

RXR

# 2023 ESG Report

Building a Sustainable World





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# Leadership Message

2023 was a challenging year for commercial real estate. With the era of low-interest rates giving way to a higher-cost lending environment—a transition that we have coined “crossing the chasm”—there has been a noticeable deceleration in transaction activity across our industry. However, for RXR, 2023 was not just a period of adjustment but an opportunity to strengthen our Environmental, Social, and Governance (ESG) platform while repositioning our portfolio and continuing our national expansion.

RXR’s overall ESG strategy is rooted in our focus on investing in buildings with long-term potential for value appreciation, creating self-reinforcing ecosystems, and fostering success for our stakeholders. We believe well-designed, thoughtfully curated, and meticulously programmed spaces are essential for building communities in a post-COVID world. By creating environments that draw people in, our buildings become more than just structures—they become magnets for people and companies. But our vision extends beyond the physical confines of the buildings; we intentionally cultivate community, both within and surrounding our properties.

The self-reinforcing cycle we seek to create within our communities is the same approach we take to our ESG efforts. Each aspect—energy efficiency, social impact, or governance—creates an ecosystem where progress in one area amplifies success in the other. And our

sustainability efforts have yielded tangible results in 2023. We achieved a 60% reduction in emissions from our 2019 baseline, and our entire New York City commercial portfolio, encompassing over 30.5 million square feet, is now 100% FitWel® and WELL Health and Safety® certified.

These milestones have not gone unnoticed. RXR was recently honored with the ENERGY STAR Partner of the Year Award by the U.S. Environmental Protection Agency, recognizing our commitment to energy efficiency. We also received the 2023 Excellence in Historic Preservation Award from the Preservation League of New York State for our work on Pier 57 in Hudson River Park.

We have always prioritized leveraging our development projects to support the communities where we operate. In 2023, our investment of \$4.55 billion supported projects



Scott Rechler  
RXR CEO & Chairman

across 6.2 million square feet, creating over 6,600 jobs and establishing more than 1,000 permanent positions. Notably, nearly 20% of all trade costs were allocated to minority and women-owned businesses and local contractors. These initiatives were recognized with the Development Impact Award from the New York Housing Conference for our work in revitalizing Downtown New Rochelle and the 2023 Residential Community Service Award from the Real Estate Board of New York for our unwavering dedication to residential community services.

We’re proud of the communities we have built within our buildings and in the areas where we operate, but we recognize that our most important asset is building a stronger RXR team. In our commitment to their well-being, we consistently provide a suite of wellness initiatives, educational resources on health, and comprehensive workplace wellness programs. Under the guidance of our Chief People Officer,

alongside our dedicated Human Resources team, we’ve advanced our efforts in cultivating team synergy and fostering an inclusive work environment through strategic team-building exercises.

In navigating the evolving landscape of our industry, we remain dedicated to identifying and leveraging opportunities that enhance our ESG goals. Our core values and operational ethos of “Doing Good and Doing Well means Doing Better” will continue to guide our actions and commitments to ESG principles. In 2024, we move forward with a clear vision of creating sustainable value and positive impact through our enduring commitment to these principles.



# About RXR

RXR is a vertically integrated real estate investor, operator, and developer with a community-centric approach to properties, services, and products. We are dedicated to providing value to all of our stakeholders - investors, tenants, and employees alike.

Committed to excellence, RXR provides a wide array of expert services in the real estate industry, pioneering innovation throughout all our operations.

Headquartered in New York, RXR's portfolio expands across the nation. Our 425+ person team brings the same dedication to excellence and innovation in all the communities the firm operates. With innovation at its core, RXR specializes in uncovering value in underperforming assets, developing impactful development projects from the ground up, and integrating cutting-edge technologies.

## RXR AT A GLANCE

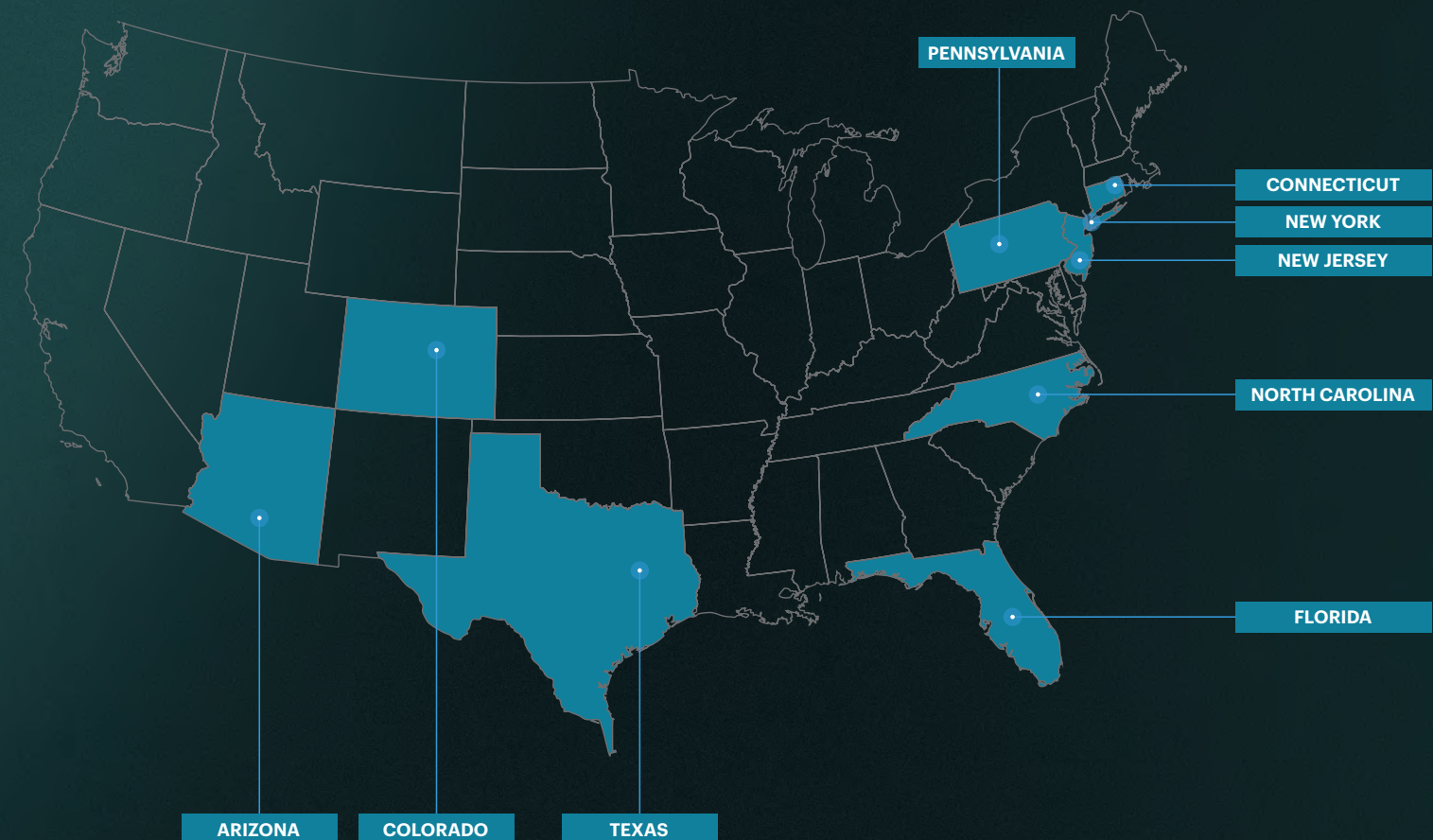
**425+**  
Employees

**\$18B**  
Aggregate Gross  
Asset Value

**9,000+**  
Multi-Family  
Residential Units

**30.5M SF**  
of Commercial  
Properties

## RXR ASSET MAP





# ESG at RXR

From implementing resource efficiency initiatives in our properties to building healthy and vibrant communities while adhering to the highest standards of business ethics, RXR has always considered ESG-related initiatives as a leading business practice. As we continue to grow, we have refined these practices into a formal ESG Platform, guided by forward-looking goals that help us maintain transparency and create value.

## Formalization of RXR's ESG Committee

In 2023, RXR took a significant step in our approach to ESG by transitioning the ESG and Social Impact Taskforce into an ESG Committee ("the Committee"). The Committee is a multi-disciplinary team, comprised of members from each of the firm's business lines and corporate functions, including property management, risk, engineering, and operations, among others. It serves as the governance structure overseeing all ESG programming at both the firm and investment levels to support matters related to strategy, priorities, and initiatives. The Committee's primary objective is to further incorporate environmental and social responsibility throughout RXR's operations and to ensure that all applicable policies and procedures are consistently and accurately implemented.

## RXR Membership Associations

At RXR, we take great pride in our memberships with various organizations that align with our values and vision. These memberships reflect our commitment to excellence and provide invaluable opportunities for collaboration and growth. RXR is member of the following organizations:



To further streamline its efforts, we have developed three subcommittee working groups to focus on specific ESG topics within the broader scope of the committee:

**The Reporting Working Group:** Focuses on developing ESG disclosures, such as the annual ESG report, building snapshots, scorecards, and the use of industry-recognized frameworks/reporting standards such as GRI, GRESB, and others.

**The ESG Market Updates & Trends Working Group:** Responsible for monitoring emerging local and federal ESG regulations and industry trends. This team keeps ahead of developments and ensures the broader committee is informed of significant updates.

**Corporate ESG Working Group:** Maintains ESG-related policies and procedures by conducting an annual review of the ESG Policy to ensure relevance and effectiveness. Additionally, they gather and analyze ESG data at both firm and investment levels and oversee Diversity, Equity, and Inclusion (DEI) programming to foster an inclusive environment.

# ESG Committee

## ESG Committee Co-Chairs

<p><b>Michael Aisner</b> SVP, Head of Property Management and ESG</p>	<p><b>Eric Clement</b> SVP, Fund Manager, Social Impact &amp; Sustainability Investments</p>
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## ESG Committee Members

<p><b>Whitney Arcaro</b> Chief Revenue Officer, Residential</p>	<p><b>Phil Bryan</b> EVP, Director of Information Technology</p>	<p><b>Brian Cheeseman</b> EVP, Investment Management Group</p>
<p><b>Bill Elder</b> EVP, Managing Director of New York City Division</p>	<p><b>Robyn Furman</b> VP, Employee Engagement and Education</p>	<p><b>David Garten</b> Senior Advisor</p>
<p><b>David Gise</b> SVP, Head of Hospitality and Amenities</p>	<p><b>Joseph Graziose, Jr.</b> EVP, Development Services</p>	<p><b>Alex Gulagaci</b> VP, Head of Engineering</p>
<p><b>Matt Kurzweil</b> SVP, Chief Accounting &amp; Risk Management Officer</p>	<p><b>Andrew Min</b> SVP, Strategy &amp; Digital Initiatives</p>	<p><b>Kevin Murphy</b> SVP, Property Management</p>
<p><b>Cindy Osmundson</b> VP, Portfolio Property Manager</p>	<p><b>Carla Pecani</b> VP, People Business Partner</p>	<p><b>Frank Pusinelli</b> SEVP, Chief Operating Officer - Operating Assets</p>
<p><b>Eric Schlameuss</b> SVP, Design, Major Projects &amp; Capital Improvements</p>	<p><b>Alex Shapanka</b> Assistant Project Manager</p>	<p><b>Jarrod Whittaker</b> SVP, Residential</p>
<p><b>Russell Young</b> EVP, Investment Management Group</p>		



# ESG in Our Investments

## ESG Integration in the Investment Process

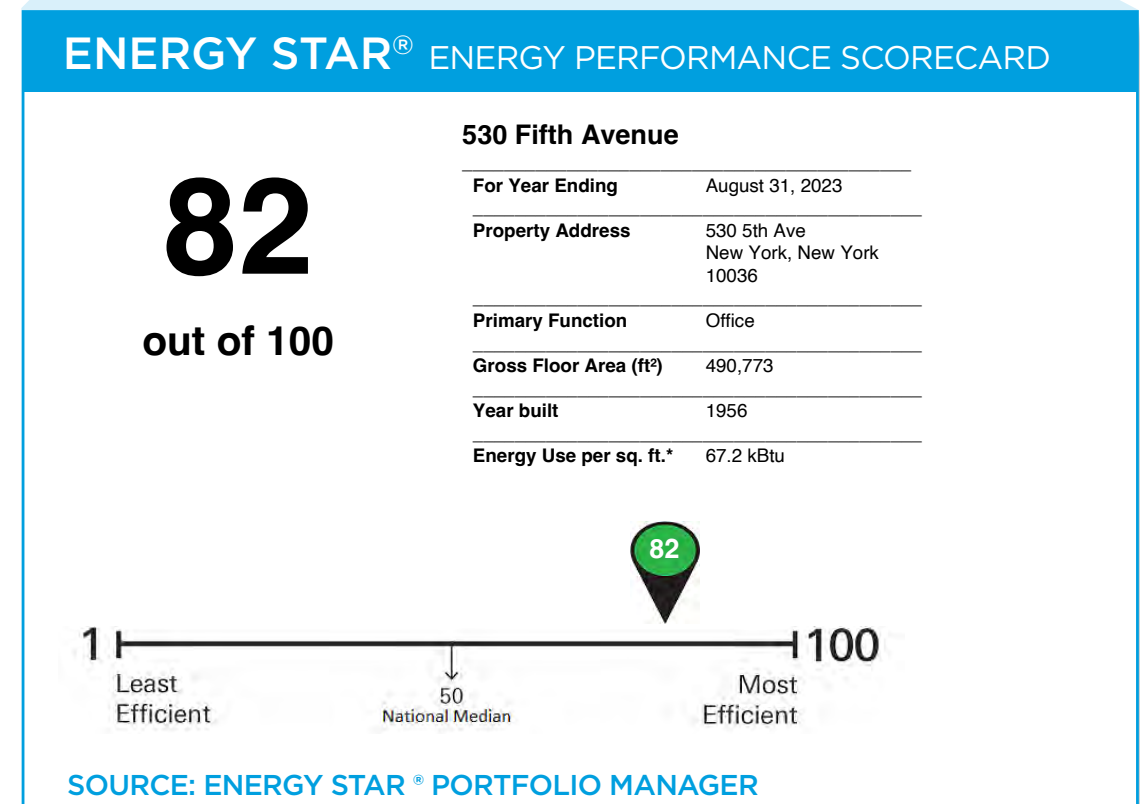
At RXR, we are dedicated to building socially, economically, and environmentally responsible communities to safeguard against risks and capitalize on opportunities for sustained value creation in our properties. Our philosophy of “Doing Good and Doing Well means Doing Better” serves as a guiding principle that underscores our commitment to responsible investing practices while also taking inspiration from the United Nations Sustainable Development Goals for our impact strategy investments.

## Pre-investment

The integration of ESG factors during the due diligence phase is a pivotal aspect of RXR’s approach to evaluating new investments. Our goal is to identify and address potential investment risks and opportunities to enhance overall value that is consistent with our fiduciary responsibility to investors/fund beneficiaries. During the pre-investment process, RXR conducts an ESG assessment of material topics through our proprietary due diligence system. Should material risks be identified, RXR incorporates these findings into the Investment Committee Memorandum. This memorandum serves as the basis for discussions during Investment Committee meetings where final approval for an investment is determined.

## Post-investment

RXR seeks to leverage our role with our assets post-investment through the continuation of monitoring and updating information tracked by the initial ESG assessment during due diligence. This analyzes both asset and investment level actions related to the entities in which we invest as part of our data monitoring system. We intend to use this process to perform an ongoing evaluation of these assets through individual property ESG snapshots to examine the environmental footprint, social actions, and the policies and process our assets have in place to guide responsible stewardship to reduce risk and create value. We believe that incorporating ESG considerations throughout our portfolio solidifies our commitment to tackling foundational challenges, including the reduction of economic disparities and mitigation of climate-related risks. This strategic approach not only adds value for our stakeholders but also aligns with corporate ethics, diversity, equity, and inclusion principles, and ensures adherence to regulatory compliance standards.



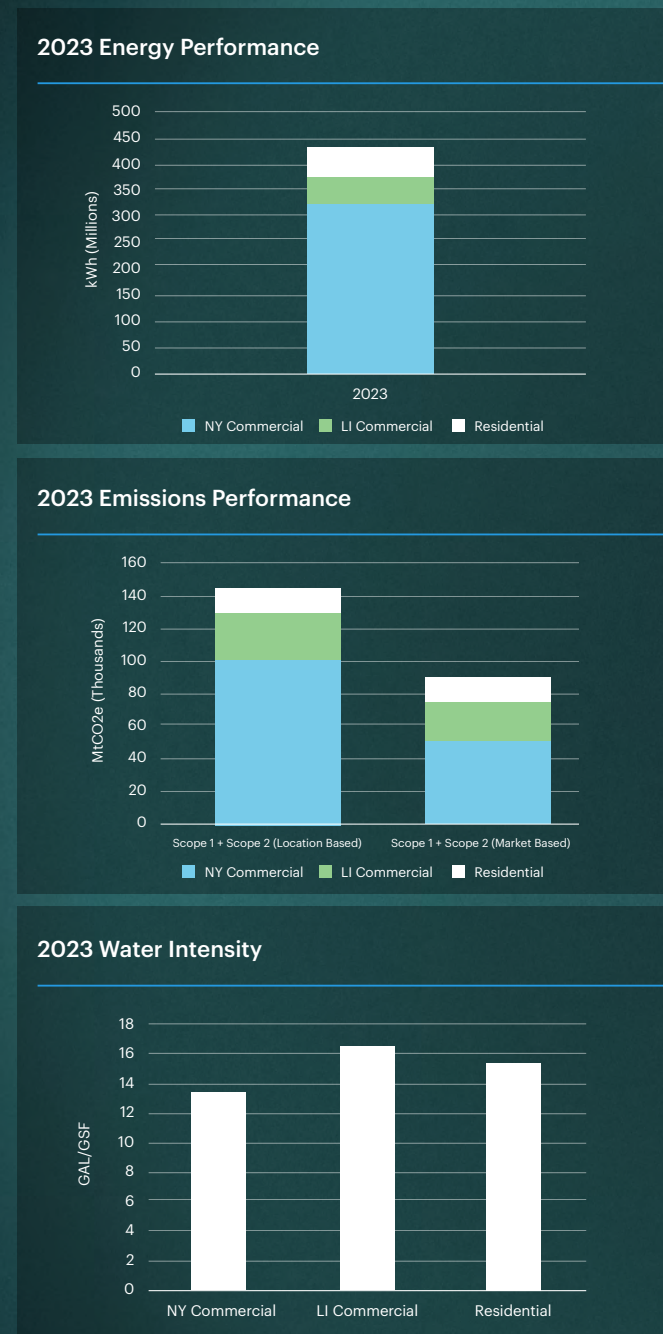


# Energy & Sustainability

At RXR, ensuring the resilience of our properties and communities is a vital aspect of our ESG strategy. Our commitment is to achieve carbon neutrality by 2035 and net zero emissions by 2050 across our portfolio.

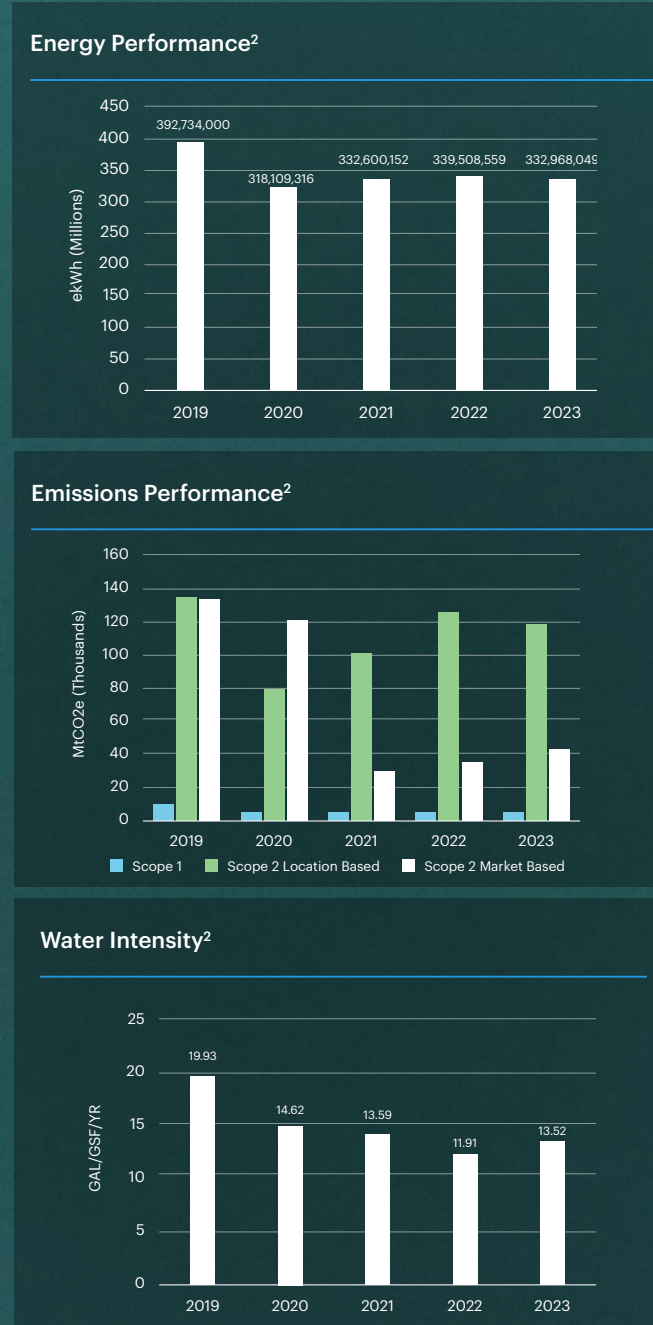
RXR's journey toward carbon neutrality and net zero across its portfolio follows a multi-phased approach. Through the development of asset-specific playbooks that integrate baseline utility and carbon metrics with Energy Conservation Measure (ECM) initiatives, RXR aims to drive operational enhancements, retrofit existing equipment, replace end-of-life assets with more efficient alternatives, and explore on-site renewable potential. This aligns closely with New York State's climate action goals, given the significant portion of RXR's portfolio located within the state.

As RXR formalizes carbon neutrality plans for each property, critical environmental considerations are integrated into new developments, encompassing strategies for energy usage reduction and low-carbon design solutions. Furthermore, RXR assesses fuel-switching strategies, implements energy conservation measures for existing and new equipment, and utilizes Renewable Energy Certificates as needed. To ensure transparency and accountability, each RXR property maintains its own dedicated ESG snapshot, facilitating continuous monitoring and reporting at the property level.



The emissions data for 2023 has been measured across NY Commercial, Long Island Commercial, and Residential properties and has been assured using information sourced from Watchwire. The energy performance metrics provided encompass data from various sources, including electric, steam, natural gas, and fuel oil, for the corresponding reporting year.

Despite increased physical occupancy across the portfolio, RXR has been able to achieve a nearly 3% reduction in energy consumption, highlighted by a 9% reduction in steam consumption due to initial operational and technological efficiencies implemented maximizing favorable climate-related parameters. RXR's commitment to operationalize sustainability, rather than simply treat it as a reporting obligation, exemplifies a commitment to the environment, but also a commitment to investors to optimize energy use and reduce operating expenses.



## U.S. DOE Better Climate Challenge Emissions Report:

As part of the Department of Energy's (DOE) Better Climate Challenge Program, RXR seeks to reduce our greenhouse gas emissions by reducing energy consumption and pivoting to low carbon solutions. RXR achieved its goal for the U.S. DOE Better Climate Challenge 5 years ahead of schedule. As part of this program, RXR has achieved 60% emissions reductions from a 2019 base year and has surpassed our initial goal to reduce our portfolio greenhouse gas emissions 50% by 2028<sup>1</sup>. The 2019 baseline figures help RXR scale and effectively tailor efficiency measures across the portfolio.

## Development & Training

RXR continued its commitment to workforce development by providing comprehensive training options for all property management employees. These initiatives aim to enhance our energy management strategies and promote ongoing collaboration among building teams and departments to identify and implement energy-saving opportunities. Our goal is to equip our staff with the knowledge and skills needed to make informed energy management decisions, leveraging various training programs focused on modern operational techniques, automation, and other relevant areas.

60%

Emission Reduction Confirmed (Baseline 2019)

20%

Energy Use Intensity Reduction (Baseline 2019)

32%

Water Intensity Reduction (Baseline 2019)

<sup>1</sup>RXR has set a goal as part of the Better Climate Challenge to achieve this goal based on a commitment of 32 buildings.

<sup>2</sup>Historical Data for NY Commercial Properties.

\*All direct landlord procured electric for the RXR owned NYC commercial portfolio incorporates bundled Green-E certified RECs.



# Data & Energy Management Systems

RXR leverages Watchwire, a comprehensive web-based energy management system, across all managed properties, enabling data consolidation, tool utilization, and streamlined processes. This integration enhances transparency, leading to improved performance benchmarks, accurate measurement, and reduced payback periods. The platform also automates utility data acquisition and consolidation for sustainability issues, aiding in carbon accounting, annual reporting, and utility budgeting. Additionally, we have leveraged investments in technology-forward hardware and software to centralize data and enable real-time monitoring. This has provided us with actionable insights into building efficiency and energy usage, allowing us to monitor both holistic building performance and granular tenant consumption.



WatchWire by Tango has been working with RXR across the portfolio for the past 5+ years, providing the RXR team a consolidated view of:

- Utility Invoice Data
- Real-Time Interval Data
- Derived Energy and Carbon Accounting Metrics

Tango bridges the gap between the energy and sustainability teams across accounting, engineering, property and asset management, and the executive level so RXR can optimize operations, comply with local laws, plan for the future, and ensure data accuracy across the portfolio.



# Green Building Accomplishments

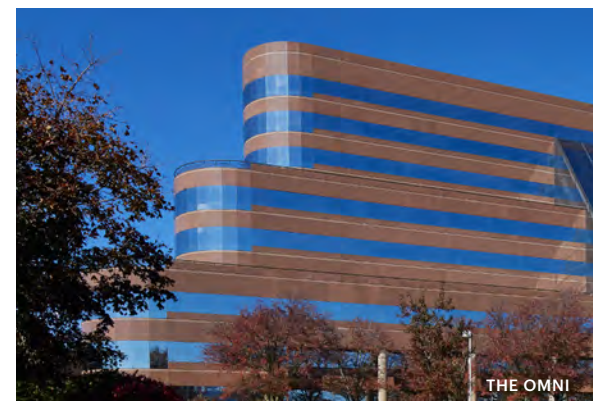
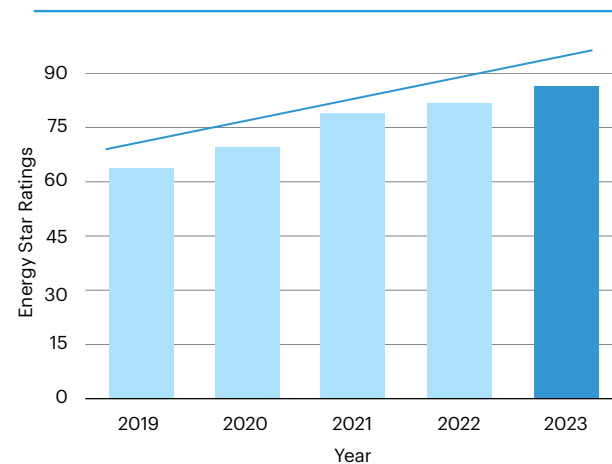
## ENERGY STAR® Certification Nation Premier Member

ENERGY STAR® is a joint program of the Environmental Protection Agency and the Department of Energy. Its goal is to help consumers, businesses, and the industry save money and protect the environment through the adoption of energy-efficient products and practices. The ENERGY STAR label identifies top-performing, cost-effective products, homes, and buildings.

In 2023, RXR saw an 11% increase in Energy STAR® Certified buildings compared to the previous year. Furthermore, the average Energy STAR® rating of our commercial portfolio rose by 22 points since 2019, reaching an 82-point rating.



## Average Energy Star Ratings



## FitWel and WELL

RXR's commitment to implementing Fitwel's evidence-based standard has shifted our focus to optimizing buildings and communities with health and wellness in mind. Our efforts serve as a model for how the real estate sector can positively influence health outcomes and quality of life. Integrating health and wellness principles into our properties underscores our belief in building sustainable, thriving communities.

By integrating health and wellness principles into our properties, we aim to not only create healthier work environments but also contribute to the overall well-being and vitality of the communities we serve. The WELL Health-Safety Rating for Facility Operations and Management Report marks an important achievement at RXR's visible commitment to supporting the health of individuals in our buildings.

RXR's NYC commercial portfolio is 100% FitWel® and WELL Health and Safety® certified. Specifically, in 2023, we have achieved FitWel for the workplace certification for 14 buildings. Among them, 13 buildings have earned a 1-star certification, while one building has achieved a 2-star certification level. RXR has also committed to WELL at Scale partnership and FitWel Ambassador program this year.

**100%** RXR's NYC commercial portfolio is 100% FitWel Viral® and WELL Health and Safety® certified.

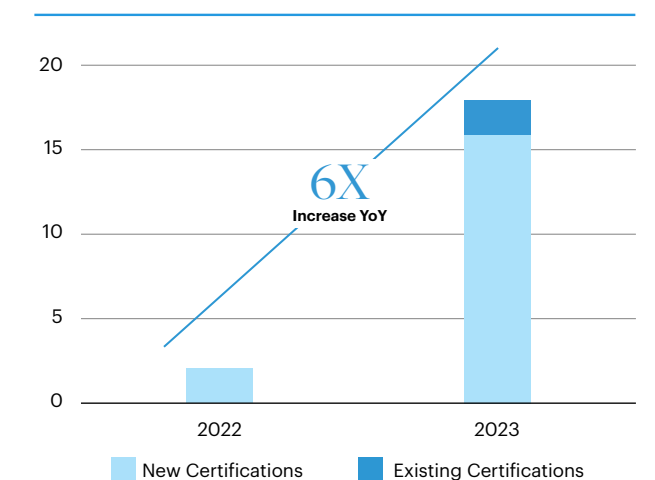
<sup>2</sup> 2022 LEED Gold: 1285 Avenues of America, 230 Park Avenue, 340 Madison Avenue.

## LEED Certified Buildings

Our commitment to sustainability is evident in our pursuit of LEED certification, which signifies our dedication to transforming the operation and maintenance of our buildings. LEED, recognized as the world's most widely used green building system, boasts over 100,000 participating buildings worldwide.

In 2023, we achieved 16 new LEED certifications, marking a significant uptick in our sustainability efforts compared to the previous year's count of 3<sup>2</sup>. As of 2023, our total count of LEED certified buildings stands at 19, reflecting our ongoing commitment to environmental stewardship and sustainable development.

## RXR's Leed Certified Buildings





# Green Building Accomplishments (Continued)

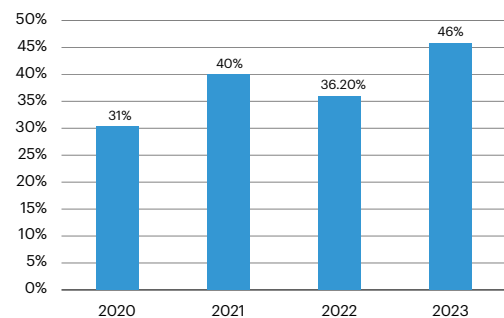
## GRESB

RXR's GRESB Real Estate Assessment score for our NY Commercial Real Estate portfolio has significantly improved from 66 in 2019 to 87 in 2023. This increase is attributed to the expanded efforts to modernize and improve the efficiency of our assets through reducing our energy usage (20% since 2019), reducing our water consumption (35% since 2019), and increasing our waste diversion efforts (46% in 2023).

## Waste Management

Each year, RXR's waste diversion initiatives yield significant results.

## Diversion Rate







**40%** Target Waste Diversion Rate

**46.5%** Achieved Waste Diversion Rate

This year, our target was to achieve a waste diversion rate of 40% for our commercial properties in NYC. We are pleased to announce that we have exceeded this goal, achieving a

46.5% waste diversion rate, with approximately 6 million pounds of waste recycled and 2.5 million pounds of waste composted. These efforts prevented the release of 12.5K MtCO<sub>2</sub>e into the environment doubling our impact from the previous year's reported 6.09K of eliminated MtCO<sub>2</sub>e. This in turn also doubles our impact that is equivalent to:

-  **12,500** MtCO<sub>2</sub>e
-  **2,000** Cars Taken off the Road
-  **125,000** Pounds of Coal Burned
-  **14,000** Acres of US Forests Preserved

Furthermore, RXR continued to engage our tenants on the importance of waste reduction and diversion through various building level programs like speciality training events on composting and newsletters hosted in partnership with ThinkZero. This year, 15 compliance assessments and 17 waste audits were conducted at the buildings. The programs along with the consistent engagements yielded significant results in the donations and specialty diversion.

**205,000 lbs**

Donations & Specialty Diversion

 **4,359 lbs**  
Beverage Pods Specialty Recycled

 **4,970 lbs**  
Paper Specialty Shredded

 **106,037 lbs**  
Electronic Waste Specialty Recycled

 **7,434 lbs**  
Other Materials Donated

 **30,000 lbs**  
Food Donated

 **52,217 lbs**  
Unwanted Tenant Furniture Donated



## Portfolio Highlight: 470 Vanderbilt

Last year, RXR identified 470 Vanderbilt as a key asset to improve waste diversion efforts due to previously contaminated compactor loads. RXR was able to collaborate with new hauler Avid Waste to switch to trash compactor and recycling containers, while also implementing employee training and monitoring systems. This initiative resulted in a remarkable increase in the property's diversion rate, from 4% in 2022 to 40% in 2023. Not only did this achievement align with RXR's environmental goals, but it also exemplified improved business operational practices, leading to cost savings for the property due to a reduced number of waste collection truck trips.



# Green Building Accomplishments (Continued)

## ThinkZero

To foster sustainability awareness among our teams and achieve our 2023 waste goals, RXR organized the Think Zero Sustainability Suite Competition within our Property Management group. This initiative aimed to incentivize and recognize sustainable practices across our portfolio. Winners were determined based on points earned from mandatory and bonus categories<sup>3</sup>, showcasing outstanding commitment to sustainability within our organization.



75 ROCKEFELLER PLAZA

## Winners

### 1st Place

#### 75 Rockefeller Plaza

Participated in all bonus categories

Custom made waste and recycling pantry bin signage for tenants, aimed at enhancing recycling rates; organics composting program to tenants beginning in April 2023.

### 2nd Place

#### 237 Park Avenue

Participated in 6/8 bonus categories

Office swap station for tenants, featuring appropriate signage for office supplies and other items, alongside a specialty recycling bin from Terracycle for K-Cup Pods recycling.

### 3rd Place

#### 450 Lexington Avenue

Participated in 4/8 bonus categories

Engagement in E-Waste drives.

## Honorable Mentions

### 17,000 lbs

E-Waste Diverted by

**48/58/68 South Service Road  
Long Island**

### 34,000 lbs

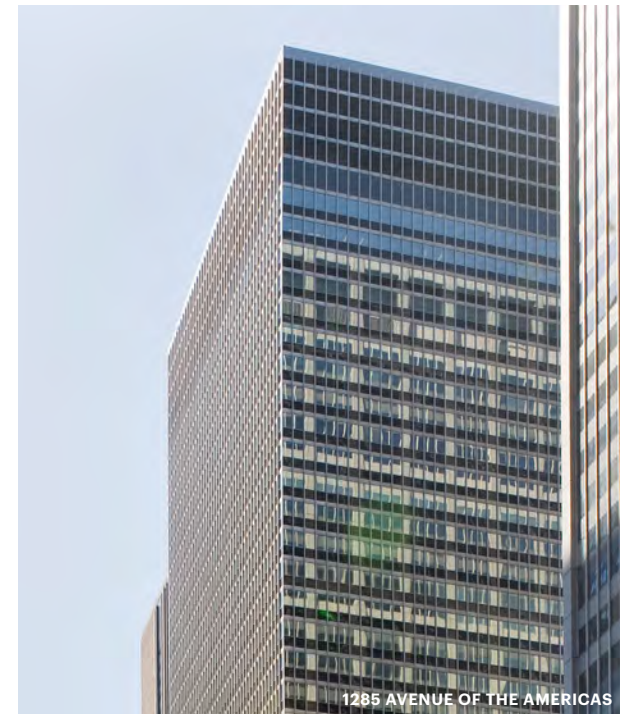
Of Food and Organic Materials diverted by

**1285 Avenue of the Americas**

### 1,012 lbs

Of Furniture Donated to Materials for the Arts by

**RXR Plaza**



1285 AVENUE OF THE AMERICAS



68 SOUTH SERVICE ROAD

<sup>3</sup> The Sustainability Suite had 6 mandatory categories totaling 8 points (K Pod Recycling, Toner Recycling, E-Waste Recycling, Centralized Bins, Reusable Cups, Organics), and 8 bonus categories totaling 8 points (Terracycle Soft Plastics Recycle Bin, Paper Usage and Recycling, E-Waste Drive, Tenant Participation, Reusables in the Pantry, Swap Spot, Elimination of Plastic Water Bottles in Office, Innovation).



# Reimagining and Repositioning for Sustainability

At RXR, we have a long history of repositioning properties for better and more sustainable uses. Adaptive reuse is a fundamental pillar in our ESG framework as it promotes resource efficiency, fosters community building, and preserves historic heritage. By transforming current locations and existing structures, we contribute to the resiliency and prosperity of communities.

## Hamilton Green in White Plains

RXR is currently redeveloping the 50-year-old dilapidated White Plains Mall which was a former brownfield site into a mixed use community, addressing housing needs while prioritizing environmental sustainability. RXR is designing the new building to achieve a LEED Silver certification, in line with the New York State Energy Star Standards, and is remediating the former brownfield site to create new public space for the broader community to enjoy.

## Pier 57 on the West Side of Manhattan

In 2023, RXR received the Excellence in Historic Preservation Award from the Preservation League of NYS for its transformation of an aging, vacant pier on the west side of Manhattan into a vibrant communal area and greenspace. The reimagined space now features office units, a food hall, and the largest rooftop space in New York City that will foster connectivity within the community.

## Garvies Point, in Glen Cove, Long Island

RXR is in its 13th year of transforming a decades-old industrial wasteland and former Superfund site into a modern and environmentally conscious mixed-use community. This project not only addresses environmental risks associated with the contaminated land, but also provides over 1000 new housing units, along with 75,000 square feet of new commercial and retail spaces, as well as 27 acres (nearly half the site) of public open areas, including a 1.1-mile waterfront esplanade that provides access to nature and recreational opportunities.

## Clinton Park in New Rochelle

In downtown New Rochelle, RXR remediated a former brownfield site, which once housed a deteriorating parking deck. RXR transformed this site into two first-class mixed-use, multi-family developments that include over 700 new units of housing, over 20,000 square feet of new retail space, and a new public plaza.



## Repositioning Assets for a Post-COVID World

RXR recognizes the need to adapt and reposition assets to develop communities that can withstand the evolving needs of a post-COVID world. Through partnerships and continuous engagement efforts, we strive to create vibrant, adaptable spaces that promote economic resilience.

### 47 Hall in Brooklyn, New York

RXR is currently working with the City of New York to rezone a 2.6-acre, ten building commercial building campus into a mixed-use residential and commercial complex. Operating as a creative office campus before the pandemic, the campus has found a new purpose today as a licensed migrant shelter (HERCC), providing emergency shelter to asylum seekers arriving in NYC. Looking ahead, we plan to convert the property into new mixed-income apartments, including permanently affordable housing, commercial and retail spaces that will enhance community building.

### 61 Broadway in Lower Manhattan

Located in Lower Manhattan, 61 Broadway is currently a Class B office building. Because the COVID pandemic left the office units largely vacant, RXR is exploring the option to convert portions of the building to residential units, utilizing the City of New York's flexible zoning to help ease the housing crisis.



# Public-Private Partnerships

At RXR, we believe Public-Private Partnerships provide mutual benefits that bring together government entities, private organizations, and the broader community. We have a notable track record of successful public-private partnerships, including Hudson River Park's Pier 57, the new Terminal 6 at JFK Airport, Downtown New Rochelle, Garvies Point, Long Island University, and more.

## Terminal 6

In partnership with Vantage Airport Group, American Triple I, and JetBlue Airways, RXR partnered with the Port Authority of New York and New Jersey to develop a new terminal at JFK International Airport. We broke ground in March 2023, marked by a ceremony with Governor Hochul, other elected officials, and airline industry leaders. The first gates are expected to open in 2026, with the terminal fully operational by 2028.

In addition to expanding the existing infrastructure of the airport, the public-private partnership at Terminal 6 provides many benefits for the surrounding local community, both in the near and long term. The construction of the terminal is anticipated to create 1,800 of the expected 4,000 new jobs, generating direct economic benefits with projected wages amounting to \$1.9 billion for community members. Once built, the terminal will house stores, restaurants, and artwork from local Queens entrepreneurs and artists.

To address environmental concerns, the new terminal is designed to alleviate traffic congestion and air pollution through an expanded taxi plaza and dedicated spaces for ride-share vehicles. Additionally, it will optimize aircraft circulation for departures and arrivals while implementing sustainable features such as aircraft de-icing and fluid recovery systems, stormwater capture and reuse mechanisms, and a rooftop solar photovoltaic system.

**4,000**

New Jobs Created

**30%**

Minority- and Women-Owned Business Enterprise Participation

**\$1.9B**

In Direct Economic Benefits



JFK TERMINAL 6 (RENDERING)

## New Rochelle

In 2023, RXR won the Development Impact Award from the New York Housing Conference for its work on the revitalization of Downtown New Rochelle. After a nine year partnership, the city of New Rochelle has partnered with RXR to create a vibrant, diverse community and attract investments into the area.

RXR completed the construction of One Clinton Park this year as part of the broader Revitalization Plan for downtown New Rochelle. One Clinton Park is the first phase of the dual-tower mixed-use complex at 55 Clinton Place that will offer more than 29,000 square feet of retail space and more than 700 apartments. The construction of the complex is expected to create nearly 1,500 new jobs, 45% of which are local to the surrounding Westchester County, generating direct economic benefits for community members. The towers will house local small businesses, creating additional opportunities for job generation, and will feature a 16,000 square foot outdoor plaza open to the public in addition to the 8,000 square feet of private outdoor space for the tenants of the towers.



ONE CLINTON PARK

Once the Revitalization Plan is complete, RXR will have constructed an additional 5,500 housing units, of which at least 20% will be affordable, and 1.1 million square feet of retail and restaurant space. In addition, to foster a vibrant community where people want to live and work, the RXR developments will add 2.2 million square feet of medical and non-medical office space, 300,000 square feet of hotel space, and 2.3 million square feet of student housing, adult care, and institutional space. RXR has also invested \$500,000 in local youth programming to provide services for the local community.

**1,500+**

New Jobs Created

**45%**

Jobs Local to Surrounding Community

**700+**

New Apartments

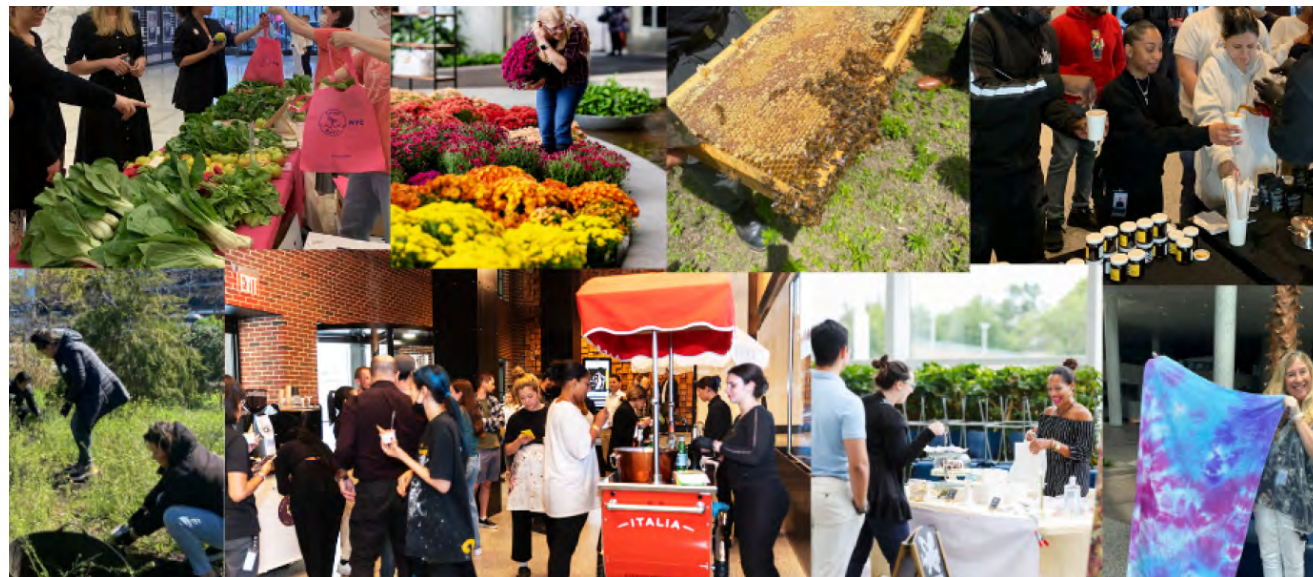


ONE CLINTON PARK



# Building Stronger Communities

RXR's approach to building stronger communities is grounded in the belief that our success is intricately linked to the well-being of the communities where we operate. This commitment is demonstrated through our focus on sustainability, community engagement, and support for the local workforce and institutions. Whether through initiatives such as hiring minority and women-owned businesses, philanthropic contributions, or local hiring programs, RXR is dedicated to fostering stronger, more prosperous, and more equitable communities.



In 2023, RXR invested \$4.55 billion to support development projects spanning nearly 6.2 million square feet, generating more than 6,600 jobs and creating more than 1,000 permanent positions. Across our developments, 17 percent of all trade costs were allocated to minority and women-owned businesses, while 19 percent of contracts were awarded to contractors local to the developments.

Moreover, for our residential properties, RXR tracks and monitors minority women business enterprise vendor participants for regular contracts and projects, metrics related to minorities and women amongst the staff and in leadership positions, number of jobs created and number of local hires, and the dollar amount in community sponsorships and support for philanthropic initiative programs.



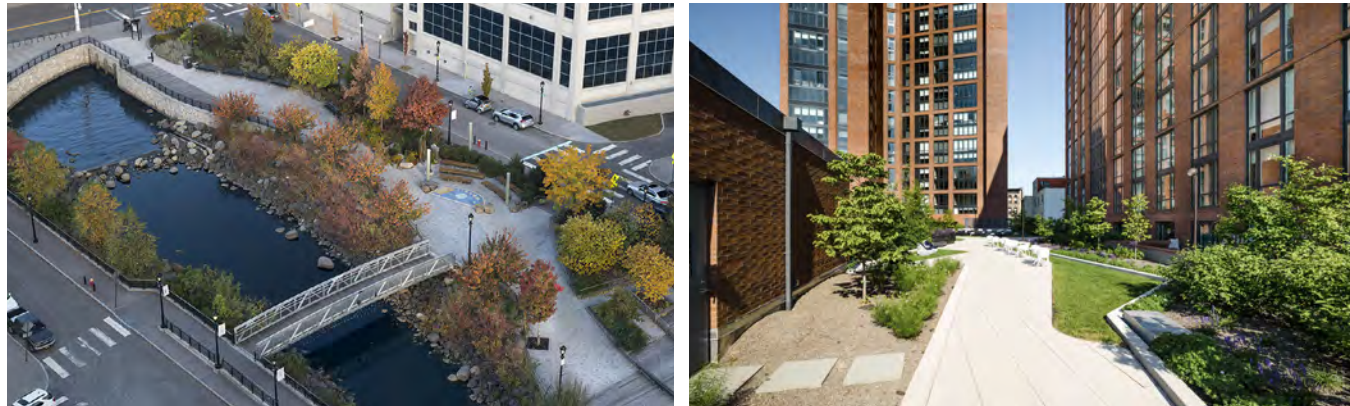
## \$1,297,700

Total Contribution in Charitable Donations to the Social Impact Fund





# Building Stronger Communities (Continued)



## Social Case Study: Sawyer Place

RXR aims to have a positive impact on both the people we interact with and the places in which we invest. This manifests itself through the jobs we create, the talent we attract, the opportunities we provide for Minority and Women-Owned Enterprises (MWBs), the housing we develop, and the integration of public spaces into our communities. This approach has led RXR to focus on transit-oriented development projects situated in suburban-urban markets. These markets include New Rochelle, Yonkers, Stamford CT, Glen Cove LI, Brooklyn, the Bronx, as well as other high-potential regions in the Sunbelt and Southeast United States.

RXR developed Sawyer Place in 2019, a two-tower mixed used apartment community in Downtown Yonkers that occupies nearly a full square block adjacent to the newly established Van Der Donck Park, a 1.8-acre river-themed park. The development of Sawyer Place has been instrumental in fostering economic

growth, supporting local businesses, promoting diversity, and engaging with the community in meaningful ways. Over the course of the project, approximately 400 construction tradespeople have been employed. Notably, 84 of these workers were local Westchester residents, including 28 from Yonkers. The project has also supported the local economy by awarding contracts worth over \$6 million to four Yonkers-based contractors and over \$62.5 million to eight Westchester contractors. Furthermore, the development has prioritized diversity and inclusivity through the representation of four local union trades and four MWBs, with 60% of the workforce made up of minority construction workers. Looking ahead, the completed development is expected to create 138 permanent jobs, further boosting economic stability.



Sawyer Place highlights accessibility and promotes health and well-being by being in close walking distance to public transportation and providing residents a range of amenities aimed at enhancing their quality of life, including private green spaces, a yoga studio, Fitness Factory Health Club, and more. The real estate development project created approximately 442 market-rate rental units, along with retail and restaurants, as well as the required affordable units. Through Sawyer Place, RXR has engaged with organizations like Groundwork Hudson Valley as a partner to demonstrate a dedication to community engagement and environmental sustainability. Groundwork Hudson Valley creates sustainable environmental change in urban neighborhoods through community-based partnerships that promote equity, youth leadership, and economic opportunity. This partnership hosted events such as the “Green Team” graduation ceremony in the development’s amenity space.

Additionally, for three consecutive years beginning in 2021, RXR has been the corporate sponsor through the Sawyer Place development as the project development leader of Riverfest, the largest one-day festival in Westchester County that draws over 15,000 attendees annually and embodies the spirit of community celebration. Riverfest celebrates the vibrant and diverse community of Yonkers Downtown through musical performances and local vendors that contribute to the festival’s inclusive and engaging atmosphere. RXR has also sponsored the 2023 Yonkers Pride festival that brought together more than 12,000 people of all ages; men, women, and children; singles, couples, families; gays, lesbians, bisexuals, transgendered, and their straight allies as it celebrates the LGBTQ+ community.



# Tenant Engagement

Through engaging programming, community involvement, carefully selected perks and partnerships, and attention to detail, the RXR Experience Offering (RXO) team crafts an elevated experience for tenants across both physical and digital realms. This year, the RXO team has continued to enhance tenant engagement with newsletters focusing on building-specific initiatives and amenities, popup events, networking opportunities, and surveys. Additionally, the RXO team regularly communicates with tenants through e-blasts, WorXwell posts, and digital stanchions.



## Kingsley Survey Results

89%

of tenants are satisfied with their property's commitment to sustainable building operations, exceeding the Kingsley Index of 83%.

## 13 RXR Properties

that received the Kingsley Excellence Award:

- 230 Park Avenue**
- 237 Park Avenue**
- 32 Old Slip**
- 450 Lexington Avenue**
- 48 South Service Road**
- 530 5th Avenue**
- 58 South Service Road**
- 68 South Service Road**
- 75 Rockefeller Plaza**
- RXR Plaza**
- Standard Motor Products Building**
- The Omni**
- Worldwide Plaza (Retail)**



In addition to the RXO team's efforts, RXR conducted a Tenant Experience Assessment this year across 22 office properties with 262 tenants to gauge tenant satisfaction as a means of improving performance, increasing retention, maximizing portfolio value, and achieving operational excellence. Results from the 2023 assessment were compared to the Kingsley Index, enabling RXR to benchmark its property and portfolio results against the largest and most comprehensive performance-benchmarking database in the industry.



# Drives & Nonmonetary Donations in 2023

17

Donation Drives

20

Boxes of Toys Donated to Volunteers of America and Toys for Tots

70,000

Tenants Engaged

251

Donations from Blood Drives

~2,000 lbs

Clothing donated to RewearABLE Clothing, Wearable Collections Textile Drive, and the New Mother and Infant Essentials Drive



Donation Drives are in reference to supporting organizations and non-profits in need including City Harvest, Volunteers of America-GNY, Toys for Tots, by collecting new mother and infant essentials, clothing, toys, canned foods and other items ensuring timely support and fostering a culture of giving back within our community. Blood Drives were hosted in partnership with New York Blood Center, resulting in over 250 successful donations.



# Employee Engagement

## Diversity, Equity, and Inclusion

At RXR, we are committed to fostering a workplace that embraces diversity, equity, and inclusion because we understand the value of building teams with dynamic voices at each and every level. The goal of our DEI program is to build a strong internal culture in which all voices are heard and all ideas valued in pursuit of advancing our business goals.

We conducted 163 employee engagement events held throughout 2023. While some events aimed to further develop the RXR employee community, like the trainings with our leadership team, others sought to increase the understanding and awareness of different cultures to foster a diverse and inclusive workplace. For example, in February, we held a Black History Month Event featuring keynote speaker Magalie Laguerre-Wilkinson and three-person internal panel moderated by our Chief People Officer. Ms. Laguerre-Wilkinson, VP of News Programming and Executive Producer of NICK NEWS, discussed personal and professional experiences as a person of color. The event was catered by a local Black-owned business and more than 100 employees attended. Additionally, in September, we hosted a Hispanic Heritage Month Webinar which included a presentation by the Executive Director of Loisaída, a nonprofit organization dedicated to providing services to the largely Hispanic neighborhood on the Lower East Side of NYC. Other engagement events included a Women's History Month event and various webinars honoring observances like Juneteenth,

Holocaust Remembrance Day, September 11th, and Breast Cancer Awareness.

## Health & Wellness

Recognizing our employees as our most valuable assets, we prioritize investing in their health and well-being. Last year, we organized a series of events aimed at promoting Employee Wellness. Among these initiatives was a health webinar series featuring topics such as nutrition, mental health, and sleep, with guest speakers including Dr. Shelby Harris who specializes in behavioral sleep medicine. Additionally, throughout the year, we provided our employees with monthly health updates that provided mental health resources, reminders about the importance of preventative care, and awareness of the risks associated with ultraviolet radiation. We also held Workplace Wellness Sessions, offering massage clinics and flu shots.



## Professional Development

RXR also provided opportunities for both our property management and corporate employees to enhance the skills needed for their careers. In 2022, we established the RXR Property Management Certificate Program, a multifaceted initiative that shares industry knowledge and provides supplemental training to our property management professionals. The year-long program includes monthly classes for participants on a variety of topics such as the lifecycle of a real estate asset, conflict resolution, emergency preparedness, and construction. The pilot year of the program finished in 2023 with 17 employees receiving a certificate of completion. As we continue to develop the training, we plan to increase the cohort size to offer the program to as many employees as possible.

For our corporate employees, we held a Leadership Mindset Training, that focused on behavioral and values assessments as well as Emotional Quotient (EQ). The Leadership Mindset Training is a half-day session that was offered three times in 2023 to provide options for participation. A total of 56 employees participated in the training. The training is structured to help employees develop the skills needed for effective leadership. Participants also had the opportunity to gain insight into their personalities and work styles. As a supplement to the training, we offered additional two-hour sessions that provided more in-depth insight into the tool and how to utilize it to enhance team effectiveness. We also held three departmental offsites for the RXR Construction & Development

Services Teams, Engineering and Property Management. These are full day sessions for learning and development, typically including fireside chats and department-specific training. Afterwards, employees are invited to attend receptions that encourage social networking. Through these opportunities, we strive to develop our employee culture and provide opportunities for our team members to develop the skills needed to be successful in their roles.



“

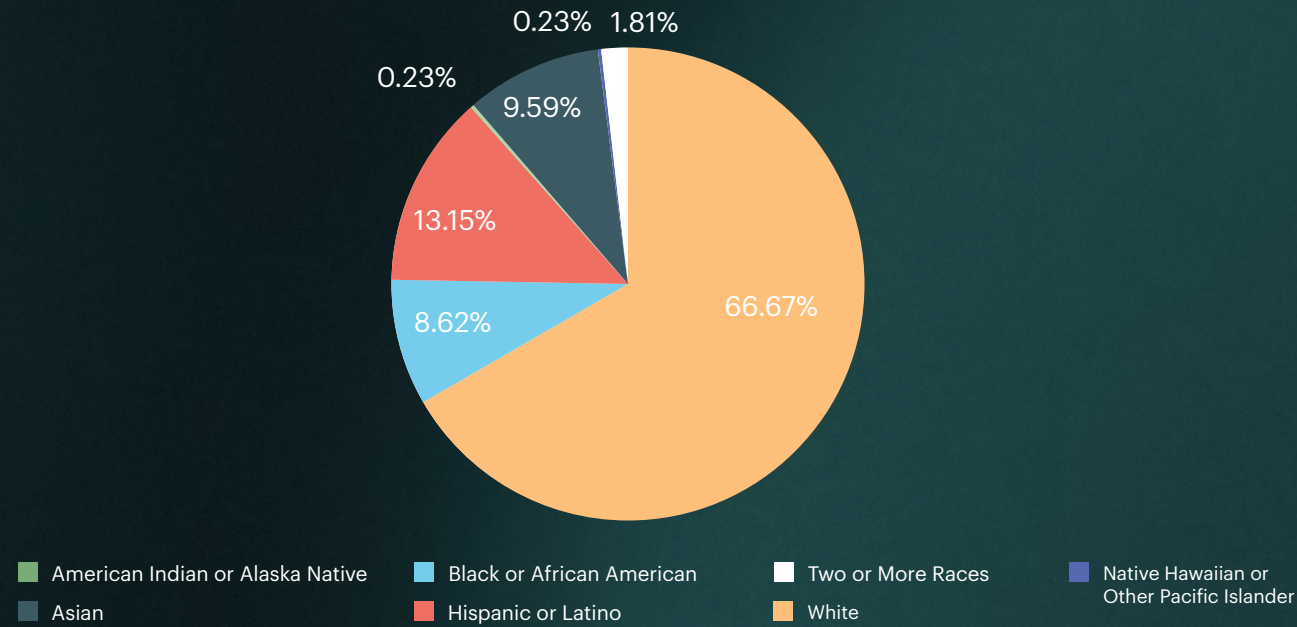
“My most valuable takeaway from this program has been the wealth of information I have acquired, which has proven indispensable for my professional development.”

RXR PROPERTY MANAGEMENT  
CERTIFICATE PROGRAM PARTICIPANT

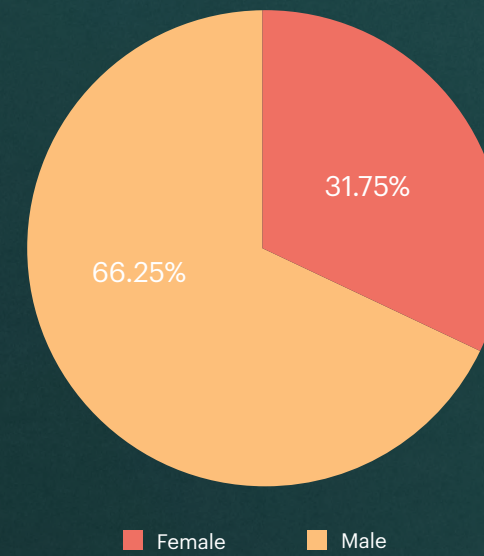


# RXR by the Numbers

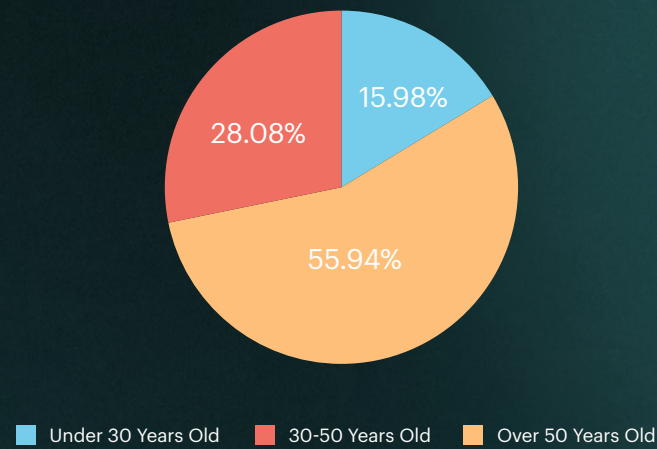
### Employee Breakdown by Race/Ethnicity



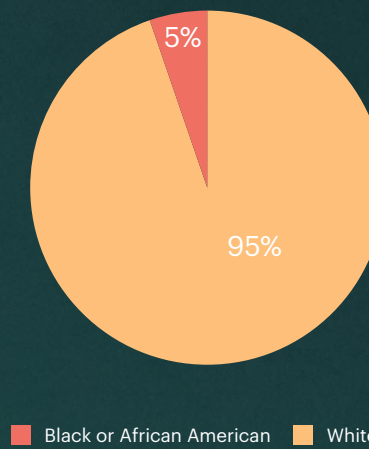
### Employee Breakdown by Gender



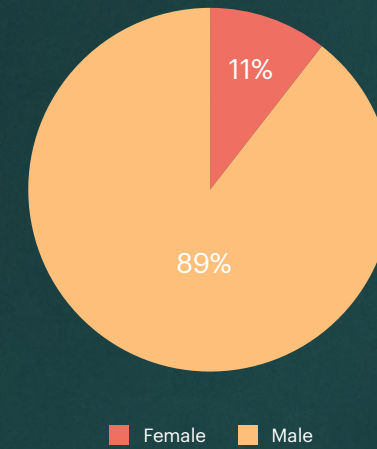
### Employee Breakdown by Age



### SEVP/EVP Breakdown by Race



### SEVP/EVP Breakdown by Gender





# RXR Gives Back: Philanthropic Initiatives

Annually, RXR partners with various nonprofit organizations to offer our employees opportunities to give back to our local communities. This year, we joined forces with nine organizations across New York City and Long Island, facilitating 13 volunteer initiatives. Events ranged from partnering with the FoodBank for NYC to prepare and distribute food to at-risk populations in New York City to supporting and celebrating the LGBTQIA+ community during Pride Month in Long Island by painting a mural alongside the LGBT Network, a longstanding partner of RXR. We also packaged care kits for breast cancer patients with the National Breast Cancer Foundation during Breast Cancer Awareness Month. Additionally, RXR donated more than \$1,297,700 to several local organizations in 2023. For more information about RXR's volunteer initiatives, please see the Tenant Engagement section (page 32).

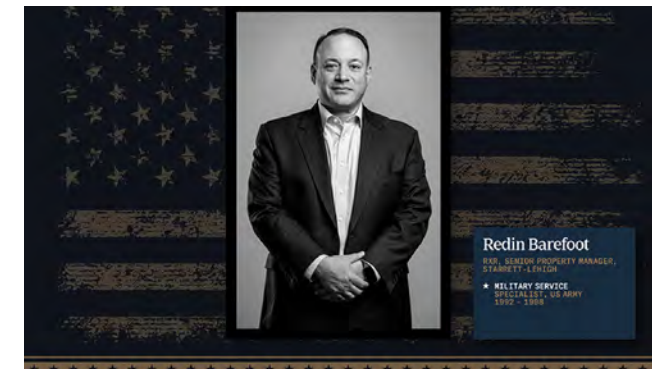


### Case Study: RXR 9/11 Memorial Race

RXR is the lead sponsor of the 9/11 Memorial & Museum 5k Run/Walk in lower Manhattan each April. The race route follows the path recovery workers took to access Ground Zero, finishing at the foot of the World Trade Center site. The event includes Community Day programming, with local vendors, live music, and activities. All funds raised from the event help maintain the 9/11 Memorial & Museum and the educational programs they provide.

## 71 RXR Employees

Participated in 2023 9/11 Memorial Race



### Case Study: Support our Troops

RXR recognizes the military service and sacrifices of our service members. In honor of Military Appreciation Month in May, RXR employees donated nearly 1,000 items weighing more than 400 pounds. Items were shipped to members of the US Army's 101st Airborne (Screaming Eagles) deployed to support ongoing multinational military efforts near Ukraine.

13

Employee Volunteer Opportunities

568

Employee Volunteer Hours

\$1.29MM

Donated to Local Organizations



# Enterprise Risk Management & Governance

Our Risk Management strategy and framework, developed and maintained by our Chief Accounting and Risk Management Officer (CARMO), underscores our commitment to preventing and mitigating risks to our business, including those related to ESG factors. Faced with the challenges of the evolving geopolitical environment, our CARMO has continued to lead the multidisciplinary Business Risk Steering Committee (BRSC) and is an active member of the ESG Committee, overseeing risk assessment processes and ensuring the implementation of necessary mitigation measures.

The risk assessment process focuses on evaluating the likelihood and impact of the risks that face RXR's operations from the viewpoints of a variety of stakeholders, including our investors, our residents, and the surrounding communities. To ensure a comprehensive understanding of associated risks and impacts, our CARMO introduced a semiannual "Risk Week" program. Each business unit conducts a self-assessment of risk impacts, which includes a review of the sustainability and environmental impacts associated with each business unit's activities. Findings are presented to the BRSC and RXR partners for actionable insights to enhance our risk management strategy. In addition, the BRSC conducts reviews of our risk management practices, framework, and mitigation efforts, and analyzes key trends and risks within the industry on a quarterly basis to ensure alignment with current industry standards. Furthermore, under the oversight of the CARMO, the Workplace

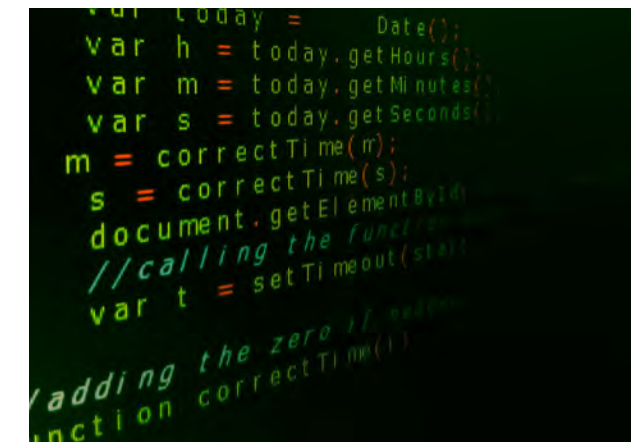
Safety Committee convenes at least quarterly to address safety matters impacting RXR.

To ensure risk management practices are integrated throughout the firm, we cultivate ethical conduct among our employees. Our Employee Handbook outlines guidelines on various issues such as bribery, fraud, discrimination, and conflicts of interest, and we provide an anonymous hotline for employees to report any ethical violations. We also have initiated an informal communications network that encourages teamwork and interpersonal relationships. The collaborative spirit of our workplace culture encourages team members to hold each other accountable for risk management practices in addition to work quality. With the majority of our workforce situated in offices across the greater New York City area, we can promptly evaluate risks and foster innovative problem-solving in real-time.

# Technology Resiliency and Cybersecurity

In response to the increasing frequency and sophistication of data breaches and cyber-attacks, we have enhanced our comprehensive cybersecurity strategy. The strategy encompasses training<sup>1</sup> for all new employees, annual training sessions, and simulated phishing tests.

Monthly cybersecurity bulletins cover topics such as AI, phishing scams, QR code risks, and malware. Our Director of Information Technology continuously monitors evolving cyber threats and updates our systems accordingly to enhance protection. Our cybersecurity measures include multiple layers of defense to safeguard network infrastructure and ensure data confidentiality and integrity.



**100%**  
New Hires Completed  
Cybersecurity Training

**488**  
Employees Received  
Simulated Phishing Tests

## Key aspects of our Cybersecurity Strategy include:

**Email Security:** Utilizes machine learning for phishing and imposter protection, real-time analysis for advanced threat detection, and automated encryption for sensitive data.

**File Data Management:** Offers real-time monitoring for ransomware, daily backups with rapid recovery, and continuous monitoring for insider-threat risk.

**Disaster Recovery:** Implements continuous data replication, non-disruptive recovery options, and proactive readiness monitoring.

**Endpoint Protection:** Employs next-generation antivirus protection with AI, two-factor authentication, and endpoint detection and response for threat monitoring.


**Firewalls and Network Monitoring:** Ensures automated firmware patching, intrusion detection and protection, and real-time LAN/WAN monitoring with alerts.

**Vulnerability Testing and Threat Detection:** Utilizes continuous vulnerability management, agentless network threat detection with AI, and cloud-based detection and response.

<sup>1</sup>RXR has used KnowBe4 for cybersecurity training and testing for the last six years.



# Assurance Letter


April 15, 2024

**Portfolio Boundary**

Building Name	GRESB Reporting Portfolio
Starrett-Lehigh Building 470 Vanderbilt Ave 1285 Avenue of the Americas Standard Motor Products Building 5 Times Square 340 Madison Avenue 450 Lexington Avenue 1330 Avenue of the Americas 61 Broadway 620 Ave of the Americas - 45 W 18 St 75 Rockefeller Plaza 237 Park Avenue (466 Lexington) 530 Fifth Avenue 230 Park Avenue Worldwide Plaza 32 Old Slip 9-47 Hall St Pier 57	New York City
RXR Plaza The Omni 50 Charles Lindbergh Boulevard 48 South Service Rd 58 South Service Rd 68 South Service Rd 1000 Woodbury Road 100 Crossways Park Drive West	Long Island
360 Huguenot 475 Clermont Atlantic Station West Atlantic Station Village Square Harbor Landing Building H - 350 Herb Hill Rd Sawyer Place One Clinton Park The Willoughby 85 Jay Street Harbor Landing Building I - 300 Herb Hill Rd	Residential

Atlanta, GA • Boulder, CO • Los Angeles, CA • Minneapolis, MN • New York, NY • San Francisco, CA • www.sigearth.com



April 15, 2024

## External Assurance of 2023 Environmental Performance Data for RXR Realty: New York City, Long Island and Residential Portfolios

**Introduction**

Sustainable Investment Group (SIG) has been engaged by RXR Realty (hereafter referred to as 'RXR') to perform third-party verification and external assurance of energy, water and waste consumption and Scope 1 and Scope 2, GHG Emissions (hereafter referred to as 'Emissions') data for the period January 1 to December 31 of 2023.

**Boundary of Verification**

The organizational boundaries for the environmental data inventory are as follows:

1. Aggregate Energy consumption data
2. Aggregate Water consumption data
3. Aggregate Waste production data
4. Aggregate Emissions Data

**Responsibilities**

The preparation and presentation of the selected information is the sole responsibility of the management of RXR.

SIG's responsibilities were to

- Determine if the measurements of the energy, water, waste, and emissions data have been appropriately and accurately prepared, and
- Form an independent conclusion based on the assurance procedures performed and evidence obtained.

**Assessment Standard**

SIG applied a limited level of assurance to this verification exercise to meet the intended use of public disclosure of environmental performance data.

This level of assurance assesses the environmental data disclosure including energy, water, waste, and emissions data and determines its material correctness.

The report has been prepared in accordance with ISO 14064-3: 2019 for quantification, monitoring, and reporting.

**Summary of Work Performed**

As part of its independent verification, SIG used a combined data and controls testing approach. Evidence-gathering procedures included but were not limited to:

- Inspect the completeness of the inventory.
- Assess data management controls utilized by the entity: WatchWire.
- Review a sample of the consumption and production data against the corresponding source documentation provided by RXR.

**Assurance Opinion and Summary**

Upon the completion of SIG's review of RXR's Environmental Performance data for the 2023 calendar year, we have externally assured the data for environmental data disclosure. We apply an unmodified opinion in accordance with ISO 14064-3: 2019 and assert that there is no evidence that the environmental data disclosure including energy, water and emissions data are not materially correct or are not a fair representation of consumption details.

Our additional findings regarding the data and supplementary comments are as follows:

- The boundaries of the scope were clearly defined and included as part of the sustainability reporting.
- Assumptions and estimations made are appropriate.

Signed,



Amy D'Angelo  
Sustainable Investment Group (SIG)  
Director of ESG  
(404)-343-3835



# GRI Index

<b>Statement of Use</b>	EFI has reported the information cited in this GRI content index for the period January 1, 2023 through December 31, 2023 with reference to the GRI Standards.	
<b>GRI 1 Used</b>	GRI 1: Foundation 2021	
GRI Standard	Disclosure	2023 Report Location
<b>GRI 2: General Disclosures 2021</b>	2-1 Organizational details	About RXR
	2-2 Entities included in the organization's sustainability reporting	Disclosure/Disclaimer
	2-3 Reporting period, frequency and contact point	Disclosure/Disclaimer
	2-4 Restatements of information	N/A
	2-5 External assurance	Letter of Assurance
	2-7 Employees	RXR by the Numbers
	2-28 Membership associations	ESG at RXR
	<b>GRI 302 Energy 2016</b>	302-1 Energy consumption within the organization
302-4 Reduction of energy consumption		Energy & Sustainability, Green Building Accomplishments
<b>GRI 303 Water &amp; Effluents 2018</b>	303-5 Water consumption	Energy & Sustainability
<b>GRI 305 Emissions 2016</b>	305-1 Direct (Scope 1) GHG emissions	Energy & Sustainability
	305-2 Energy indirect (Scope 2) GHG emissions	Energy & Sustainability
	305-5 Reduction of GHG emissions	Energy & Sustainability

GRI Standard	Disclosure	2023 Report Location
<b>GRI 306: Waste 2020</b>	306-3 Waste generated	Energy & Sustainability, Green Building Accomplishments
	306-4 Waste diverted from disposal	Energy & Sustainability, Green Building Accomplishments
	306-5 Waste directed to disposal	Energy & Sustainability, Green Building Accomplishments
<b>GRI 401: Employment 2016</b>	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	At RXR, we offer our team members benefits related to a variety of topics: <ul style="list-style-type: none"> <li>• Health &amp; Wellness</li> <li>• Mental Health</li> <li>• Parental Benefits</li> <li>• Financial Resources</li> <li>• Paid Time Off</li> <li>• Employee Assistance Program (EAP) Resources</li> <li>• Additional Benefits</li> </ul> Please reach out for more information about RXR Employee Benefits.
<b>GRI 403: Occupational Health and Safety 2018</b>	403-6 Promotion of worker health	Employee Engagement
<b>GRI 405: Diversity and Equal Opportunity 2016</b>	405-1 Diversity of governance bodies and employees	RXR by the Numbers



# Disclosure/ Disclaimer

## Scope Disclosure

Throughout this report, references to properties encompass a diverse array of use types, including residential, commercial, storage units, mixed-use developments, logistics centers, and airports. It is important to note that all properties discussed herein are situated exclusively within the United States. Furthermore, please be advised that any mention of properties and data points noted in this report are in reference to properties managed by RXR or its affiliated entities. These properties may vary in function and purpose, reflecting our commitment to diverse real estate investments and developments across the nation. This ESG report aims to provide insight into our sustainable practices, initiatives, and performance across our diverse real estate holdings and will highlight RXR's sustainability initiatives at a selection of managed properties and investments. Please note that in the firm level section of our ESG Report, all references to properties exclusively pertain to our headquarters: 75 Rockefeller Plaza, situated in New York City, and RXR Plaza, located in Long Island, NY.

## GRI Disclosure

RXR's annual 2023 ESG report has been prepared with reference to the Global Reporting Initiative (GRI) Standard. Unless stated otherwise, the contents of this report are reflective of the calendar year 2023. We believe that the information contained within this report captures our environmental, social, and economic impacts throughout the reporting year. RXR and its ESG consultant chose focus areas to guide the selection of GRI topic-specific standards referenced in the report. These topics include, but are not limited to Energy, Emissions, Waste, Employment, and Diversity and Equal

Opportunity. RXR has incorporated disclosures for these topics throughout its ESG Report and details can be referenced in the appendix.

## UNSDG Disclosure

References to the 17 United Nations Sustainable Development Goals (UNSDGs) are made in recognition of their significance in ensuring a sustainable, resilient, and inclusive future in which no one is left behind. However, it is important to clarify that these mentions do not imply direct impact on the outcomes to measure meeting the ambitious targets set by the UNSDGs. While RXR acknowledges the value of the UNSDGs, we do not have a formal alignment or direct contribution strategy toward achieving these goals. Instead, we draw inspiration from the UNSDGs to measure the impact of our own business practices and initiatives. Our commitment lies in leveraging these goals as guiding principles to assess and enhance our contributions toward sustainability and societal well-being.

## Data Disclosure

The data contained in this report was vetted by internal subject matter experts and reviewed by our leadership team. Additionally, external assurance has been performed on the energy, water, and waste data contained within this report, and a letter of assurance is included within the report appendix. Questions regarding this report can be directed to Michael Aisner, RPA, LEED AP, SVP of Property Management, at [maisner@rxr.com](mailto:maisner@rxr.com).





RXR