

RXR

2024 TCFD Report



AVE HAMILTON GREEN
(RENDERING)

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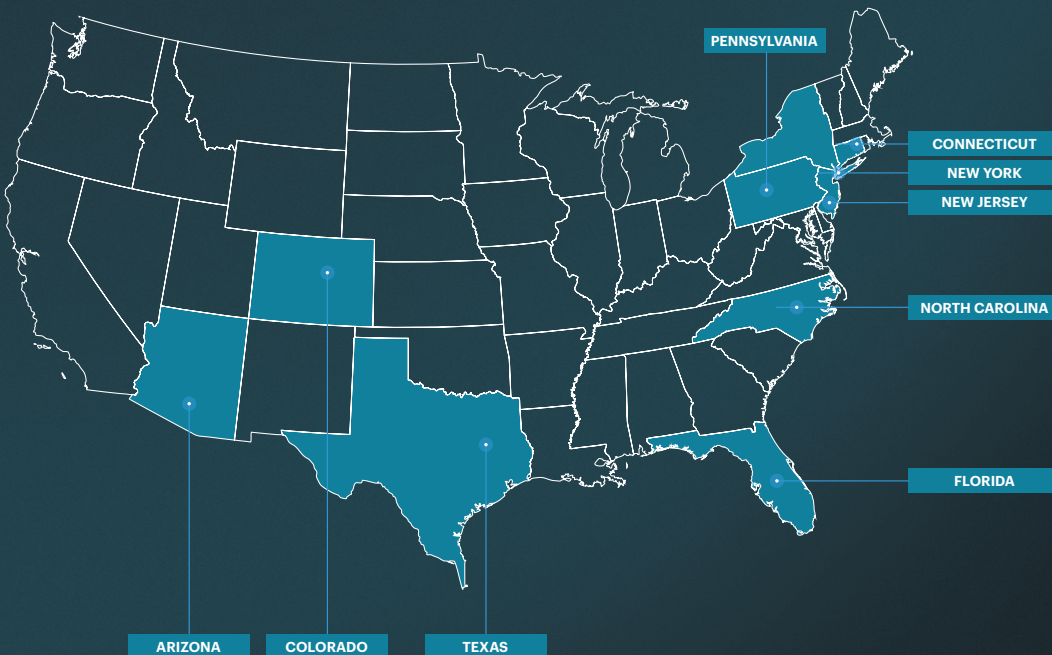
About RXR

RXR (or “the Firm”) 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 our stakeholders – our communities, our customers, our employees and our financial partners alike.

Committed to excellence, RXR delivers a wide array of expert services in the real estate industry, including development, asset management, leasing, engineering, and risk mitigation.

Headquartered in New York, RXR’s portfolio expands nationwide. Our team of over 425 professionals brings unwavering dedication to excellence in every community we serve. With innovation at our core, RXR excels at uncovering value in underperforming assets, developing impactful projects from the ground up, and integrating cutting-edge technologies.

RXR ASSET MAP



RXR AT A GLANCE*

425+
Employees

\$18B
Aggregate Gross
Asset Value

9,000+
Multi-Family
Residential Units

30.5M SF
of Commercial Properties

*As of 12/31/23

Our Approach to TCFD

At RXR, building strong and resilient communities within and surrounding our properties is vital to our ESG strategy. We seek to create a self-reinforcing cycle where each ESG component - energy efficiency, social impact, and governance - reinforces the other. This report, separate from our annual ESG report, is aligned with the recommendations of the Taskforce on Climate-related Financial Disclosures (TCFD) and underscores our commitment to cleaner, stronger, and more resilient communities.

The scope of this report covers the 2023 calendar year and all actively managed assets in the RXR portfolio. This report follows TCFD's recommended disclosures and is organized by the four pillars: **Governance, Strategy, Risk Management, and Metrics and Targets.**



175 PARK AVENUE (RENDERING)

Governance

The RXR Leadership Team – comprised of the Chairman & CEO, President, Vice Chairman/ Chief Legal Officer, and Chief Construction & Development Officer -- drives strategic direction, governance, and policy oversight. This team collectively establishes RXR's vision and short- and long-term goals, actively monitors real estate market dynamics, and adjusts investment strategies accordingly. Serving as the highest level of governance at RXR, the Leadership Team makes critical decisions to address climate-related risks.



Climate-Related Governance

RXR actively integrates climate-related governance into our business operations through the efforts of the Management and Operations teams as well as the Investment and ESG Committees. The Management Team oversees the day-to-day operations and executes the strategic plans set forth by the Leadership Team, integrating climate-related risks into property budgets and business processes.

The Operations team collects ESG data on potential investments to present to the Investment Committee, which evaluates both financial and non-financial material risks, including those related to climate, before making final investment decisions. The ESG Committee, formed in 2023, ensures the consistent and accurate implementation of ESG policies and climate initiatives.

ESG Committee

ESG Committee Chair

Michael Aisner
SVP, Head of Property Management and ESG

ESG Committee Members

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

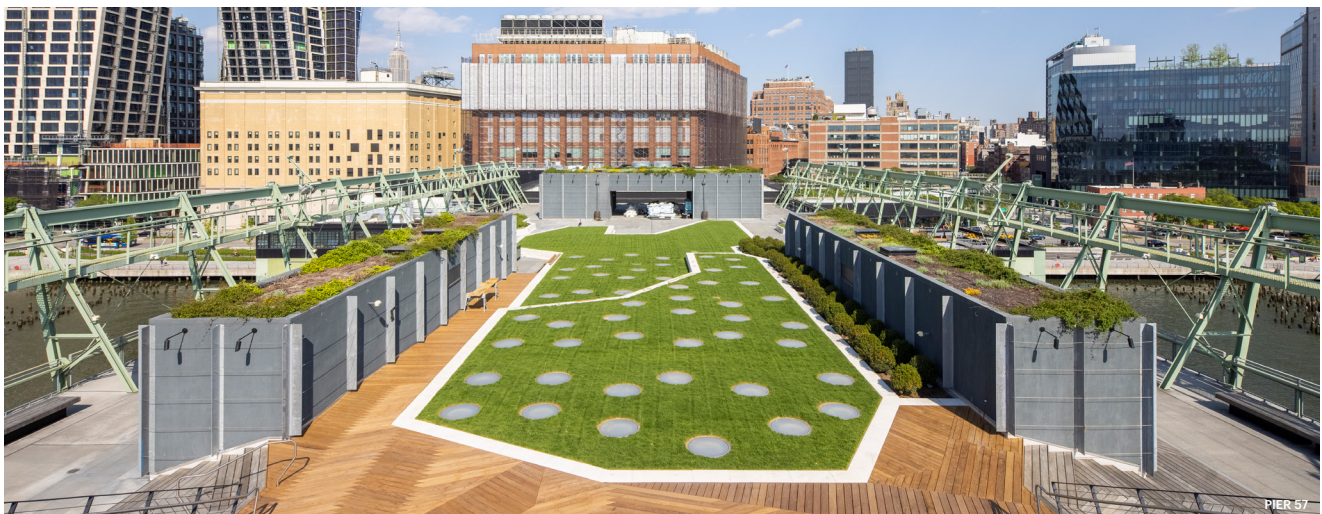
Strategy

RXR understands that climate-related risks and opportunities are fundamental to our operational resilience and long-term success. Guided by a robust strategy, we identify and actively manage climate-related risks across our portfolio, leveraging historical insights and industry expertise (see [Risk Management](#) for more details). For each identified risk, RXR has developed a targeted mitigation strategy.

As an owner, operator, and manager, RXR integrates climate considerations into operational and financial planning for each asset throughout its lifecycle. During due diligence, we identify potential climate and financial risks and impacts, incorporating them into decision-making. We then prioritize mitigation, energy efficiency, and emissions reduction initiatives to enhance resiliency, achieve our carbon reduction targets, and address financial challenges such as regulatory requirements, rising insurance premiums, and increasing energy costs. Building engineers evaluate the lifespan of infrastructure equipment, strategically planning upgrades to advance energy efficiency and carbon reduction goals while meeting operational, financial, and regulatory requirements. As extreme weather events occur with more

frequency and intensity, RXR will continue to review the risk levels and the evolving regulatory landscape to adapt to changing environmental conditions and safeguard the resilience of our assets and operations.

Green building certifications are a cornerstone of our climate strategy. In 2023, RXR earned ENERGY STAR certifications for 76% of our Commercial Portfolio and was named one of the ENERGY STAR Partners of the Year for Energy Management. Notably, every property in our commercial portfolio holds at least one green building certification. For more information, please refer to the [2023 ESG Report](#).



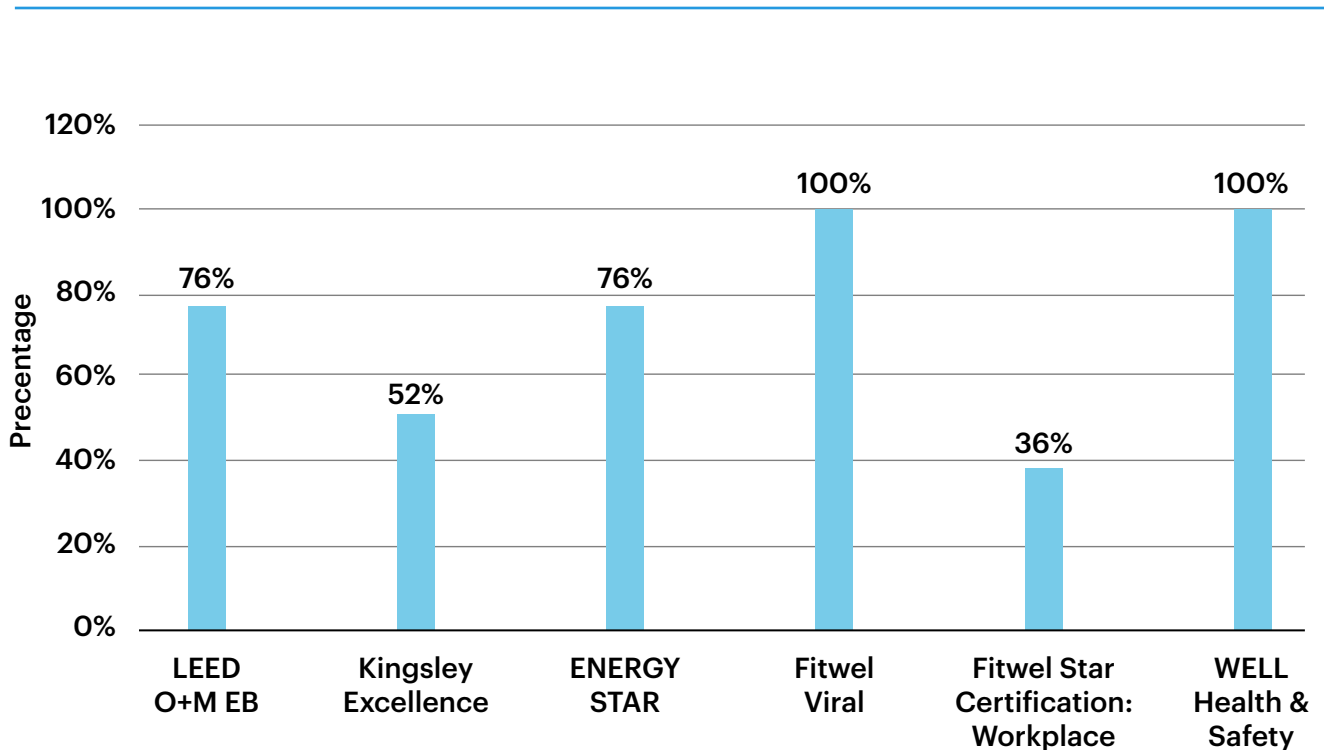
Strategy (Continued)

RXR’s strategy integrates emergency preparedness measures tailored to the specific climate-related risks of each asset.

These can include¹:

- Customized Emergency Preparedness Plans
- Participation in Demand Response Programs to assist local utilities during peak consumption times
- Critical equipment backed up by generator power or secondary systems to ensure redundancy and operational consistency
- Ongoing evaluation of public utility infrastructure to enhance resiliency at the property

Commercial Portfolio Green Building Certifications²



¹Included as applicable to the individual assets
²As of 12/31/23

Risk Management

RXR’s risk management framework addresses both climate-related physical and transition risks by integrating them into the Business Risk Steering Committee’s (BRSC) assessment process. The BRSC oversees risk assessments and reviews, disaster recovery planning, and business continuity efforts. Led by the Chief Accounting and Risk Management Officer, the BRSC reviews the Firm’s risk management practices, risk register, and mitigation strategies to ensure alignment with industry standards on a quarterly basis.



Through RXR’s semi-annual “Risk Weeks” led by the BRSC, each business unit evaluates current risks, assesses their potential impacts, and identifies mitigation strategies. These assessments include climate-related risks with a focus on establishing accountability, defining mitigation measures, and setting KPIs that align with RXR’s overarching climate goals, (please see [Metrics and Targets](#) for more details). The findings from Risk Week are presented to the Leadership Team, for review of identified risk mitigation techniques.

At the asset level, climate risks are assessed during the due diligence phase of potential acquisitions. RXR uses a proprietary ESG tool to identify and assess climate-related risks.

Developed in alignment with industry best practices and PRI, ULI, and Fitwel frameworks, the tool is completed at the discretion of the investment team member responsible for the acquisition.

In 2023, RXR partnered with a third-party consultant to conduct risk evaluations for all managed properties and operations. Engineers evaluated assets based on construction, occupancy, protection, and exposure to climate-related events. This collaboration enhanced our risk assessment process by quantifying the value of losses avoided through the implementation of mitigation measures. These insights inform our acquisition and management strategies, enabling RXR to manage climate risk more proactively.

Risk Management (Continued)

Key Physical and Transition Risks Facing RXR Assets Across the Portfolio³

Risk Type	Risk	Portfolio Risk Likelihood	Portfolio Risk Impact	Mitigation Strategy
Transition Risks	Emissions Reduction Regulations	High	High	<ul style="list-style-type: none"> Developing asset-specific emissions reduction plans to align with both RXR targets and local legislations (such as NYC LL 97 and NY State's CLCPA) Engaging tenants to implement behavioral changes to reduce emissions Utilizing lower-emissions materials and integrating energy efficient designs into new developments
	Refrigerant Phase Out Mandates	High	High	<ul style="list-style-type: none"> Developing asset-specific refrigerant phase out plans Incorporating specifications to align with standards into design for construction and developments
Physical Risks	Floods due to Storm Surge	Low	High	<ul style="list-style-type: none"> Reviewing assets on a case-by-case basis to understand the level of risk and preparing plans and barriers at assets with high levels of risk Evaluating current flood protection measures Implementing easily deployable mitigation and protection measures Modifying current asset equipment locations to lower the risk of failure due to flooding Incorporating flood protection into design of new assets
	Hurricane / Wind Storm	Moderate	Moderate	<ul style="list-style-type: none"> Evaluating the risk on an asset-by-asset basis Reducing risk of damage by securing potential debris Supplying at-risk assets with materials to protect against damage and temporarily repair broken fixtures until permanent repairs can be made
	Wildfire	Low	High	<ul style="list-style-type: none"> Identifying assets at high-risk for wildfires Continuing annual testing of fire protection devices and annual fire drills Updating Fire Safety Emergency Action Plans
	Sea Level Rise	High	High	<ul style="list-style-type: none"> Identifying high-risk assets at on a case-by-case basis Determining long-term capital objectives of moving critical infrastructure to higher locations Moving lobbies to higher plains where feasible
	Blackouts due to Storms / High Demand	Moderate	High	<ul style="list-style-type: none"> Proactively testing emergency power backup systems Creating engineering contingency plans across the portfolio

³As of 12/31/23



Risk Management (Continued)

Two examples from our portfolio showcase RXR’s ability to identify climate-related risks and implement design solutions that mitigate the future impacts of both physical and transition risks.



Starrett-Lehigh

The Starrett-Lehigh building, a premiere workplace destination spanning approximately 2.3 million square feet, is a cornerstone of New York City’s Chelsea neighborhood. Originally completed in 1931, this iconic property has been reimagined with extensive resilience enhancements to address physical and transition risks. Since acquiring Starrett-Lehigh in 2012, RXR has invested significantly to improve energy efficiency and performance, resulting in prestigious certifications such as LEED, Fitwel, WELL Health and Safety, and ENERGY STAR.

By auditing and mapping the steam and condenser water systems, updating condenser water pumps and cooling towers, adding steam zone control valves to reduce natural gas consumption, and installing high-efficiency HVAC systems, RXR has achieved annual energy savings of \$1 million while significantly reducing costs and the building’s carbon footprint.

Risk Management (Continued)

32 Old Slip

Located in Manhattan’s Water Street corridor and spanning an entire city block, 32 Old Slip is a 36 story building with approximately 1.1 million square feet that was completed in 1987. The storm surge caused by Hurricane Sandy in 2012 flooded the building’s two below-ground levels and brought about four feet of water into the lobby. The flooding caused over \$40 million in damages, crippling the building’s infrastructure and rendering it unusable by tenants for 35 days.

As a responsible owner and manager of commercial properties, RXR prioritizes providing tenants with uninterrupted access to office space while ensuring operational resilience.



32 Old Slip has several features to expedite recovery from natural disasters and improve overall building resiliency:



Relocated Infrastructure: Electrical, telecommunications, and fuel systems were moved from below ground to the third floor, 55 feet above sea level, where possible

Flood-resistant Utility Systems: Standard utility network protectors were replaced with submersible protectors to safeguard against water intrusion

Enhanced Water Pump Systems: Secondary domestic and redundant water pumps were installed to maintain reliable water supply during emergencies

Secured Fuel Systems: Submersible fuel tanks are structurally anchored to prevent displacement during flooding events

High Capacity Water Discharge: Powerful pumps siphon any water breaching the protection system to the street level, minimizing interior damage

Exterior Flood Barriers: An exterior aluminum flood protection system, featuring 1/4 inch thick, 35-pound planks, provides robust exterior defense. To ensure rapid deployment, RXR retains a specialized company on standby to install flood barriers when necessary. The system was successfully deployed during a subsequent hurricane, preventing any water from entering the building.

Metrics and Targets

RXR has set climate-related targets to navigate the energy transition to the economy of the future. We are committed to achieving net zero emissions across our portfolio by 2050, with an interim goal of reaching carbon neutrality by 2035. As part of the US Department of Energy’s (DOE) Better Climate Challenge, we have set a goal to achieve a 20% reduction in Energy Use Intensity (EUI) and a 50% reduction in Scope 1 and market-based Scope 2 Emissions by 2028.

Progress on Climate-Related Targets

As part of the US DOE’s Better Climate Challenge, RXR is committed to two goals: a 20% reduction in EUI and a 50% reduction in Scope 1 and market-based Scope 2 emissions by 2028 from a 2019 baseline. We not only achieved but surpassed these targets in 2022, six years ahead of schedule. That year, the firm reduced the emissions of the portfolio by 60%. This progress continued in 2023, with emissions down 67%, well in line with our target to be carbon neutral by 2035.

In addition, RXR met our EUI reduction target in 2021, achieving a 20% reduction from a 2019 baseline. We have continued to improve energy efficiency at our assets, further reducing source EUI by 35% from the 2019 baseline in 2023. Our building engineers work closely with our operations and investment teams to identify the most appropriate measures to reduce energy consumption at each asset.

RXR has also committed to achieving net zero emissions for our portfolio by 2050 based on a 2019 baseline. As of 2023, we have reduced our total Scope 1 emissions and location-based Scope 2 emissions by 28%. Moving forward, RXR will continue monitoring our emissions and implementing our climate strategy in order to reach our goal.


Energy Use Intensity (kbtu / sq ft)	2019 (baseline)	2020	2021	2022	2023	% Change 2019 (baseline) to 2023
Total Site Energy Use Intensity	102	92	90	85	75	-36%
Total Source Energy Use Intensity	192	175	168	159	142	-35%

RXR Energy Use Intensity as of 12/31/23. To ensure the accuracy of the reported data, RXR used a third-party to assure its ESG-related data, including energy consumption and emissions data in accordance with ISO 14064-2:2019. For more information, please see the 2023 RXR ESG Report.

Scopes 1 and 2 (MTCO2e)	2019 (baseline)	2020	2021	2022	2023	% Change 2019 (baseline) to 2023
Scope 1	10,699	5,309	5,672	6,746	6,180	-42%
Scope 2 (location-based)	134,109	79,907	101,176	102,558	98,790	-26%
Scope 2 (market-based)	134,109	121,004	34,332	35,492	41,840	-69%
Total Scope 1 and Scope 2 (location-based)	144,808	85,216	106,848	109,304	104,970	-28%
Total Scope 1 and Scope 2 (market based)	144,808	126,313	40,004	42,238	48,020	-67%

RXR Scope 1 and Scope 2 GHG Emissions as of 12/31/23


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 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	New York City
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	Long Island
	Residential

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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

Disclosures

Scope Disclosure

Throughout this report, references to properties encompass a diverse array of use types, including residential, commercial, and mixed-used developments. 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 TCFD report aims to provide insight into our practices, initiatives, and performance across our diverse real estate holdings and will highlight RXR's initiatives at a selection of managed properties and investments.

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 and emissions data contained within this report. 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 & ESG, at maisner@rxr.com.

RXR