



**Rexford
Industrial**

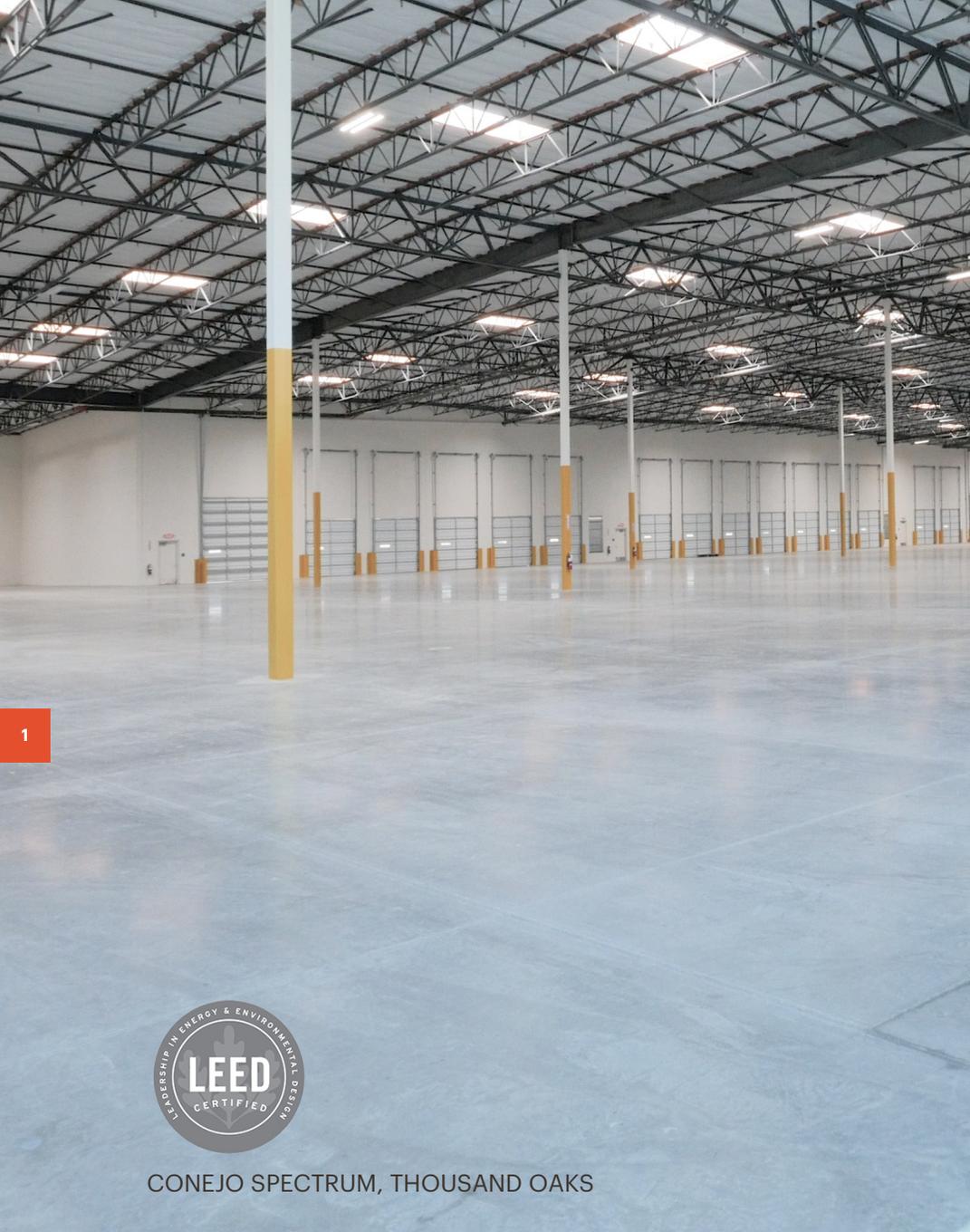


THE MERGE, EASTVALE

2022 Rexford Industrial Green Bond Report

September 2022





- 2** About Rexford
- 3** Our ESG Approach
- 4** Company ESG Commitments
- 5** Report of Independent Accountants
- 6** Management Assertion
- 7** Green Bond Use of Proceeds
- 8** Green Bond Projects and Sustainability Outcomes



CONEJO SPECTRUM, THOUSAND OAKS



About Rexford

Rexford Industrial Realty, Inc. is the fastest-growing publicly traded industrial Real Estate Investment Trust (REIT) in the United States. Rexford creates value by investing in, operating and redeveloping industrial properties throughout infill Southern California, the world's fourth-largest industrial market and consistently the highest-demand, lowest-supply industrial market in the nation.

Rexford's high-quality, irreplaceable portfolio comprises 344 properties with nearly 41.6 million rentable square feet occupied by a stable and diverse tenant base.



Our ESG Approach

Our Mission

is to 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

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



To learn more about Rexford's ESG Impacts please view our report:
[rexfordindustrial.com/esg](https://www.rexfordindustrial.com/esg)

Value-Add Repositioning and Redevelopment Improvements

We convert outdated, inefficient buildings into high-functioning, energy-efficient and higher-value properties which positively transforms communities and drives holistic change throughout infill Southern California.



High Velocity Low Speed (HVLS) Fans & Demand Control Ventilation



UV Filtration on HVAC Coils & Bipolar Ionization on HVAC Units



Electrical Connections on Dock Doors



Energy & Water Submeters



Skylights



Reflective Roofs & Hardscapes



Drought-Tolerant Landscape



Low Flow Fixtures for Domestic Water Consumption



Transitioning to Clean Energy

Company ESG Commitments



SCIENCE
BASED
TARGETS

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.



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



Accepted into USGBCs LEED Volume Program and committed to LEED Silver or higher for new ground-up developments. Achieved or pursuing LEED certification for 52 buildings, representing 4.5 million square feet, completed, under development or in our pipeline.

UN Sustainable Development Goal Alignment¹

3 GOOD HEALTH AND WELL-BEING



7 AFFORDABLE AND CLEAN ENERGY



8 DECENT WORK AND ECONOMIC GROWTH



9 INDUSTRY, INNOVATION AND INFRASTRUCTURE



11 SUSTAINABLE CITIES AND COMMUNITIES



13 CLIMATE ACTION



1. Our 2022 Goals are aligned with the United Nations Sustainable Development Goals (SDGs).

Report of Independent Accountants



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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 2022 Rexford Industrial Green Bond Report, that the amount equal to \$239,133,689 of the net proceeds of \$393,456,000 from the 2.15% Senior Notes due 2031 issued by Rexford Industrial Realty, L.P., and guaranteed by Rexford Industrial Realty, Inc. ("the Company") on August 9, 2021 were allocated during the period from August 9, 2021 through July 31, 2022 (the "Reporting Period") to expenditures incurred during the period from August 9, 2019 through July 31, 2022, to 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) based on the Eligible Green Projects criteria set forth in the 2022 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 2022 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 2022 Rexford Industrial Green Bond Report, that the amount equal to \$239,133,689 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.

Ernst & Young LLP

September 8, 2022

Management Assertion

Rexford Industrial Realty, Inc. (“Rexford”) management asserts that an amount equal to \$239,133,689 (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 were allocated during the period from August 9, 2021 through July 31, 2022 (the “Reporting Period”) to expenditures incurred during the period from August 9, 2019 through July 31, 2022, to qualifying Eligible Green Projects based on the Eligibility Criteria (as defined in Rexford’s Green Bond Framework¹ and as set forth below and as described in the use of proceeds section of the Rexford prospectus supplement dated August 4, 2021).

Rexford is responsible for the completeness, accuracy and validity of this September 2022 Green Bond Allocation Report, the above assertion, the selection of the Eligibility Criteria and the allocation, during the Reporting Period, of amounts to Eligible Green Projects that meet the Eligibility Criteria.

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 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
<p>Green Building</p>	<p>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.</p>
<p>Energy Efficiency</p>	<p>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.</p>
<p>Renewable Energy</p>	<p>Expenditures related to investments including on-site or offsite renewable energy investments such as wind, solar and battery storage systems.</p>

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)**

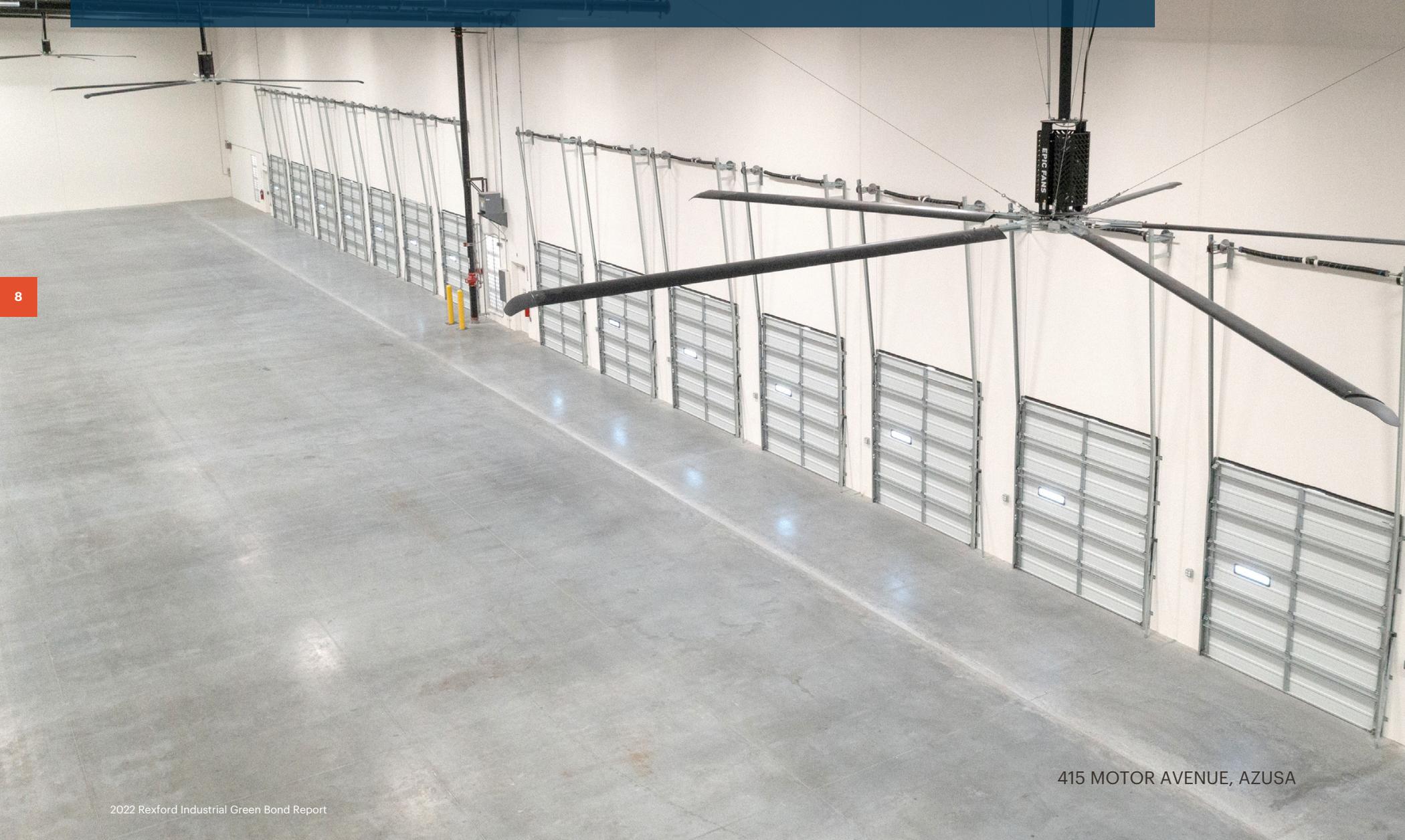
Property	Location ¹	Completion Date	Square Feet (SF)	Total Project Cost	Spend to Date ²	Remaining Spend
Certified						
The Merge	Inland Empire West	Q4 2020	333,544	\$29,361,377	\$29,361,377	\$0
851 Lawrence Drive	Ventura	Q2 2021	90,773	11,292,860	11,292,860	0
Completed, Pending LEED Silver Certification						
29025 Avenue Paine	Greater San Fernando Valley	Q1 2022	111,260	10,567,151	10,567,151	0
Under Construction, Targeting LEED Silver Certification or Higher						
415 Motor Avenue	San Gabriel Valley	Q3 2022	94,321	16,890,090	16,160,636	729,454
15601 Avalon Blvd	South Bay	Q4 2022	86,879	27,825,614	21,069,476	6,756,138
12822 Monarch Street	West Orange County	Q2 2023	95,212	45,336,564	35,635,360	9,701,204
12802 Monarch St (Reposition) ³	West Orange County	Q2 2023	65,335	3,290,477	748,978	2,541,499
1055 Sandhill Avenue	South Bay	Q3 2023	127,930	28,628,000	15,281,805	13,346,195
9920-10020 Pioneer Blvd	Mid-Counties	Q3 2023	162,231	56,263,091	25,603,333	30,659,758
3233 Mission Oaks Blvd	Ventura	Q3 2023	117,358	29,757,931	936,916	28,821,015
1901 Via Burton	North Orange County	Q4 2023	139,449	44,461,481	25,861,510	18,599,971
9615 Norwalk Blvd	Mid-Counties	Q4 2023	201,571	31,855,585	8,550,463	23,305,122
8888 Balboa Avenue	Central San Diego	Q4 2023	123,488	40,132,503	20,681,711	19,450,792
12118 Bloomfield Avenue	Mid-Counties	Q1 2024	109,570	32,808,736	17,382,113	15,426,623
TOTAL			1,858,921	\$408,471,460	\$239,133,689	\$169,337,771

1. All projects are in the U.S – Southern California Market
2. Reflects Green Bond net proceeds allocated through July 31, 2022; including amounts incurred up to 24 months prior to bond issuance
3. As a reposition project, targeting LEED Certified

CASE STUDIES

24ft

Green Bond Projects and Sustainability Outcomes



8

415 MOTOR AVENUE, AZUSA

CASE STUDY

The Merge

Eastvale (6 buildings)
333,544 sf



LEED Certified
Awarded: August 6, 2021
Green Bond Allocation: \$29,361,377

SUSTAINABILITY OUTCOMES



41% Energy Reduction¹

386,715 kWh or 274,058 kg CO₂e saved per year



54% Water Reduction¹

1,522,089 gallons potable water saved per year



75% Landfill Diversion

from construction waste

16

**Environmental
Product
Declarations (EPDs)**

An EPD communicates transparent and comparable information about a product's impact on the environment

EPD[®]



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

CASE STUDY

851 Lawrence Drive Thousand Oaks

90,773 sf



LEED Certified

Awarded: June 8, 2022

Green Bond Allocation: \$11,292,860

SUSTAINABILITY OUTCOMES



30% Energy Reduction¹

88,259 kWh or 62,548 kg CO₂e saved per year



49% Water Reduction¹

352,159 gallons potable water saved per year



50% Landfill Diversion

from construction waste

0.07

**Miles To
Public Transit**

Projects located close to public transportation contribute to the reduction of greenhouse gas emissions



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

CASE STUDY

29025 Avenue Paine

Valencia

111,260 sf



**Completed, Pending
LEED Silver Certification**

Green Bond Allocation: \$10,567,151

SUSTAINABILITY OUTCOMES



35% Energy Reduction¹

122,798 kWh or 87,025 kg CO₂e saved per year



43% Water Reduction¹

424,822 gallons potable water saved per year



52% Landfill Diversion

from construction waste

33%

Recycled Content

16 building materials with recycled content including concrete and steel were used in the project, reducing the overall impact from raw materials



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

CASE STUDY

415 Motor Avenue

Azusa

94,321 SF



Near Completion, Targeting LEED Silver Certification

Green Bond Proceeds:

Project Cost: \$16,890,090

Spend to Date: \$16,160,636

Remaining Spend: \$729,454

SUSTAINABILITY OUTCOMES



31% Energy Reduction¹

82,989 kWh or 58,813 kg CO₂e saved per year



39% Water Reduction¹

160,222 gallons potable water saved per year



50% Landfill Diversion

from construction waste

28%

Global Warming Potential (GWP) Reduction

The building design and construction strategy reduced the embodied carbon from materials by 779,031 kg CO₂e



Environmental Impact Metrics

Total Impact of Completed Projects¹

\$68,111,478 Green Bond Proceeds; 629,898 SF

Equivalency Calculations

Annual Energy Savings²

680,761 kWh



Powering 113 homes per year



Charging 58 million smartphones per year

Annual Avoided Greenhouse Gas Emissions

482,444 kg CO₂e



Removing 104 gasoline-powered passenger vehicles off the road per year



Recycling versus landfilling 167 tonnes of waste per year

Avoided Embodied Carbon Emissions³

779,031 kg CO₂e



Planting 12,881 tree seedlings that are grown over 10 years



5.3 acres of forests preserved from deforestation

Annual Water Savings²

2,459,292 Gallons



Filling 3.7 Olympic-sized pools per year



1.5 million toilet flushes per year

1. Includes Completed and Near Completion Projects: The Merge, 851 Lawrence Drive, 29025 Avenue Paine, 415 Motor Avenue

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

3. Only calculated for 415 Motor Avenue



**Rexford
Industrial**

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