

# **ESGi Data Book**

2025



14434-14527 San Pedro Street, South Bay

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# Our Business

Corporate Data <sup>1</sup>	2022	2023	2024	2025
Number of buildings in real estate portfolio	638	654	708	698
Rentable square footage	42,403,735	45,860,368	50,788,225	51,161,188
Revenue (USD '000s)	\$631,204	\$797,826	\$936,407	\$1,003,133
Number of employees	223	242	271	256

# Greenhouse Gas Emissions<sup>1</sup>

GHG Emissions (tCO <sub>2</sub> e) <sup>2</sup>	2022	2023	2024	2025	Change from 2022 to 2025	% Change from 2022 to 2025
<b>Scope 1</b>	761	385	22	30	(731)	-96.1%
<b>Scope 2</b>						
Market-based	3,633	2,438	804	395	(3,238)	-89.1%
Location-based	3,633	2,455	1,705	1,098	(2,535)	-69.8%
<b>Scope 1 &amp; 2</b>						
Market-based	4,394	2,823	826	425	(3,969)	-90.3%
Location-based	4,394	2,840	1,727	1,128	(3,266)	-74.3%
<b>Scope 3 (Location-based)</b>						
Category 1: Purchased goods & services	1,191	1,239	1,361	1,217	26	2.2%
Category 2: Capital goods	16,873	14,751	15,547	27,651	10,778	63.9%
Category 3: Fuel and energy related activities	10,746	10,538	5,057	3,463	(7,283)	-67.8%
Category 4: Upstream transportation and distribution				Not Relevant		
Category 5: Waste generated in operations	8,519	9,165	18,327	23,003	14,484	170%
Category 6: Business travel	103	67	163	164	61	59.2%
Category 7: Employee commuting	1,063	736	202	197	(866)	-81.5%
Category 8: Upstream leased assets				Not Relevant (included in Scope 1 & 2)		
Category 9: Downstream transportation and distribution				Not Relevant		
Category 10: Processing of sold products				Not Relevant		
Category 11: Use of sold products	1,975	1,418	1,156	642	(1,333)	-67.5%
Category 12: End-of-life treatment of sold products				Not Relevant		
Category 13: Downstream leased assets	123,223	119,479	125,827	107,354	(15,869)	-12.9%
Category 14: Franchises				Not Relevant		
Category 15: Investments				Not Relevant		
<b>Total Scope 3 (Location-based)</b>	163,693	157,393	167,640	163,691	(2)	0.0%
<b>Total Scopes 1, 2 and 3</b>						
Scope 1, 2, & 3 Market-based	168,087	160,216	176,354	164,116	(3,971)	-2.4%
Scope 1, 2, & 3 Location-based	168,087	160,233	169,367	164,819	(3,268)	-1.9%

# Energy Consumption<sup>1</sup>

Energy and Renewables <sup>2</sup>	2022	2023	2024	2025	% Change from 2022 to 2025
<b>Total Energy Intensity (kWh/SF)</b>	<b>13.60</b>	<b>12.60</b>	<b>11.80</b>	<b>11.60</b>	<b>-14.7%</b>
<b>Total energy consumption (MWh)</b>	<b>576,325</b>	<b>579,409</b>	<b>601,116</b>	<b>593,425</b>	<b>3.0%</b>
Rexford energy consumption	15,012	12,967	7,644	6,138	
Tenant energy consumption	561,313	566,442	593,472	587,287	
<b>Total electricity consumption (kWh)</b>	<b>381,020,585</b>	<b>382,681,045</b>	<b>411,363,873</b>	<b>406,623,436</b>	<b>6.7%</b>
Rexford electricity consumption	15,011,703	10,840,240	7,525,202	5,973,490	
Tenant electricity consumption	366,008,882	371,840,805	403,838,671	400,649,946	
<b>Total natural gas consumption (therms)</b>	<b>6,664,078</b>	<b>6,712,649</b>	<b>6,469,409</b>	<b>6,368,806</b>	<b>-4.4%</b>
Rexford natural gas consumption	143,307	72,577	4,067	5,604	
Tenant natural gas consumption	6,520,771	6,640,072	6,465,342	6,363,202	
<b>Renewable Energy</b>					
<b>Total renewable energy purchased and generated (MWh)</b>	<b>0</b>	<b>8,961</b>	<b>13,328</b>	<b>17,014.6</b>	<b>89.9%<sup>3</sup></b>
Total renewable energy consumed including RECs (MWh)	0	284	4,240	4,306.5	
Portfolio onsite installed or committed solar capacity (MW)	9	14	29	34.4	

# LEED Certifications<sup>1</sup>

Buildings LEED Certified <sup>2</sup>	2022	2023	2024	2025
LEED Certified	18	20	24	24
LEED Silver	2	7	9	14
LEED Gold	0	2	8	21
<b>Total Operating Portfolio (Cumulative)</b>	<b>20</b>	<b>29</b>	<b>41</b>	<b>59</b>

Square Footage LEED Certified <sup>2</sup>	2022	2023	2024	2025
LEED Certified	1,209,548	1,227,371	1,601,281	1,512,627
LEED Silver	237,757	1,080,461	1,217,626	1,677,268
LEED Gold	0	113,579	736,997	1,722,284
<b>Total Operating Portfolio (Cumulative)</b>	<b>1,447,305</b>	<b>2,421,411</b>	<b>3,555,904</b>	<b>4,912,179</b>

# SASB Tables

Real Estate Industry Standard Version 2023-06

Accounting Metric <sup>1</sup>	Category	Unit of Measure	Code	Response <sup>2</sup>
<b>Energy Management</b>				
Energy consumption data coverage as a percentage of total floor area, by property subsector	Quantitative	Percentage (%) by floor area	IF-RE-130a.1	Office: 89% Non-Refrigerated Warehouse: 89% Cooled Warehouse: 100% Mixed Use Property: 97% Distribution Center: 91% Manufacturing/Industrial Plant: 95%
(1) Total energy consumed by portfolio area with data coverage and (2) percentage grid electricity	Quantitative	Gigajoules (GJ), Percentage (%)	IF-RE-130a.2	(1) Office: 165,822 Non-Refrigerated Warehouse: 126,977 Cooled Warehouse: 66,353 Mixed Use Property: 60,612 Distribution Center: 133,394 Manufacturing/Industrial Plant: 1,438,261  (2) Office: 78% Non-Refrigerated Warehouse: 92% Cooled Warehouse: 100% Mixed Use Property: 93% Distribution Center: 92% Manufacturing/Industrial Plant: 58%  (3) Office: 1.1% Non-Refrigerated Warehouse: 3.1% Cooled Warehouse: 0% Mixed Use Property: 5.1% Distribution Center: 3.0% Manufacturing/Industrial Plant: 0.1%
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Quantitative	Percentage (%)	IF-RE-130a.3	Office: 3% Non-Refrigerated Warehouse: 5% Cooled Warehouse: 5% Mixed Use Property: -2% Distribution Center: -4% Manufacturing/Industrial Plant: -4%
Percentage of eligible portfolio that has an energy rating	Quantitative	Percentage (%) by floor area	IF-RE-130a.4	Office: 72% Non-Refrigerated Warehouse: 73% Cooled Warehouse: 18% Mixed Use Property: 6% Distribution Center: 78% Manufacturing/Industrial Plant: Not Eligible
Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Discussion and Analysis	N/A	IF-RE-130a.5	Please refer to the Environmental Value Chapter of our 2025 ESG/Report and the Rexford 2025 TCFD Report.

Accounting Metric <sup>1</sup>	Category	Unit of Measure	Code	Response <sup>2</sup>
<b>Water Management</b>				
Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	Quantitative	Percentage (%) by floor area	IF-RE-140a.1	(1) Office: 70% Non-Refrigerated Warehouse: 68% Cooled Warehouse: 72% Mixed Use Property: 87% Distribution Center: 79% Manufacturing/Industrial Plant: 72%  (2) Office: 100% Non-Refrigerated Warehouse: 100% Cooled Warehouse: 100% Mixed Use Property: 100% Distribution Center: 100% Manufacturing/Industrial Plant: 100%
(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Quantitative	Thousand cubic meters (m <sup>3</sup> ), Percentage (%)	IF-RE-140a.2	(1) Office: 219 Non-Refrigerated Warehouse: 241 Cooled Warehouse: 229 Mixed Use Property: 114 Distribution Center: 347 Manufacturing/Industrial Plant: 961  (2) Office: 100% Non-Refrigerated Warehouse: 100% Cooled Warehouse: 100% Mixed Use Property: 100% Distribution Center: 100% Manufacturing/Industrial Plant: 100%
Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Quantitative	Percentage (%)	IF-RE-140a.3	Office: -9% Non-Refrigerated Warehouse: 7% Cooled Warehouse: -4% Mixed Use Property: -12% Distribution Center: 5% Manufacturing/Industrial Plant: 1%
Description of water management risks and discussion of strategies and practices to mitigate those risks	Discussion and Analysis	N/A	IF-RE-140a.4	Please refer to the Environmental Value Chapter of our 2025 ESG/Report and the Rexford 2025 TCFD Report.

Accounting Metric <sup>1</sup>	Category	Unit of Measure	Code	Response <sup>2</sup>
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**Management of Tenant Sustainability Impacts**

(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property subsector	Quantitative	Percentage (%) by floor area, Square feet (ft <sup>2</sup> )	IF-RE-410a.1	1) All new leases contain a cost recovery clause for resource efficiency related capital improvements.  (2) In 2025, we leased approximately 10.4M square feet.
Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	Quantitative	Percentage (%) by floor area	IF-RE-410a.2	(1) Office: 85% Non-Refrigerated Warehouse: 97% Cooled Warehouse: 71% Mixed Use Property: 75% Distribution Center: 92% Manufacturing/Industrial Plant: 89%  (2) Office: 85% Non-Refrigerated Warehouse: 97% Cooled Warehouse: 71% Mixed Use Property: 75% Distribution Center: 92% Manufacturing/Industrial Plant: 89%
Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	Discussion and Analysis	N/A	IF-RE-410a.3	Please refer to the Environmental Value Chapter in the 2025 ESG Report.

Accounting Metric <sup>1</sup>	Category	Unit of Measure	Code	Response <sup>2</sup>
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**Climate Change Adaptation**

Area of properties located in 100-year flood zones, by property subsector	Quantitative	Square feet (ft <sup>2</sup> )	IF-RE-450a.1	Office: 260,177 Non-Refrigerated Warehouse: 539,965 Cooled Warehouse: 0 Mixed Use Property: 69,572 Distribution Center: 167,094 Manufacturing/Industrial Plant: 312,356
Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Discussion and Analysis	N/A	IF-RE-450a.2	Please refer to the Rexford 2025 TCFD Report.

Activity Metric <sup>1</sup>	Category	Unit of Measure	Code	Response <sup>2</sup>
Number of assets, by property subsector	Quantitative	Number	IF-RE-000.A	Office: 86 Non-Refrigerated Warehouse: 207 Cooled Warehouse: 4 Mixed Use Property: 72 Distribution Center: 184 Manufacturing/Industrial Plant: 130
Leasable floor area, by property subsector	Quantitative	Square feet (ft <sup>2</sup> )	IF-RE-000.B	Office: 4,292,532 Non-Refrigerated Warehouse: 13,629,335 Cooled Warehouse: 278,124 Mixed Use Property: 3,865,934 Distribution Center: 17,819,427 Manufacturing/Industrial Plant: 10,282,694
Percentage of indirectly managed assets, by property subsector	Quantitative	Percentage (%) by floor area	IF-RE-000.C	>99% across all reported property subsectors
Average occupancy rate, by property subsector	Quantitative	Percentage (%)	IF-RE-000.D	Office: 74% Non-Refrigerated Warehouse: 89% Cooled Warehouse: 96% Mixed Use Property: 81% Distribution Center: 87% Manufacturing/Industrial Plant: 91%

# 2025 EEO-1 Report<sup>1</sup>

	Hispanic/Latino		Non-Hispanic Or Latino											Overall Total	
	Female	Male	Female					Male					Non-binary		
	Hispanic/Latino	Asian	Black or African American	Mid Eastern or North African	Nat HI or Oth Pac Island	Two or more races	White	Asian	Black or African American	Mid Eastern or North African	Two or more races	White	White		
<b>Administrative Support Workers</b>	10	6	10	5	1	0	3	15	3	2	0	0	1	0	57
<b>Executive/Senior Level Officials and Managers</b>	0	2	1	0	0	0	0	4	0	0	0	0	8	0	15
<b>First/Mid-Level Officials and Managers</b>	21	7	13	5	0	2	1	34	12	1	1	2	24	1	124
<b>Professionals</b>	6	7	10	1	0	0	1	12	6	1	0	0	6	0	50
<b>Sales Workers</b>	0	1	1	1	0	0	0	4	0	1	0	0	2	0	10
<b>Total</b>	37	23	35	12	1	2	5	69	21	5	1	3	41	1	256

# Independent Accountant's Review

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## Independent Accountant's Review Report

Kirrin Winning, Senior Director  
Rexford Industrial Realty, Inc.  
11620 Wilshire Blvd., 10<sup>th</sup> Floor  
Los Angeles, CA 90025

We have reviewed the Rexford Industrial Realty, Inc. Schedule of Environmental Metrics, included in Appendix A of the Independent Accountant's Review Report for the year ended December 31, 2025, in accordance with the Reporting Criteria also set forth in Appendix A (the "criteria"). Rexford Industrial Realty, Inc.'s management is responsible for preparing and presenting the Schedule of Environmental Metrics in accordance with the criteria. Our responsibility is to express a conclusion on the Schedule of Environmental Metrics based on our review.

Our review was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA) in AT-C Section 105, Concepts Common to All Attestation Engagements, and AT-C Section 210, Review Engagement. Those standards require that we plan and perform our review to obtain limited assurance about whether any material modifications should be made to the Schedule of Environmental Metrics as presented in Appendix A in order for it to be presented in accordance with the criteria. The procedures performed in a review vary in nature and timing from and are substantially less in extent than an examination, the objective of which is to obtain reasonable assurance about whether the Schedule of Environmental Metrics are presented in accordance with the criteria, in all material respects, in order to express an opinion. Accordingly, we do not express such an opinion. Because of the limited nature of the engagement, the level of assurance obtained in a review is substantially lower than the assurance that would have been obtained had an examination been performed. We believe that the review evidence obtained is sufficient and appropriate to provide a reasonable basis for our conclusion.

Environmental metrics quantification is subject to significant inherent measurement uncertainty given the nature and methods used for determining such data and because of such items as greenhouse gas (GHG) emissions factors that are used in mathematical models to calculate GHG emissions, and the inability of these models, due to incomplete scientific knowledge and other factors, to accurately measure under all circumstances the relationship between various inputs and the resultant environmental metrics. The selection by management of a different but acceptable measurement method, input data, or model assumptions, or a different point value within the range of reasonable values produced by the model, could have resulted in materially different amounts or metrics being reported.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Based on our review, we are not aware of any material modifications that should be made to the Schedule of Environmental Metrics as presented in Appendix A in order for it to be presented in accordance with the reporting criteria.

## **Forvis Mazars, LLP**

Forvis Mazars, LLP

Kansas City, Missouri  
May 27, 2026

Forvis Mazars, LLP is an independent member of Forvis Mazars Global Limited

# Independent Accountant's Review

## Appendix A:

### Rexford Industrial Realty, Inc. Schedule of Environmental Metrics Year Ended December 31, 2025

Indicator	2025 Quantity	Unit	Reporting Criteria
Scope 1 GHG emissions*	30	MTCO <sub>2e</sub>	World Resources Institute (WRI) / World Business Council for Sustainable Development (WBCSD), The Greenhouse Gas Protocol: A Corporate Accounting Standard (GHG Protocol), Revised Edition
Scope 2 GHG emissions: location-based method	1,098	MTCO <sub>2e</sub>	WRI WBCSD GHG Protocol Scope 2 Guidance: An Amendment to the GHG Protocol Corporate Standard
Scope 2 GHG emissions: market-based method	395	MTCO <sub>2e</sub>	
Scope 3 GHG emissions: location-based method	163,691	MTCO <sub>2e</sub>	WRI/WBCSD, Corporate Value Chain (Scope 3) Accounting and Reporting Standard: Supplement to the GHG Protocol Corporate Accounting and Reporting Standard
Total Absolute Energy Consumption**	593,425	MWh	WRI/WBCSD, Technical Guidance for Calculating Scope 3 Emissions: Supplement to the Corporate Value Chain (Scope 3) Accounting and Reporting Standard, Version 1.0  2025 GRESB Real Estate Standard and Reference Guide and Real Estate Standard 2026 Updates

\*Scope 1 GHG emissions excludes fugitive emissions, see GHG Inventory Exclusion below for more detail

\*\*Consumption by Rexford Industrial Realty, Inc. and tenants leasing Rexford-owned properties.

#### Reporting Boundary & Timeframes

Rexford Industrial Realty, Inc. (NYSE: "REXR", "Rexford") is the largest 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 uses the operational control boundary to develop its greenhouse gas (GHG) inventory. Rexford's inventory includes data coverage of the entirety of their reporting boundary and related in scope assets.

# Independent Accountant’s Review

The baseline year for Rexford’s SBTi-validated GHG reduction targets is 2022. Rexford may undergo structural changes over time, such as acquisitions, divestments or mergers which can alter this historic emissions profile. In the event of significant structural changes, Rexford will conduct a base year recalculation in accordance with the GHG Protocol. Rexford’s threshold for requiring a recalculation of the baseline year emissions is triggered by a significant structural or methodological change, or the discovery of error(s), that results in at least a 5% increase or decrease in total corporate-wide GHG emissions compared to what would have been reported without the correction.

**GHG Inventory Exclusion**

Rexford Industrial Realty, Inc. excluded fugitive emissions from its GHG inventory. Fugitive emissions typically arise from equipment leaks, refrigerant losses or other unintentional releases. The GHG Protocol requires inclusion of fugitive emissions in a company’s GHG emissions, if material. The company’s decision to omit these emissions is aligned with its current reporting methodology and Rexford’s determination that they are not significant given its operations. While the materiality of this exclusion to Rexford’s overall emissions profile has not been determined, it is important to note that such emissions can be significant depending on the nature and scale of operations. Users of this report should consider this exclusion when interpreting the company’s reported GHG data.

**Methodologies, Emission Factors, & Significant Assumptions**

Indicator	Methodology	Emission factors used
Scope 1 GHG emissions	Scope 1 emissions arise from gas consumption at vacant owned assets. Total consumption was primarily obtained from utility invoice data and emission factors were applied.	EPA Emission Factors for Greenhouse Gas Inventories (version last modified as of January 2025)
Scope 2 GHG emissions: location-based method	Scope 2 emissions arise from electricity consumption in corporate offices and in owned assets during vacant periods and via house meters. Purchased electricity consumption was primarily obtained from utility invoice data and emission factors were applied.	EPA eGRID Emission Factors for eGRID Year 2024 (published January 2025)
Scope 2 GHG emissions: market-based method	Scope 2 emissions arise from electricity consumption in corporate offices and in owned assets during vacant periods and via house meters. Purchased electricity consumption was primarily obtained from utility invoice data, and RECs purchased or generated throughout the year were applied. Green-E residual mix emission rates were applied, in alignment with Greenhouse Gas Protocol Scope 2 Guidance.	Green-E Residuals 2025 (published January 2026)
Scope 3 GHG emissions	<p><b>Category 1:</b> Spend-based methodology was applied.</p> <p><b>Category 2:</b> Life-cycle assessments (LCAs) for capital projects completed in the reporting year were conducted. This data is used to calculate emissions associated with repositioning’s and developments.</p> <p><b>Category 3:</b> Total energy consumption used for Scope 1, Scope 2 and Scope 3 Categories 11 and 13 were totaled and emission factors applied.</p>	<p>CEDA 2025 (published November 2025)</p> <p>Environmental Product Declarations and Global Warming Potential factors obtained via LCA software.</p> <p>UK Government GHG Conversion Factors for Company Reporting 2025 (DEFRA) (Published June 2025)</p> <p>EPA eGRID Emission Factors for eGRID Year 2024 (published January 2025)</p>

# Independent Accountant’s Review

Indicator	Methodology	Emission factors used
	<p><b>Category 5:</b> Waste at corporate offices and owned assets is estimated using property use, occupancy rate and square footage as well as average California waste generation and diversion rates. Certain facilities utilize invoices to calculate emissions. Emission factors were then applied to the total waste landfilled and recycled.</p> <p><b>Category 6:</b> The distance-based method was applied to air and, where known, land travel. The spend-based method is applied to land travel for which only spend data is available.</p> <p><b>Category 7:</b> The frequency of employees commuting to corporate offices was used to estimate total commutes and remote working. The average commute mileage provided based on employee residence was used to calculate the total distance traveled to offices and emission factors were applied to that distance and remote working instances.</p> <p><b>Category 11:</b> Emissions associated with assets managed but not owned by Rexford were allocated to Category 11. They were calculated using the methodology for Scope 1 and 2 and Scope 3 Category 13.</p> <p><b>Category 13:</b> Emissions associated with energy consumption by tenants at leased assets were calculated using the methodology for Scope 1 and 2.</p>	<p>EPA Emission Factors for Greenhouse Gas Inventories (version last modified as of January 2025)</p> <p>IEA Well-to-tank 2025 (published October 2025)</p>
Total Absolute Energy Consumption	The total gas and electricity consumption for Rexford’s owned portfolio, specifically energy associated with Scopes 1 and 2 and Scope 3, Category 13. Data is obtained primarily from utility invoices and summed.	N/A

**Global Warming Potentials (GWP) Used**

Emissions are converted to a common GHG metric, CO<sub>2</sub>e, using the 100-year GWP from the IPCC Sixth Assessment Report (AR6), noted below. As recommended by the U.S. EPA, GWPs from (AR6) are used to ensure consistency and comparability of GHG data between EPA’s voluntary and non-voluntary GHG reporting programs.

Gas	100-Year GWP – AR6
CO <sub>2</sub>	1
CH <sub>4</sub>	27
N <sub>2</sub> O	273

# Endnotes

## PAGE 3

1. All metrics as of December 31st of the respective year.

## PAGE 4

1. Rentable square footage increased by 8.8M (21%) from 2022 to 2025.
2. We continuously seek to improve, and numbers reported here may not reflect prior reports due to increased data availability and refined calculation methodology.

## PAGE 5

1. Rentable square footage increased by 8.8M (21%) from 2022 to 2025.
2. We continuously seek to improve, and numbers reported here may not reflect prior reports due to increased data availability and refined calculation methodology.
3. Difference is calculated to 2023 when program began.

## PAGE 6

1. "LEED Certified" means the attainment, or reasonably expected attainment, of a Leadership in Energy and Environmental Design building certification in any of the four certification levels (Certified, Silver, Gold or Platinum) from the U.S. Green Building Council.
2. All information as of December 31st of the respective year.

## PAGE 7

1. Sustainability Accounting Standards Board (SASB) Table 1. Sustainability Disclosure Topics & Accounting Metrics
2. Property Subsector labeled 'Cooled Warehouse' refers to Cold Storage/Refrigerated Warehouse.

## PAGE 8

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## PAGE 9

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## PAGE 10

1. Sustainability Accounting Standards Board (SASB) Table 2. Activity Metrics
2. Property Subsector labeled 'Cooled Warehouse' refers to Cold Storage/Refrigerated Warehouse.

## PAGE 11

1. All data as of December 31, 2025.



**Rexford  
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