessary and feasible.
- Conduct energy audits to identify and implement opportunities for enhancing energy efficiency

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 Environment and Climate Change Policy.
- Encourage vendor input regarding energy and environmental performance and ways to continuously improve.
- Upon request, provide tenants with lists of preferred materials and vendors aligned with the principles of these guidelines.

These Green Development Guidelines were approved and made effective by the Rexford Board of Directors on December 22, 2022; last updated on December 26, 2024.