



# Rexford Industrial Realty

## Environment and Climate Change Policy

### **Introduction**

Rexford Industrial Realty, Inc. (“Rexford”) recognizes the importance of environmental sustainability and taking action regarding climate change. Our mission is to reinvent industrial real estate by creating value for our shareholders, tenants, communities and employees through our positive environmental, societal and economic impacts. 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**

Rexford’s Environmental Management System (EMS) is applied to the life cycle management of assets in Rexford’s property portfolio. It guides employees in implementing processes that effectively manage environmental issues and contribute to the achievement of Rexford’s environmental goals in addition to meeting regulatory requirements and stakeholder expectations.

The EMS was developed using a Plan-Do-Check-Act approach, in accordance with ISO 14001 published by the International Organization for Standardization and is available from Rexford’s website.

### **Net-Zero Commitment**

Rexford has committed to endeavor to attain the target of net-zero GHG emissions across scopes 1, 2 and 3 by 2045. This undertaking aligns with the goals of the Paris Agreement and has received validation from the Science Based Targets initiative (SBTi). Rexford’s commitment includes a near-term science-based target of 42% reduction in absolute scope 1 and 2 emissions by 2030. These targets are in accordance with SBTi’s 1.5-degree Celsius pathway and use 2022 as their baseline.

Progress towards these goals will be closely tracked and reported in our annual Environmental, Social & Governance (ESG) Report, providing transparency and accountability in our pursuit of a sustainable and resilient future.

### **Energy Consumption and Management**

Rexford’s pathway to net zero GHG emissions is underpinned by robust energy consumption measurement, management and reduction as detailed in the EMS. We:

- set energy consumption reduction targets to support our net zero targets discussed above.

- educate and work with tenants to reduce carbon footprints through regular communication, sharing new technologies and adopting energy efficient design and certifications, as well as making improvements to the energy efficiency of building operations, where possible.
- directly improve energy efficiency and reduce energy consumption by implementing systems to monitor monthly energy consumption (and GHG emissions) across the portfolio in common areas and tenant areas where feasible.
- perform energy audits and carbon footprint assessments to inform our energy and GHG reduction goals and guide supporting programs and activities such as installing LED lighting with occupancy sensors (lights), providing modern HVAC (Heating Ventilation and Cooling) systems, utilizing programmable thermostats when reasonably feasible, deploying and reviewing optimal building management systems, purchasing energy-efficient fixtures and encouraging the adoption of green building design and renewable energy sources whenever feasible.
- install smart metering where possible and individually submeter the units at our multi-tenant properties or use alternate technology to improve transparency and incentivize energy reduction.
- conduct Life Cycle Assessments (LCAs) and seek LEED (leadership in energy and environmental design) certification for all substantial redevelopment and repositioning projects in our portfolio.

### **Water Consumption and Management**

Rexford acknowledges that water is a critical natural resources that it is important to conserve. We aim to measure and reduce water consumption across our portfolio including by:

- Educating and working with tenants to reduce water footprints through regular communication regarding sustainable water usage, as well as making improvements to building operations, where feasible.
- Directly improving efficiency or reduction in water consumption by tracking water consumption across the portfolio and performing water audits to inform activities such as installing auto-sensors, adopting water efficient design and certifications and using water-saving technologies.
- Recognizing and upholding the fundamental human right to water. The right to water refers to the right of everyone to sufficient, safe, acceptable and physically accessible and affordable water for personal and domestic uses. We are committed to respecting the right to water throughout all of our operations.

### **Waste Management**

Effective waste management is a key component to reducing the environmental impact of Rexford's portfolio.

#### **Construction and Demolition Waste**

- All projects are required to handle all waste during construction and renovation activities in accordance with all applicable laws and regulations regarding their handling and disposal, including adhering to California Title 24 Section 5.408 Construction Waste Reduction, Disposal and Recycling.
- Waste management planning is a goal for all capital works and is done in accordance with LEED requirements for certified projects. This includes implementing waste separation and achieving as much reduction and diversion as feasible.
- Rexford shall endeavor to only use contractors that are educated, licensed and qualified to handle the types of waste they are handling.

- To the extent feasible, Rexford tracks data regarding waste amounts generated and dispositions.

#### **Operational Waste**

- Tenants are encouraged to minimize non-recyclable materials and implement appropriate practices such as the responsible usage of papers and plastics.
- Recycling bins are placed at strategic locations with resources to educate employees on appropriate waste management techniques.
- Rexford offices endeavor to purchase only environmentally-friendly products and equipment.

#### **Environmental Compliance**

In accordance with Rexford's EMS, processes are in place to identify, analyze and fulfill Rexford's environmental compliance obligations, as well as other applicable requirements.

#### **Indoor environmental quality**

Rexford considers the indoor air quality ("IAQ") of assets and implements designs to enhance the comfort level of 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. Similar considerations are undertaken in the selection and maintenance of corporate offices to enable a comfortable working environment for employees and visitors. 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.

#### **Biodiversity & Deforestation**

Fundamental to Rexford's value proposition is our ability to optimize positive impacts for the environment and our communities, and we understand the importance of biodiversity and maintaining natural forests. We are committed to thoughtful site selection in infill Southern California and prioritize projects and materials that align with our commitment to sustainability.

We do not participate directly in deforestation and seek to use recycled and/or environmentally certified wood products in our projects in accordance with our Green Development Guidelines.

Given the location of our operations we are unlikely to disturb or displace indigenous species directly from our operations. However, we take action to minimize any impacts where that might occur and/or take all necessary steps to work with authorities on required actions. In addition, landscaping that minimizes impacts on wildlife and reflects the traditional natural environment of the site is implemented where feasible. Further, we endeavor to accommodate threatened species such as bees on our properties, where this is feasible.

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

Rexford considers potential environmental and ecological impacts when sourcing for suppliers and contractors. ESG factors are considered in the due diligence and selection of critical suppliers in accordance with the Supplier Due Diligence Policy. For all construction-related suppliers, both green and socially-responsible criteria are integrated in the selection process where applicable. For construction projects, suppliers are required to purchase sustainable and non-toxic building materials including materials derived from recycled content or those with low carbon sources. Suppliers' environmental performance is regularly evaluated and Rexford provides them with feedback for improvement.

## **Climate Risk Management**

The changing climate may pose risks to Rexford, which are assessed regularly through our Enterprise Risk Management (ERM) process, regular TCFD-aligned analyses, acquisition due diligence processes and regular building assessments and audits. We also collaborate with a leading insurer to have real-time climate-related incident monitoring and risk assessment throughout the climate event. These analyses are instrumental in our strategic planning and disaster preparedness.

When planning for capital works, we use an in-house tool to develop asset-level decarbonization plans to understand what is required to address climate risks and contribute to the transition to net-zero. In addition, third party audits may be leveraged to improve our portfolio's resilience.

## **Environmental Education**

Rexford is committed to encouraging sustainable practices among tenants and suppliers by including environmental issues in business discussions and initiatives. Tenants are encouraged and educated to do their part in energy, water and other resource conservation. Similar education and encouragement is provided to Rexford employees. In addition, all employees are provided training on Rexford's ESG program.

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

- The Senior Director, ESG is responsible for the oversight and annual review of this Policy to ensure alignment with any revisions of our existing procedures and practices and the consideration of relevant legislation and the best practices as appropriate 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 also report to the Board of Directors quarterly.
- The implementation progress, status and related performance of this Policy is reported in Rexford's ESG Report on an annual basis.

This Policy was approved and made effective by the Rexford Board of Directors on April 19, 2021; last updated February 27, 2026.