RXR

Sustainability Report 2025

Performance with Purpose

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Leadership Message

In recent years, major economic, technological, and societal changes have continued to reshape how people live, work, and engage with their communities.

RXR's sustainability approach is shaped by the same secular forces that guide our investment strategy: changes in how people live, work, move, and interact with their communities. We seek to convert disruption into opportunity by pairing capital with operating capability, community partnership, and long-term stewardship. These changes also create opportunities to rethink how we invest in housing, infrastructure, and the long-term resilience of the communities where we operate.
At RXR, we have long believed that sustainability should be viewed through a broader lens. It is not just about operating buildings more efficiently or reducing emissions but also about building stronger communities and creating lasting value for the people and places connected to our ecosystem. For RXR, community engagement and sustainability are not separate from investment performance. They are part of our operating philosophy: stronger communities, better customer experiences, and more resilient assets can reinforce long-term value creation.

We also continued to embrace our role as a leader in public-private partnerships, which we believe are increasingly important as communities adapt to evolving economic conditions, infrastructure demands, and housing needs. In many cases, the scale and complexity of these challenges require collaboration between the public and private sectors to unlock investment, speed up development, and deliver long-term solutions that generate broader economic and social value. For example, at 61 Broadway in Lower Manhattan, our planned office-to-residential conversion aims to create 807 new homes, including 200 affordable units, while also repositioning underused office space into much-needed housing. In North Carolina, our Veridea master-planned community continues to move forward as a mixed-use development integrating housing, retail, schools, healthcare, and job opportunities, with about 8,000 homes planned over time. These projects demonstrate our belief that sustainability and economic growth are interconnected and that development can act as a catalyst for stronger, more resilient communities.

$4B	900	9,400
Invested in Housing	Daily Jobs	Multifamily Units

Beyond development and investment activities, we stayed dedicated to strengthening the communities in which we operate. In 2025, RXR donated more than $3 million to nonprofit and community organizations supporting education, healthcare, veterans' services, environmental conservation, and other vital initiatives.

Across our properties, we continued to grow resident and tenant engagement programs focused on wellness, sustainability, and local community connections, hosting multiple events annually at each location.

At the same time, we made steady progress toward our environmental goals through operational improvements and energy-efficiency measures across our portfolio. In 2025, total energy use across the RXR portfolio dropped roughly 4.5% year over year, while location-based emissions fell by about 6.2%. Water use was reduced by approximately 12.6% compared to the previous year. Additionally, energy initiatives implemented across the portfolio are projected to generate substantial savings in future years, including lower electricity consumption, district steam use, and carbon emissions.

Our commitment to sustainability also includes our people and organizational culture. In 2025, we continued to invest in workforce development, employee engagement, and cybersecurity readiness.

Looking ahead, we remain focused on creating lasting value through an integrated, long-term sustainability approach. We believe the most successful real estate platforms will combine operational efficiency with housing development, infrastructure investment, community involvement, and responsible resource management. At RXR, we are committed to advancing that vision for our partners, customers, employees, and the communities we serve.

> RXR's sustainability approach is shaped by the same secular forces that guide our investment strategy: changes in how people live, work, move, and interact with their communities.

Scott Rechler
RXR CEO & Chairman

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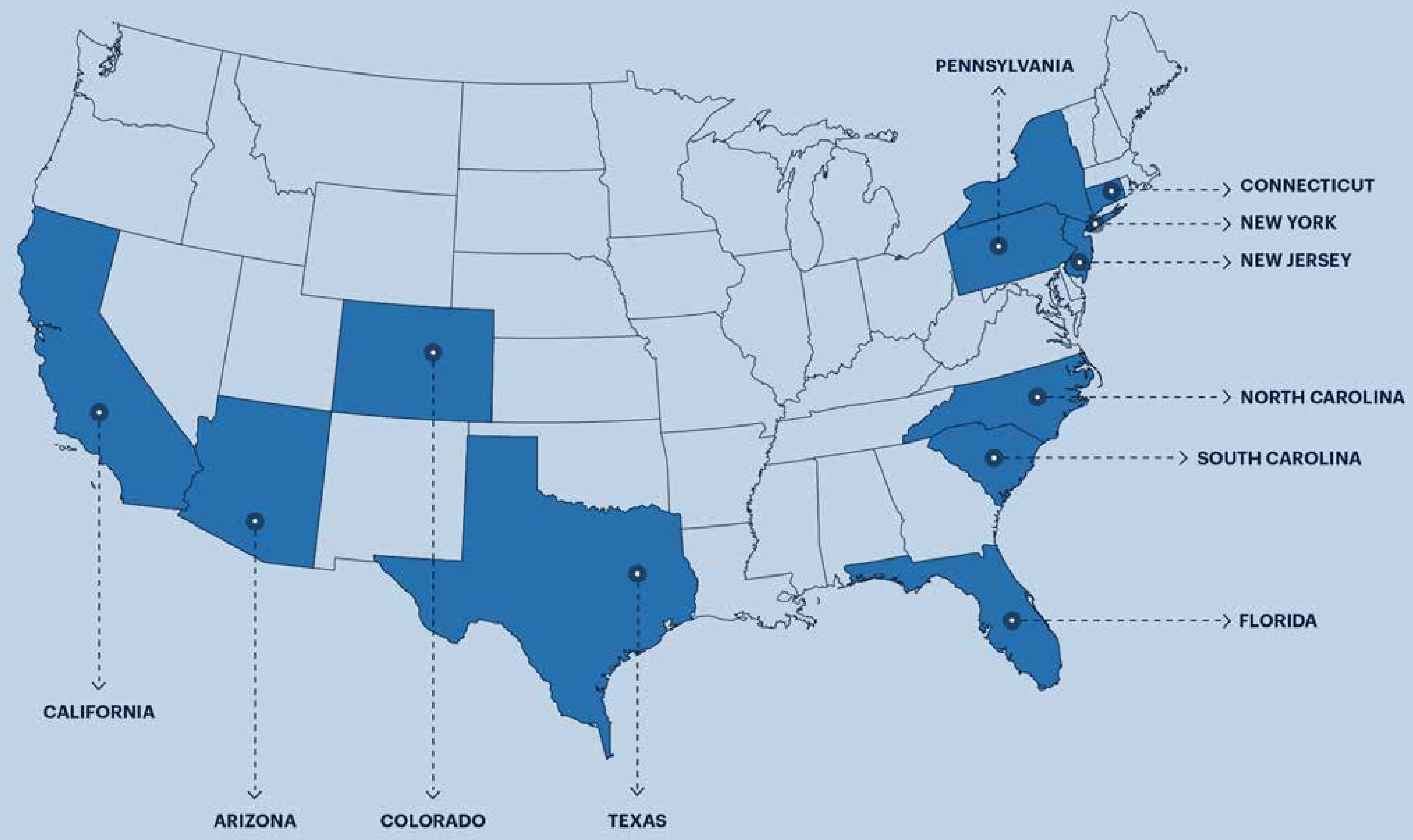
About RXR

RXR invests where compelling opportunities align with our thematic views, operating capabilities, and long-term demographic and economic trends. Our current footprint and target markets reflect where we see strong fundamentals today, not fixed boundaries for future investment.

Current Footprint



1211 Avenue of the Americas, New York, NY

175 Park Avenue, New York, NY

75 Rockefeller Plaza, New York, NY

Veridea Crossing, Apex, NC

Doing Good and Doing Well means Doing Better.

Headquartered in New York, RXR owns and operates assets across a national footprint. While New York remains RXR's largest market and a core competitive advantage, RXR operates as a diversified real estate investment and operating platform across multiple strategies and markets. In these markets, we deliver services across the real estate lifecycle, including development, asset management, leasing, engineering, and risk mitigation, leveraging a vertically integrated platform to execute complex projects and operational improvements.

Our footprint includes office, multifamily, logistics, and mixed-use strategies, enabling us to respond to evolving market dynamics while focusing on long-term asset durability and tenant experience.

RXR's Core Values

We are values-driven
We believe in doing the right thing

We are innovative
We believe in leading with bold ideas

We go above and beyond
We believe in striving for excellence

We are ambitious, not arrogant
We believe in staying humble and hungry

We believe in building enduring partnerships
We believe in cultivating trusted relationships

We are accountable
We believe in acting like an owner

Key Stats

79	Assets
$19.1B	AUM
400+	Employees
9,400	Multifamily Units Under Operation or Development
32.9M SF	of Commercial Properties Under Management

Figures are as of 9/30/25

2025 Awards, Recognition, & Key Achievements

WELL Health and Safety Leadership Award

In 2025, RXR received this award in recognition of high levels of WELL Health-Safety Rated locations across the portfolio. RXR has 19 properties with this distinction.

ULI NY Award for Excellence in Development

Pier 57 was recognized by the Urban Land Institute New York, honoring the project's successful transformation of a historic waterfront structure into a vibrant, mixed-use destination. The award recognizes projects that demonstrate excellence across the full development process and make a meaningful contribution to the surrounding community and built environment.

PIER 57

Green Building Certifications & GRESB

Green building certifications are central to our strategy, reflecting our commitment to independently verifying the performance of our high-quality assets.

We have deliberately pursued a range of certifications that each highlight different dimensions of high-performance buildings, including environmental performance and health and safety. These programs were selected for their evidence-based standards, ability to support property value, evaluation of reduced energy and water use, and focus on tenant health, comfort, and satisfaction. Holding multiple certifications positions certain assets as market leaders and serves as a clear differentiator across competitive office markets, including New York. All certifications are awarded by independent third-party organizations with specialized expertise.

Annually, RXR discloses information about our portfolio to GRESB, the leading real estate sustainability benchmarking organization. In 2025, we submitted data about both our New York Commercial and Residential Portfolios. The NYC Commercial portfolio increased to a score of 89 (from 86), and the Residential portfolio increased to a score of 69 (from 68).

GRESB

NYC Commercial	Residential
89 ↑	69 ↑
★★★★	★

PROPERTY	LEED O+M	Fitwel Star Certification	WELL Health and Safety	Energy Star	Kingsley Excellence
2 Clinton Park	-	★★ Design Certification			
5 Times Square	Silver	★	Yes	Certified	Yes
32 Old Slip	-	★	Yes	Certified	
48 South Service Road	Certified	-	Yes	Certified	Yes
58 South Service Road	Certified	-	Yes	Certified	Yes
61 Broadway	Silver	★	Yes	Certified	
68 South Service Road	Silver	-	Yes	Certified	Yes
75 Rockefeller	Platinum	★	Yes	Certified	Yes
89 Dekalb		★★★ Design Certification			
230 Park Avenue	Gold	★	Yes	Certified	Yes
237 Park Avenue	Certified	★	Yes	Certified	Yes
450 Lexington	Gold	★	Yes	Certified	
470 Vanderbilt	-	★	Yes		
530 5th Avenue	Gold	★★	Yes	Certified	
620 Avenue of the Americas	Certified	★	Yes	Certified	
1211 Avenue of the Americas	Gold	★	Yes	Certified	
1285 Avenue of the Americas	Gold	★	Yes	Certified	
Pier 57	-	-	-	In Progress	
RXR Plaza	Certified	-	Yes	Certified	Yes
Standard Motors Products	-	★	Yes		
Starrett-Lehigh	Certified	★★	Yes	Certified	
The Omni	Certified	-	Yes	Certified	Yes
Worldwide Plaza	Gold	★	Yes	Certified	

Environmental

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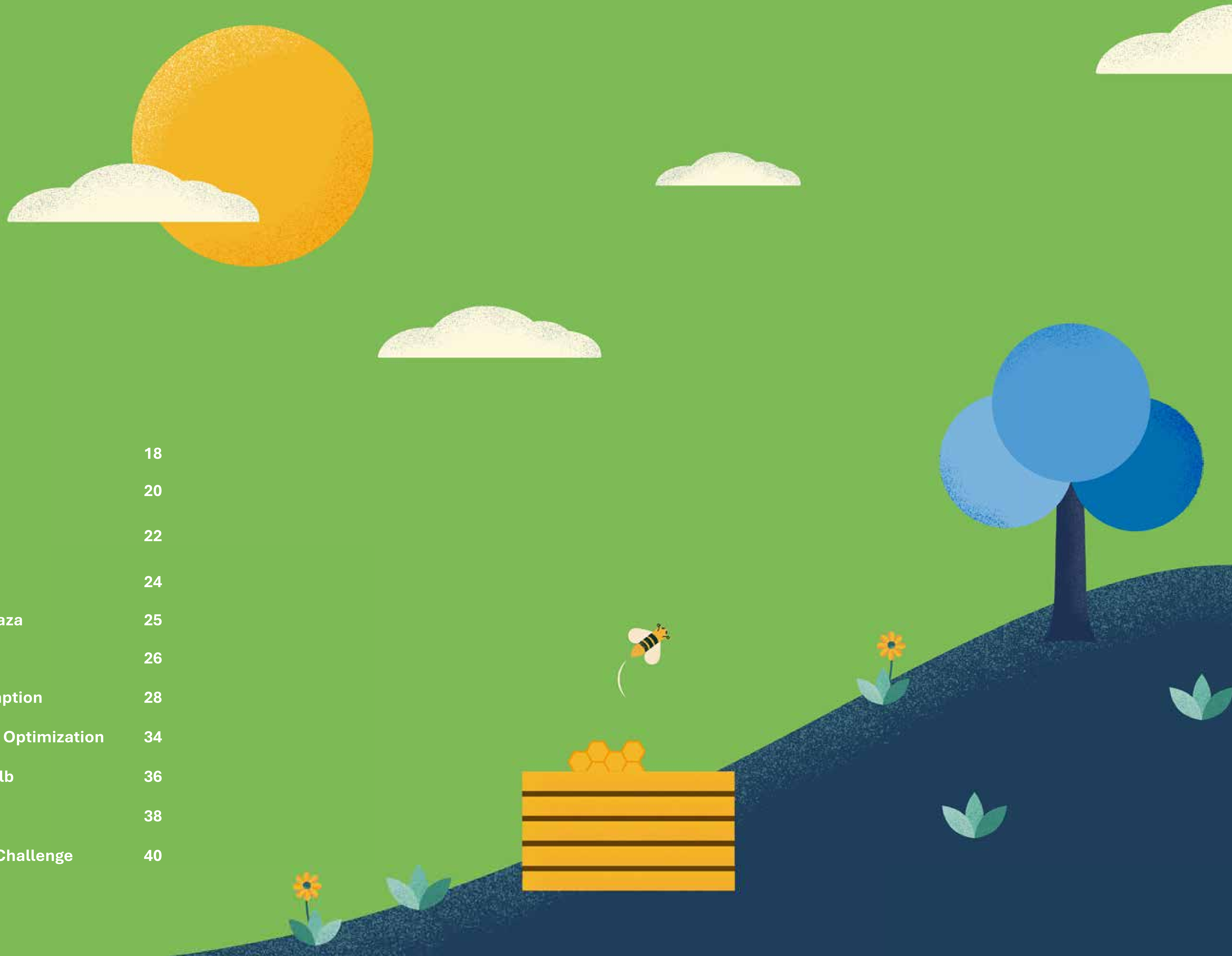


Environmental Integration

RXR invests in multiple sectors across the capital stack and asset lifecycle. We integrate environmental considerations throughout the entire investment lifecycle—from deal origination and diligence through business planning and operations to the investment exit.

Existing Assets

Throughout due diligence, we evaluate potential material risks and opportunities using a proprietary assessment framework. These findings are incorporated into investment committee materials to create a more robust investment process. During the hold period, we annually assess asset performance using building snapshots. These allow us to monitor a building's environmental footprint, tenant and community actions, and the policies and procedures in place to reduce risk and create value.

The ongoing monitoring ensures compliance with local, state, and federal regulatory standards and identifies opportunities for risk mitigation and operational efficiency improvements.

230 Park Avenue, New York, NY

Artist's Rendering

Veridea Crossing, Apex, NC

Ground-Up Development

For our construction and redevelopment projects, RXR prioritizes sites and approaches that have environmental benefits and improve building efficiency.

This includes integration of sustainable design features, rehabilitation of brownfields and superfund sites, transit-oriented developments, targeted building system upgrades, controls, and automation strategies, and, where relevant, reuse and conversion projects.

RXR prioritizes sites and approaches that have environmental benefits and improve building efficiency.

Capital Solutions

RXR's Capital Solutions platform provides flexible credit and structured equity solutions across the capital stack designed to address capital dislocation, unlock stalled projects, and create community value.

Originating more than $4 billion in loans in 2025, RXR has invested in projects that remediate brownfields, develop new housing, restart delayed construction and create new jobs.

Capital Solutions Key Stats

+$4 Billion
Loan Origination in 2025

+2,000
Multifamily units financed in 2025

+900
Daily jobs at construction projects financed in 2025


The Journal, Jersey City, NJ


15 Park Row, New York, NY

Artist's Rendering

CASE STUDY

Link Apartments Brownfield Redevelopment

Through our Capital Solutions platform, we financed the conversion of brownfield sites to multifamily housing to help address the critical lack of housing supply. This includes the Link Apartments project in Long Island City, Queens. Completed in August 2025, RXR financed the Link Apartments Queens Plaza project that converted an unusable brownfield into 417 apartments and more than 6,000 square feet of retail space. The project developer partnered with the Department of City Planning and Metropolitan Transportation Authority to participate in New York's Zoning for Accessibility program. As part of the partnership, the project transformed the Queensboro Plaza subway station into a fully accessible site by adding a 24/7 street-level elevator.

Completed in August 2025, RXR financed the Link Apartments Queens Plaza project that converted an unusable brownfield into 417 apartments and more than 6,000 square feet of retail space.

Link Apartments, Queens, NY

Office Sustainability

RXR's approach to office sustainability centers on operational optimization and tenant collaboration. Engineering and property management teams pursue building-level efficiency through controls optimization, efficiency improvements, and targeted retrofits.

In parallel, tenant engagement programs translate building performance goals into practical actions that support waste diversion, energy conservation, and data reporting quality.

RXR uses our corporate headquarters at 75 Rockefeller Plaza as a living laboratory to pilot initiatives. We strive to lead by example and then scale successful initiatives across other assets, where effective. This supports continuous improvement, helps meet local regulatory requirements, and strengthens tenant experience through transparent performance conversations.

75 Rockefeller Plaza, New York, NY

CASE STUDY

75 Rockefeller Plaza

Tenant Sustainability and Wellbeing Committee

In 2024, RXR established the Tenant Sustainability and Wellbeing Committee to spearhead sustainability initiatives to pilot at the building.

Led by the building manager, the Committee is comprised of volunteer tenant representatives that help identify impactful projects and promote initiatives in their spaces. To support tenant participation, the property management team regularly meets with each tenant participant to review progress of key performance indicators (e.g., waste diversion) and create customized programming. In addition, the Committee holds regular meetings to discuss initiatives, provide educational information, and understand goal progress.

Looking forward, the Committee plans to continue its programming and further customize it to each tenant's evolving needs. The Committee understands it can have a broader impact by connecting with specific tenants on industry-related topics. For example, it plans to partner with tenants in the manufacturing industry to identify methods to reduce waste and improve diversion rates in their operations. It also plans to engage media tenants to help facilitate sustainability-related communications.

In 2025, the Committee:

- Reviewed progress on energy reduction and waste diversion goals with tenants and provided recommendations to increase reductions
- Highlighted composting efforts and vendors that could improve diversion rates

Portfolio Performance

RXR is committed to reducing the environmental impact of our portfolio. Tracking energy, water, waste, and GHG emissions data enables us to evaluate building performance and identify opportunities for continuous improvement.


Artist's Rendering
AVE Station House, Denver, CO


590 Madison Avenue, New York, NY

Maven, New York, NY

GHG, Energy, & Water Consumption

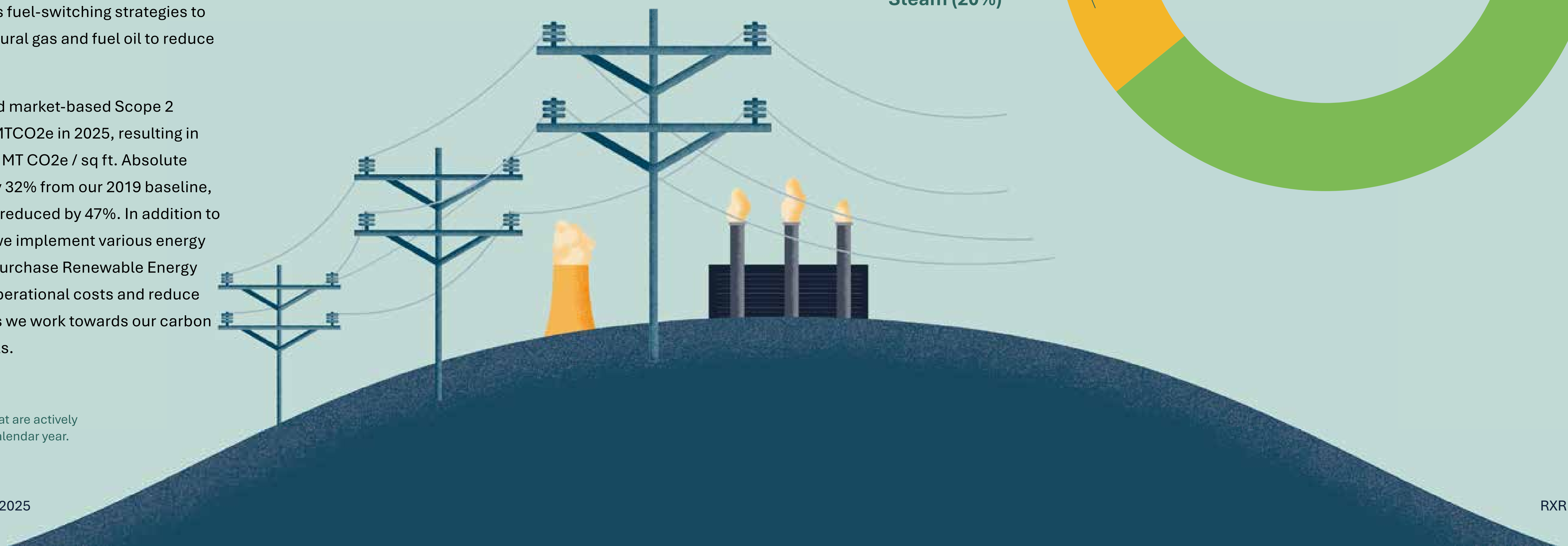
RXR is committed to achieving net zero emissions across our portfolio[1] by 2050 with an interim target of achieving carbon neutrality by 2035.

RXR is committed to achieving net zero emissions across our portfolio[1] by 2050 with an interim target of achieving carbon neutrality by 2035. In a changing policy environment, RXR continues to focus on practical, value-enhancing measures such as efficiency, resilience, fuel-switching analysis, data-driven operations, and responsible resource management.

In 2025, portfolio-wide[1] energy consumption totaled 508,091,891 kWh, down 6% from our baseline year of 2019. This resulted in an Energy Use Intensity of 18 kWh / sq ft, down 27% from 2019. Approximately 65% of RXR's energy consumption is electricity, followed by steam at 20% and natural gas at 14%. The remaining 1% is fuel oil. RXR assesses fuel-switching strategies to reduce consumption of natural gas and fuel oil to reduce GHG emissions.

Portfolio-wide[1] Scope 1 and market-based Scope 2 emissions totaled 98,969 MTCO2e in 2025, resulting in a GHG intensity of 0.00349 MT CO2e / sq ft. Absolute emissions were reduced by 32% from our 2019 baseline, and the GHG intensity was reduced by 47%. In addition to fuel-switching strategies, we implement various energy efficiency measures, and purchase Renewable Energy Credits (RECs) to reduce operational costs and reduce emissions from our sites as we work towards our carbon neutrality and net zero goals.

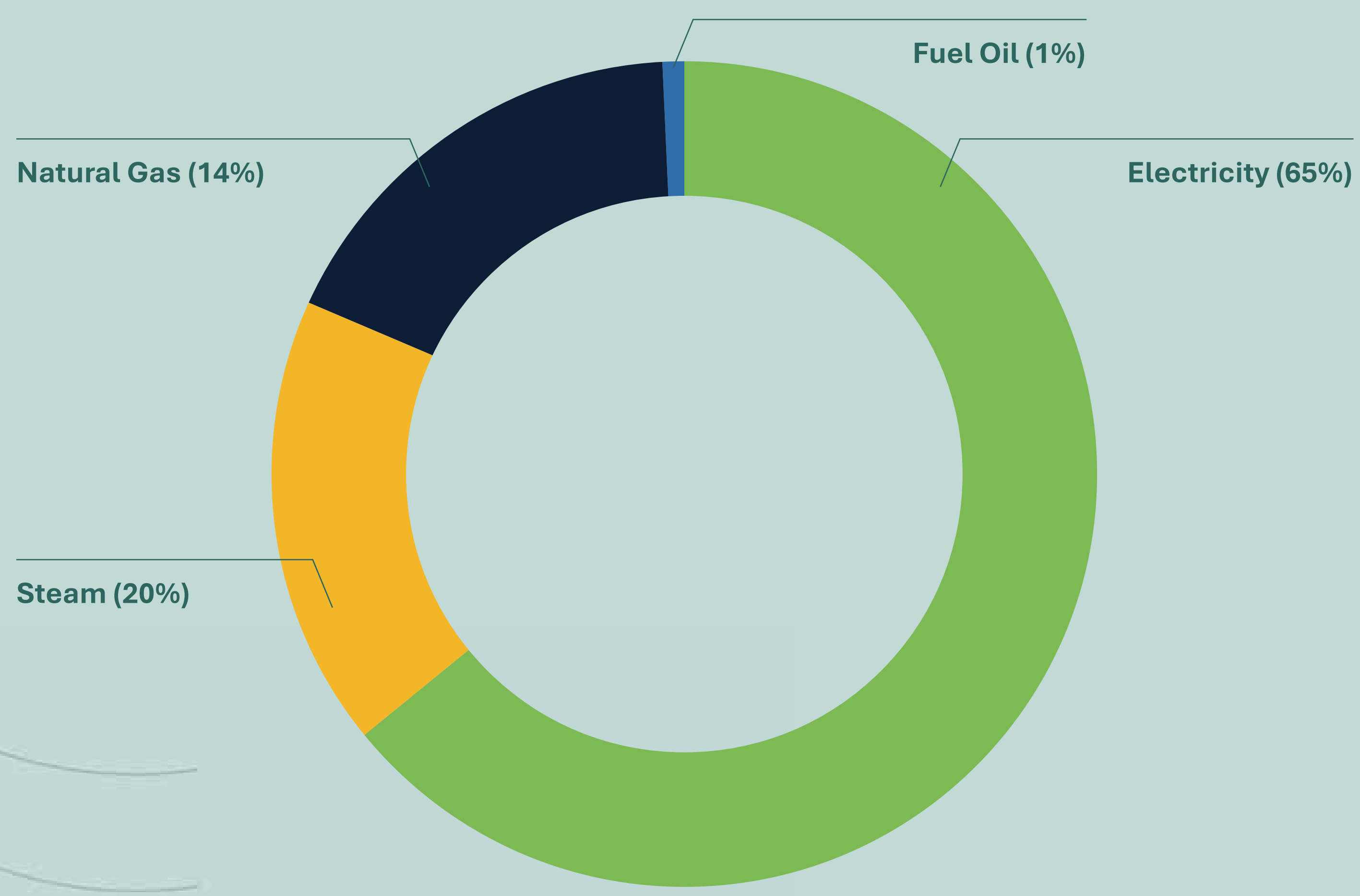
Water metrics are available from 2020 on, when we began to have reliable data. In 2025, the portfolio[1] consumed 469,025 kGals of water, an increase of 120% from 2020. Our water consumption has increased over time due to increased acquisition and management of residential assets in the portfolio, increased higher-density NYC commercial assets in the portfolio over the past two years, and decreased vacancy rates throughout the portfolio. Our engineering team is exploring measures to decrease water consumption and lower our impact on water resources.



[1] "Portfolio" is defined as assets that are actively managed by RXR for the defined calendar year.

In 2025, portfolio-wide[1] energy consumption totaled 508,091,891 kWh, down 6% from our baseline year of 2019.

2025 Energy Fuel Mix



Portfolio Makeup

	2019	2020	2021	2022	2023	2024	2025
Portfolio Sq Footage	22,010,976	22,639,564	23,063,875	23,073,094	21,178,494	22,466,281	28,367,644
Property Count	29	31	32	39	31	36	33

Energy Consumption

	2019	2020	2021	2022	2023	2024	2025
Energy Consumption (kWh)	539,181,110	490,435,893	483,930,419	449,782,864	438,375,836	410,875,862	508,091,891
Electric (kWh)	361,929,232	331,584,336	310,303,685	300,466,862	301,274,166	276,768,781	330,249,556
Steam (kWh)	46,730,725	53,964,178	69,288,901	74,620,878	68,337,226	60,000,746	103,168,244
Natural Gas (kWh)	121,713,550	98,343,683	98,309,048	67,618,459	63,917,286	66,913,295	70,933,543
Fuel Oil (kWh)	8,807,611	6,543,695	6,028,785	7,076,666	4,847,157	7,193,040	3,740,548
Energy Use Intensity (kWh / sq ft)	24	22	21	19	21	18	18

All data portfolio-wide as of 12/31/25

[1] "Portfolio" is defined as assets that are actively managed by RXR for the defined calendar year.

In addition to fuel-switching strategies, we implement various energy efficiency measures, and purchase Renewable Energy Credits to reduce operational costs and reduce emissions from our sites as we work towards our carbon neutrality and net zero goals.

Absolute emissions were reduced by 32% from our 2019 baseline, and GHG intensity was reduced by 47%.

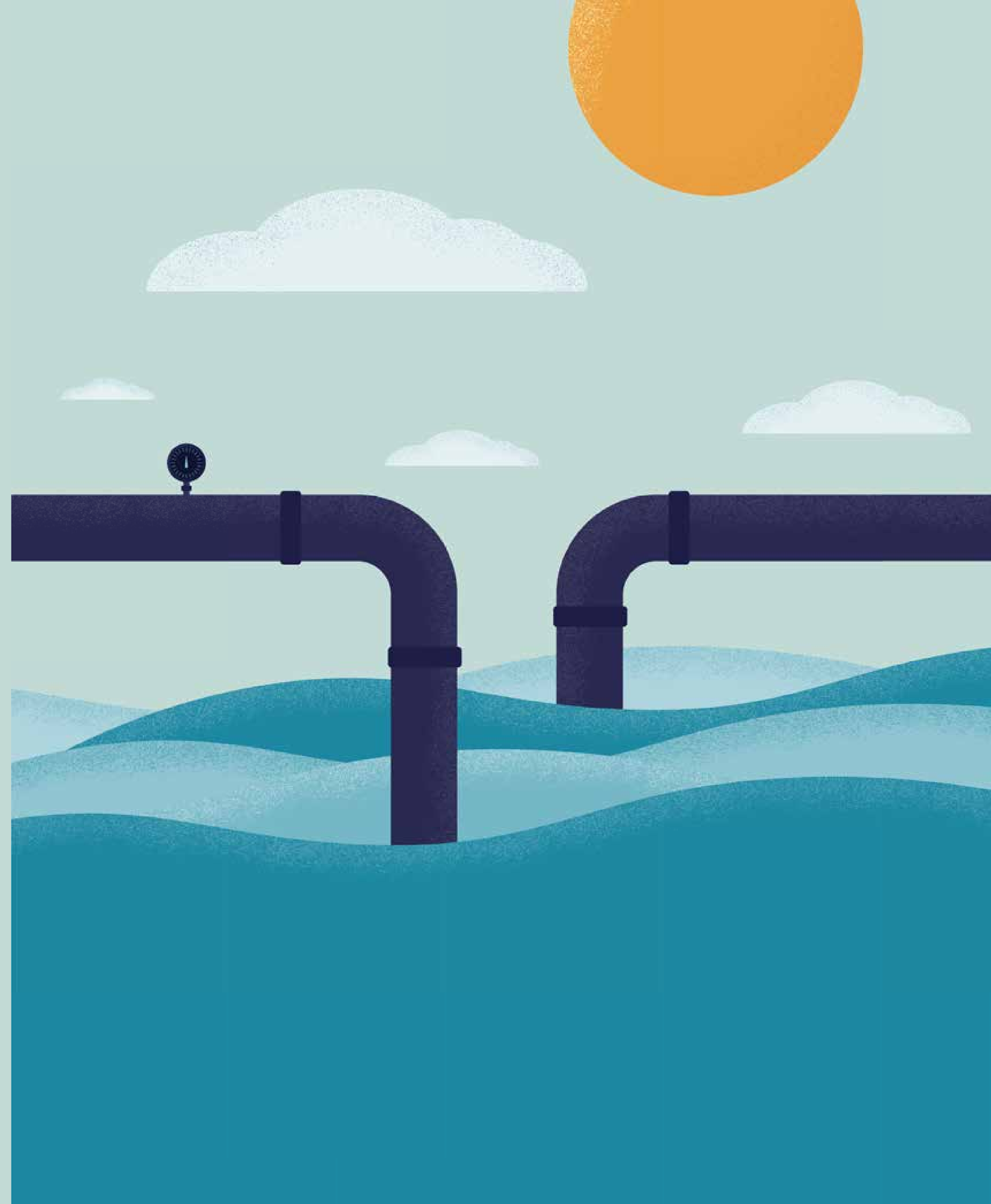
GHG Emissions Inventory

	2019	2020	2021	2022	2023	2024	2025
Total Emissions (Scope 1+ Scope 2 LB) (MT CO2e)	144,809	132,441	129,607	150,568	155,016	152,312	171,236
Total Emissions (Scope 1+ Scope 2 MB) (MT CO2e)	144,809	132,441	129,607	62,399	80,004	75,733	98,969
Scope 1 (MT CO2e)	10,699	11,437	14,084	13,509	12,715	13,919	13,353
Scope 2 - Location (MT CO2e)	134,109	121,004	115,523	137,060	142,302	138,393	157,882
Scope 2 - Market (MT CO2e)	134,109	121,004	115,523	48,890	67,289	61,814	85,616
Scope 1 + Scope 2 MB Carbon Intensity (MT CO2e / sq ft)	0.00658	0.00585	0.00562	0.0027	0.00378	0.00337	0.00349

Water Consumption

	2020	2021	2022	2023	2024	2025
Water Consumption (kGals)	213,148	255,211	325,825	346,620	405,717	469,025
Water Intensity (gal/gsf)	0.0094	0.0111	0.0141	0.0164	0.0181	0.0165

All data portfolio-wide as of 12/31/25



CASE STUDY

Energy Efficiency Optimization

RXR implements energy efficiency across our portfolio through an engineering-driven approach that combines system optimization, intelligent controls, and long-standing partnerships with utilities and public agencies.

We focus on scalable solutions that reduce energy consumption and associated emissions while enhancing operational performance and asset resilience. These initiatives are embedded within day-to-day building operations and are aligned with regional and state decarbonization objectives, allowing us to deliver measurable environmental outcomes without compromising reliability or tenant experience.

Across the portfolio, we prioritize data-driven optimization strategies that align building operations with real-time demand. At 32 Old Slip, a comprehensive Building Automation System (BAS) modernization was paired with targeted mechanical and steam system upgrades to improve thermal efficiency and reduce unnecessary energy use. Measures including demand-based equipment operation, condenser water optimization, airside control improvements, and digital steam controls enable the building to match output to actual conditions, reducing excess energy use. Collectively, these upgrades are expected to reduce annual energy consumption by more than 24,170 MMBtu and lower emissions by approximately 1,567 MTCO2e, while also extending equipment life and improving system reliability.


450 Lexington Avenue, New York, NY

We used a similar optimization framework at 1285 Avenue of the Americas, where system integration and centralized controls were used to improve transparency, accountability, and performance across HVAC operations. By implementing a BAS and deploying adaptive control logic that responds to occupancy and environmental conditions, the property transitioned to a more efficient operating model. These enhancements are anticipated to deliver energy reductions of more than 24,380 MMBtu annually and emissions reductions of approximately 1,661 tons of CO2e, while strengthening data quality for ESG reporting and supporting proactive, predictive maintenance practices.


450 Lexington Avenue, New York, NY

At 450 Lexington, RXR combined infrastructure modernization with tenant engagement to deliver environmental and social value at scale. Capital improvements, including modular high-efficiency fan arrays, central plant optimization, airside enhancements, and digital steam controls, were complemented by active support for tenant lighting upgrades and comprehensive rebate management. This approach is expected to reduce energy use by approximately 7,900 MMBtu annually, generate an estimated $602,000 in annual utility savings, and lower emissions by 670 tons of CO2e. The project also strengthens operational resilience through system redundancy while engaging tenants as partners in achieving shared sustainability objectives.

Together, these examples illustrate how RXR implements energy efficiency not as isolated capital projects, but as a portfolio-wide operating strategy grounded in engineering rigor, cross-sector collaboration, and continuous improvement. By reducing energy consumption, lowering emissions, and improving asset performance, RXR reinforces the long-term resilience of its properties while advancing alignment with climate goals and evolving stakeholder expectations.

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32 Old Slip, New York, NY


1285 Avenue of the Americas, New York, NY

CASE STUDY

Eighty Nine DeKalb

Eighty Nine DeKalb reflects RXR's commitment to delivering high-performance residential assets that integrate sustainability, resident wellness, and thoughtful community engagement. Designed as an all-electric building, the property operates without onsite fossil fuels, supporting RXR's broader decarbonization goals while providing residents with highly efficient, modern living spaces. Apartments feature all-electric kitchens and high-efficiency heat pump systems for heating and cooling, reducing operational emissions while enhancing indoor comfort and energy performance.

Sustainable design features are paired with resident-focused amenities that promote comfort, waste reduction, and resource efficiency. Electrochromic windows automatically adjust to sunlight to manage heat gain and glare, improving energy efficiency and occupant comfort. Residents also have access to an on-demand rental kiosk offering shared-use household items and electronics, reducing the need for individual ownership and minimizing waste. The building's biophilic lobby design incorporates curated greenery that supports resident well-being, with options for residents to extend these elements into their homes. Proximity to zero-waste grocery and personal care delivery services further reinforces sustainable everyday living.


Zauben

Eighty Nine DeKalb has achieved Fitwel certification at the highest three-star level, reflecting a strong focus on health, safety, and well-being across building design and operations. This emphasis extends to resident programming, including plant-based cooking classes and wellness-oriented events that encourage healthy lifestyles, social connection, and community building. Together, these elements demonstrate how RXR integrates sustainability, wellness, and hospitality-driven engagement to create resilient, desirable residential environments that support long-term value.

Eighty Nine DeKalb delivers all-electric, wellness-focused living with efficient design, Fitwel three-star certification, and amenities that make sustainable living easy.


Artist's Rendering

Eighty Nine DeKalb, Brooklyn, NY

view	Electrochromic windows tint automatically with the sun to balance heat and light
ephoca	Heat pumps, for high-efficiency heating and cooling
fitwel	3-star Fitwel certification for a healthier building environment
TULU	On-demand rental kiosk reduces waste and clutter
Zauben	Lush greenery and plant care service for wellness and air quality
PRECYCLE	Zero-waste shopping and delivery service for waste reduction
plant candy	Resident events like plant-based cooking classes


Precycle

Waste Diversion

We manage waste across our portfolio with a focus on reducing landfill disposal, increasing diversion, and improving data visibility at the asset level.

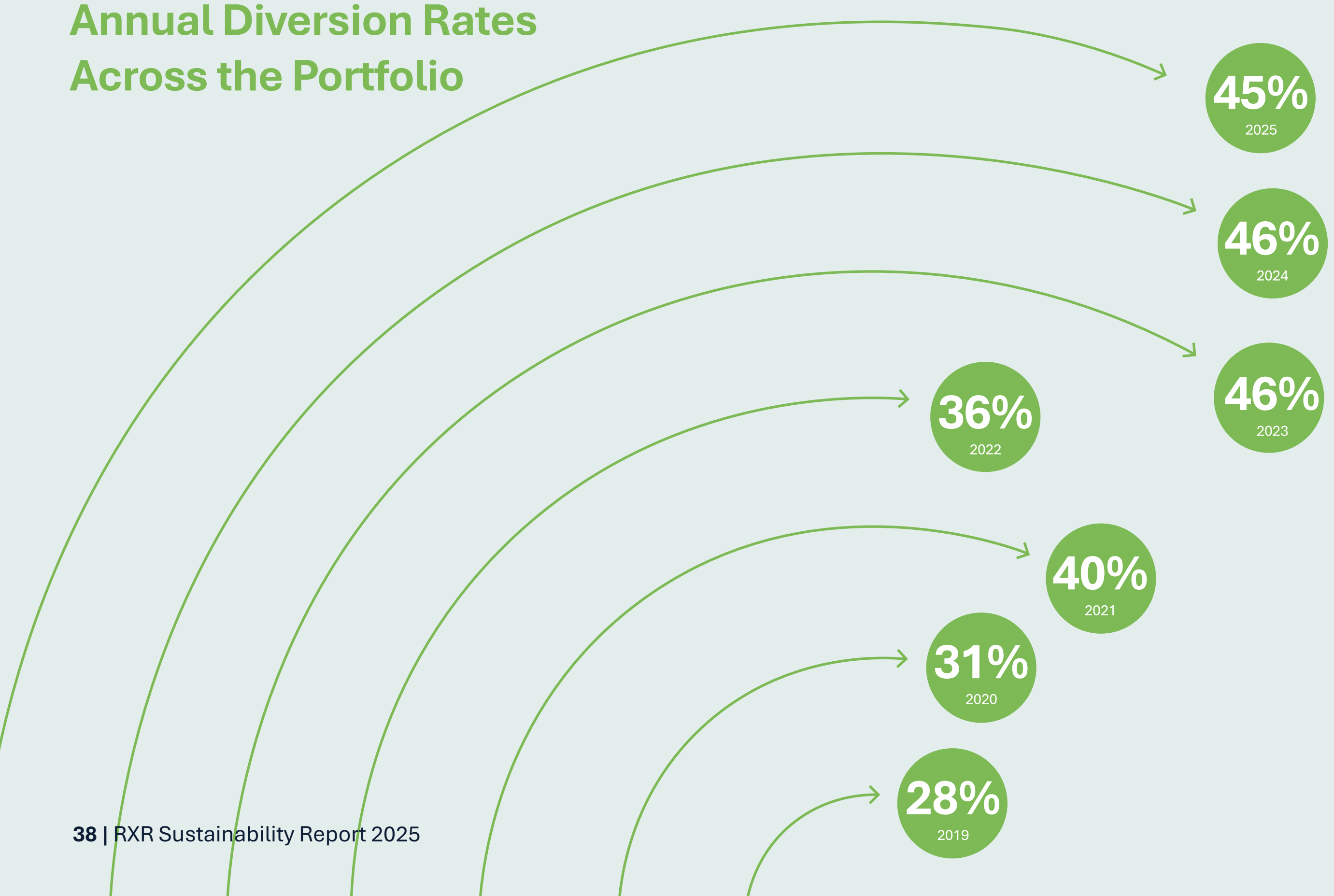
Through partnerships with specialized service providers and ongoing engagement with property teams, RXR tracks waste generated by stream, monitors diversion performance, and identifies opportunities to expand recycling, composting, and reuse initiatives. These efforts support operational efficiency, tenant engagement, and progress toward the firm's broader sustainability objectives.

We aim to maintain a diversion rate of 40% across our New York Commercial Portfolio. In 2025, we continued to exceed our goal, reaching a 45% diversion rate through a combination of strategic educational programming for tenants, enhanced engagement with building operations teams, and incentivized projects.

Since 2020, we have partnered with Think Zero, a third-party advisory firm dedicated to helping businesses reduce waste. Each year, Think Zero conducts detailed waste audits to understand the kinds and quantities of waste generated by our tenants and identify insights to improve recycling and composting. We communicate these results to property managers and tenants to understand how to implement these actions and best improve diversion rates for each tenant.

Each year, we host donation events throughout our portfolio to further divert waste from landfills. In 2025, this resulted in 257,541 pounds of items diverted from landfills and incineration. Items included furniture, e-waste, and toilet paper.

Annual Diversion Rates Across the Portfolio



Each year, we host donation events throughout our portfolio to further divert waste from landfills.

113,145 lb
Paper specialty shredded

135,035 lb
Electronic waste specialty recycled

289.5 lb
Beverage pods specialty recycled

120 lb
Reuse (pallets, water jug, etc)

3,195 lb
Toilet paper donation

645 lb
Clothing donated

1,507 lb
Other material donated

3,605 lb
Unwanted tenant furniture donated

CASE STUDY

Shredded Paper Challenge

In 2025, we held the second annual Shredded Paper Challenge for our New York City Commercial portfolio.

The challenge encourages increased paper shredding and recycling and improves transparency into office recycling rates. Through the challenge, participants submit official receipts from professional shredders. The information is used to calculate the total weight of shredded paper, which is recycled, instead of going to the landfill or being incinerated.

113,145

Pounds of shredded paper recycled

Social

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Housing & Jobs

The ongoing housing crisis represents one of the most pressing challenges facing the US today. Limited supply, escalating costs, and demographic shifts have made access to safe, affordable housing increasingly difficult.

RXR's residential strategy is multi-dimensional, combining development, adaptive reuse, value-add repositioning, flexible capital, and operating capabilities to expand and improve housing stock in markets with durable demand drivers.

RXR is committed to being a part of the solution by creating additional housing units in major markets throughout the country through our equity investments in standing assets and ground-up developments, as well as through financing projects through our Capital Solutions platform. RXR understands that creating additional housing demands a unique approach for each market. While developing new buildings from the ground up is a solution in suburban locations, RXR employs office-to-residential conversions in densely populated and developed metropolitan areas, including New York City.

At RXR, public-private partnerships are also a core investment strategy. These collaborations can advance housing, infrastructure, jobs, resilience, and long-term value. Projects such as 61 Broadway, Veridea, and Clinton Park illustrate this strategic approach.

61 Broadway, New York, NY

CASE STUDY

61 Broadway

Residential Conversions

61 Broadway is a 33-story tower in Manhattan's Financial District. Purchased in 2014, the building was once a bustling hub for law firms and financial services companies. Like many office buildings in New York City, occupancy decreased during the COVID-19 pandemic. Recognizing the evolving market demands, RXR announced plans to reposition the property through a large-scale conversion from approximately 788k square feet of office space to 807 multifamily units, including 200 designated affordable units. The project is intended to support New York City's critical demand for housing while revitalizing an underutilized commercial asset.

807 Multifamily Units

200 Designated Affordable Units

> The project is intended to support New York City's critical demand for housing while revitalizing an underutilized commercial asset.

Currently preparing for construction, RXR is leveraging the conversion as an opportunity to enhance the building's overall energy performance and reduce greenhouse gas emissions in compliance with local regulations. Planned improvements include upgrades to HVAC systems as well as enhancements to the building's façade and envelope to improve efficiency, durability, and long-term performance. Together, these measures are expected to contribute to a more sustainable, resilient asset while supporting the delivery of much-needed housing.

CASE STUDY

Veridea

Veridea is a 1,100-acre, master-planned mixed-use community in Apex, North Carolina, governed by a custom sustainability zoning framework that concentrates development in walkable village and urban core areas while permanently preserving more than 250 acres of open space, recreation, and civic land.

This zoning supports a long term mix of residential, retail, office, healthcare, education, and life sciences uses, enabling residents to live close to jobs and services while reducing sprawl and infrastructure strain.

RXR's development approach leverages this existing framework to deliver a people centered, resilient project while maintaining flexibility across the years-long buildout. By 2035, Veridea is expected to include up to 8,000 residential units, 3.5 million square feet of retail, hospitality, and civic space, 12 million square feet of commercial space, a new public elementary school and a new community college, supporting sustained housing demand and employment growth in a high growth market.

8,000	12M sq ft	1,560	8,000
Residential Units	Commercial Space	Annual Construction Jobs	Permanent Jobs

Veridea Crossing, Apex, NC
Artist's Rendering

Over an anticipated 10 year buildout, construction at Veridea is expected to support approximately 1,560 on site construction jobs annually, or 2,300 total jobs per year regionally when indirect and induced impacts are included. At full buildout, the project is projected to support more than 5,100 permanent on-site jobs and approximately 14,000 permanent jobs countywide across office, healthcare, life sciences, advanced manufacturing, retail, hospitality, and education.

A key anchor for long-term employment is the North Carolina Children's Campus, selected by Duke Health and UNC Health to locate at Veridea. The campus is expected to support approximately 8,000 permanent jobs, positioning Veridea as a major healthcare and life sciences hub and reinforcing the project's role as a durable, long-term economic engine.

NC Children's Hospital, Apex, NC
Artist's Rendering


Summit House, Apex, NC
Artist's Rendering

RXR plans to create a livable, walkable community that brings schools, retail, industry, parks, and housing and jobs to the area.

Veridea

Plant-Based Charcuterie Board Event at Maven

Tenant Engagement

Tenant and community engagement is a core component of RXR's sustainability approach and a key contributor to the long-term value of our residential portfolio.

RXR views tenant and resident engagement as part of a broader hospitality-driven operating model, creating stronger feedback loops, deeper customer relationships, and more resilient asset performance over time. Our properties are designed to serve not only as places to live and work, but as active contributors to the neighborhoods in which we operate. Through thoughtful programming that integrates environmental awareness, social connection, and local partnerships, RXR enhances quality of life for residents while strengthening ties with surrounding communities. This focus helps create vibrant, inclusive spaces and reinforces the premium residential experience across the portfolio.

We typically host three to four tenant engagement events annually, with programming tailored to residents' interests and the local community. Events emphasize health and wellness, environmental stewardship, and community building, and often extend beyond traditional social gatherings to include hands-on, educational experiences. These initiatives have included sustainability-focused vendor engagements, farmers markets, zero-waste pop-ups, plant-based cooking demonstrations, e-waste recycling, and community donation programs. We have found that environmentally focused programming often drives higher participation and deeper engagement than conventional events, underscoring residents' interest in purposeful, values-driven experiences. Many programs are family- and pet-friendly, and several are designed to bring together residents, local businesses, and municipal partners, further embedding our properties within their neighborhoods.

Precycle Event at the Willoughby

Kinka Plant Sale at Sawyer Place

We typically host three to four tenant engagement events annually at each property, with programming tailored to local context and residents' interests.

The RealReal Event at Maven

CASE STUDY

Harbor Landing

Harbor Landing in Glen Cove, Long Island exemplifies RXR's approach to integrating sustainability, community engagement, and local economic support at the site level.

The property regularly hosts farmers markets that feature locally grown produce, breads, and artisan goods, celebrating regional growers and small businesses while encouraging residents to shop locally. Complementary programming has included floral arrangement workshops led by local vendors, providing residents with hands-on experiences that reinforce an environmentally conscious lifestyle and support neighborhood entrepreneurs.

In addition to these events, Harbor Landing has implemented practical, resident-driven sustainability initiatives. The property hosted an e-cycling and document shredding event at no cost to residents, enabling the responsible disposal of electronic waste and sensitive materials. Strong tenant participation and feedback have prompted plans to repeat the program. A clothing donation bin located in the garage is consistently utilized by residents, with items redirected to individuals transitioning out of homelessness and preparing for job interviews.

Harbor Landing has also hosted reusable tote bag-painting workshops, offering residents a personalized alternative to single-use plastic bags while promoting everyday sustainability practices.

Flower Bouquet Workshop

HARBOR LANDING

The property hosted an e-cycling and document shredding event at no cost to residents, enabling the responsible disposal of electronic waste and sensitive materials.

Reusable Tote Painting

CASE STUDY

The Plaza at Clinton Park

RXR's decade-long redevelopment of downtown New Rochelle demonstrates how a sustained, place-based approach to real estate investment can deliver meaningful social impact alongside long-term value creation.

Through close partnership with the City of New Rochelle and local community organizations, RXR has transformed a formerly underutilized downtown area requiring environmental remediation into a vibrant, mixed-use neighborhood centered on housing access, job creation, and inclusive public spaces.

The revitalization effort began with the remediation of a former brownfield site that once housed a deteriorating parking deck. Rather than treating the site as an isolated development opportunity, RXR approached it as the foundation for a broader urban transformation. Through phased development, RXR delivered One Clinton Park and Two Clinton Park, high-end mixed-use, multifamily projects that together include more than 700 residential units and over 20,000 square feet of retail space. Highgarden Tower is a 219-unit affordable housing building with 8,000 square feet of community incubator space contributed by the City of New Rochelle.

The Plaza at Clinton Park is a 16,000 square foot civic gathering place in the heart of downtown that serves as a community hub.

CLINTON PARK

Climate Week Exhibition

In March 2025, RXR partnered with the City of New Rochelle and The Lincoln Park Conservancy to host a dedication ceremony in Clinton Park Plaza honoring the city's rich Black history. The event featured poetry, local food, and remarks from elected officials, historians, artists, and community leaders. A plaque featuring "Unforget" by the poet and academic Rashaun Allen pays tribute to Black heritage.

During Climate Week, RXR supported the "Sustainable at Home" event, welcoming residents to an afternoon focused on sustainability education and everyday climate action. The event featured plant-based food vendors, hands-on workshops, health-focused building certifications, and demonstrations of shared amenities that support more sustainable living, translating environmental goals into accessible, resident-focused experiences.

Poem Dedication Ceremony

RXR hosted Kids Fun Day at Clinton Park Plaza, welcoming local families for an afternoon designed to celebrate community and connection. The event featured interactive games, youth soccer activities with the Westchester Soccer Club, and local food vendors, bringing new energy to the plaza and reinforcing its role as a welcoming, family-friendly public space. Through programming like Kids Fun Day, RXR continues to activate the spaces it creates, ensuring they serve as gathering places that foster belonging and shared experiences.

Together, these activities illustrate how RXR's Downtown New Rochelle investment integrates housing, jobs, culture, sustainability, and community life. Through long-term partnership, intentional design, and ongoing engagement, RXR's redevelopment continues to strengthen social resilience and create lasting value for residents, businesses, and the City of New Rochelle.

Westchester Soccer League Block Party

> Rather than treating the site as an isolated development opportunity, RXR approached it as the foundation for a broader urban transformation.

Climate Week Exhibition

Employee Engagement & Recognition

At RXR, we believe that a strong, inclusive workplace where employees feel supported and empowered is fundamental to our mission of Doing Good and Doing Well.

Our approach to employee engagement emphasizes recognition, professional development, and building the capabilities needed for ongoing success.

Moving forward, we are focused on ensuring RXR remains a great place to work by continuously listening to our people and evolving in response to what matters most to them.

> "I appreciate all of the hard work that went into the event. It was great to catch up with so many women in the company I don't get to see often."
>
> *- Employee from **Women's History Month Event***

Women's History Month Event

Employee Awards - The Rexys

As part of our ongoing recognition efforts, we honored standout team members across departments with values-driven awards that reflect our culture and commitment to growth:

Property Management Awards

Staying Humble and Hungry
Awarded to the team members who display high levels of ambition while remaining respectful in their day-to-day role

Doing the Right Thing
Recognizes the individuals who showcase values-driven actions and decision-making

Cultivating Trusted Relationships
Celebrates the team members who cultivate enduring partnerships at their properties

Acting like an Owner
Awarded to the individuals who hold themselves and their team accountable

Leading with Bold Ideas
Celebrates the team members who showcase exemplary innovation

Striving for Excellence
Recognizes the team members who go above and beyond in their role

Corporate Awards

Aspiring Learner
Recognizes individuals who show exceptional promise and dedication in their journey toward leadership excellence

Building Up Others
Awarded to the individuals who consistently go above and beyond to support those around them

Doing Good and Doing Well
Celebrates the individuals who excel professionally while positively contributing to society

Fierce Communication
Recognizes individuals who excel in the art of assertive and transparent communication

Spirit
Awarded to individuals who embody the essence of positivity, resilience, and inspiration

> "Wonderful to come together as a group and recognize team members for their achievements and hard work in their fields/properties."
>
> *- Employee from **Property Management Offsite***

Employee Committees

Our Employee Committees provide dedicated spaces for employees to connect, share experiences, and support one another's growth.

We have three such committees: the Women's Committee, which was established in 2022, and the Mosaic and Veterans' Committees, which were established in 2023. Membership and events are open to all corporate employees, regardless of identity. Ten events were held across the three groups in 2025, ranging from celebrating the Lunar New Year to remembering the sacrifices made on 9/11.

Black History Month Event

"I think the team does a great job of diverse events. Well done!"

*- Employee from **Black History Month Event***

Women's History Month Event

"It was a brilliant half-day session, and I look forward to attending again."

*- Employee from **Women's History Month Event***

Aromatherapy Event

Employee Health & Wellness Program

At RXR, we view employee well-being as a strategic priority that is integral to both individual fulfillment and long-term organizational performance.

We are intentional in cultivating a workplace culture that not only supports but actively advances physical, mental, and emotional health. Through thoughtful wellness programs and initiatives, RXR empowers employees to build sustainable habits, enhance resilience, and maintain balance across all aspects of their lives.

Our commitment goes beyond programming to embedding well-being into the employee experience by fostering a culture where people feel supported, engaged, and able to perform at their best. This approach has earned RXR the Cigna Healthy Workforce Designation each year since 2023, recognizing the strength, innovation, and measurable impact of our wellness strategy.

In 2025, our physical and mental health programming included:

- Monthly on-site massage services at our corporate offices, providing employees with accessible opportunities to relax and recharge
- A self-defense workshop to build confidence and personal safety skills
- Guided meditation, Tai Chi, and yoga sessions to encourage stress management
- A series of wellness-focused webinars covering topics such as goal setting, using AI to support personal wellness, and overall healthy living practices
- Year-round raffle prize opportunities for wellness participation to encourage healthy habits
- Dedicated webinars for Military Appreciation Month and Mental Health Awareness Month, reinforcing our commitment to awareness, inclusion, and holistic well-being

Aromatherapy Event

"Keep up the great work fostering team connection! It's wonderful to see everyone learning, growing, and enjoying the opportunity to build stronger relationships with colleagues. Experiences link these truly bring teams closer together."

*- Employee from **Engagement Event***

RXR in the Community

Guided by our belief that "Doing Good and Doing Well means Doing Better," RXR recognizes that our responsibility extends beyond the assets we manage to the communities that surround them. For RXR, community engagement and sustainability are not separate from investment performance—they are part of our operating philosophy: stronger communities, better customer experiences, and more resilient assets can reinforce long-term value creation.

By building strong local relationships and supporting the health and vibrancy of nearby neighborhoods, we help cultivate resilient, thriving environments that benefit both our commercial tenants and multifamily residents. Strong communities contribute directly to the long-term performance, desirability, and value of our portfolio.

RXR prioritizes local hiring throughout the development of projects and intentionally incorporates retail opportunities that enable small, locally owned businesses to grow and succeed. We also focus our philanthropic activities on nonprofits that operate in our communities. Through these efforts, RXR seeks to generate shared value, strengthening communities while enhancing the sustainability and appeal of our assets.

Philanthropic Initiatives

- National September 11th Memorial
- Northwell Health Foundation (Advancing Women in Science)
- Friends of Hudson River Park
- enCourage Kids Foundation
- Diabetes Research Institute

$3M
Donated in 2025

Governance

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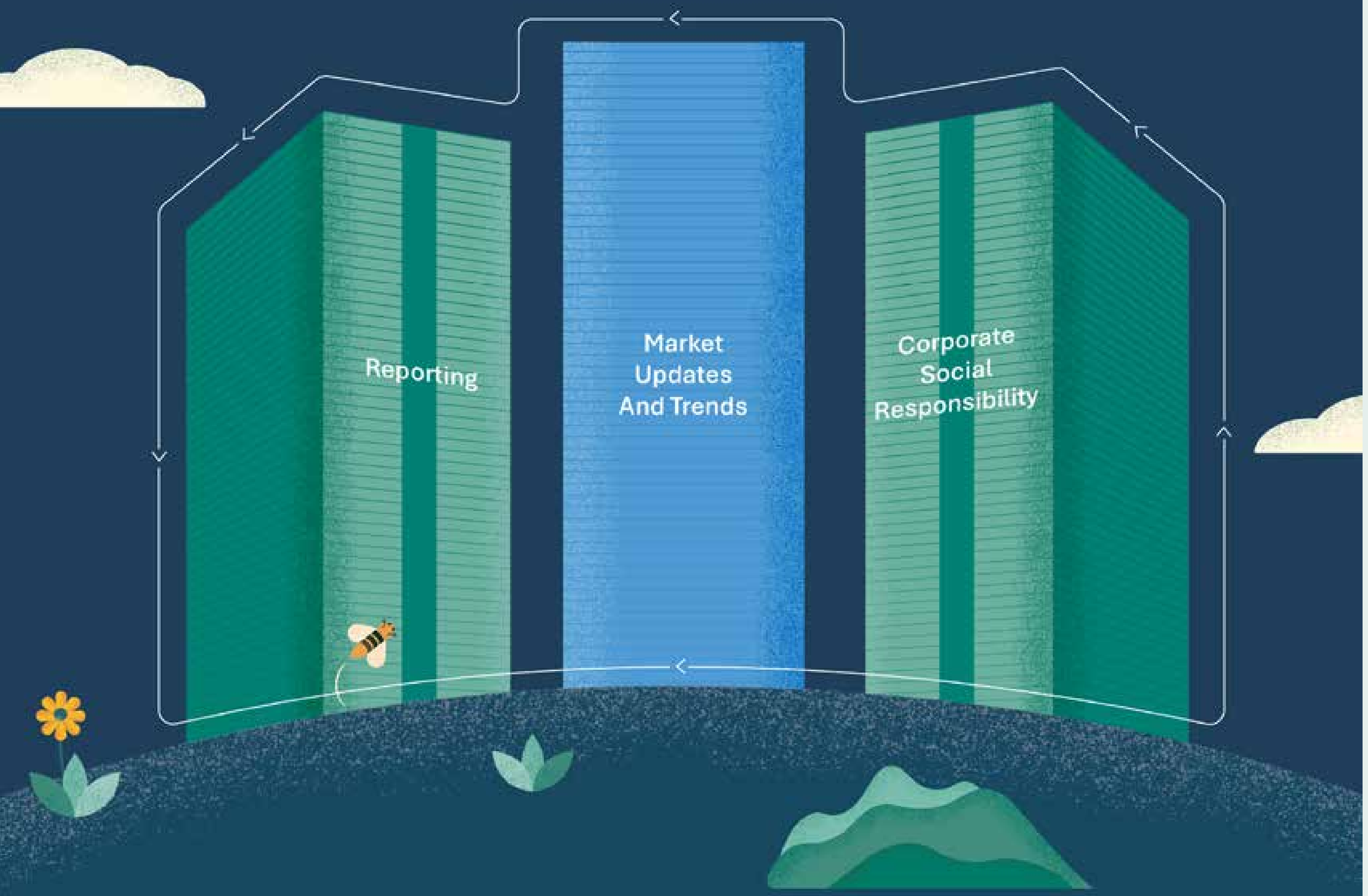
ESG Committee

RXR's sustainability governance is supported by a cross-functional committee responsible for strategy alignment, initiative oversight, and reporting coordination.

The committee is comprised of team members spanning development, property management, engineering, risk, technology, and operations, with three working groups focused on reporting, market updates and trends, and corporate social responsibility.

To broaden leadership capacity, RXR established three dedicated co-vice chairs aligned to the key pillars of sustainability management: Environmental, Social, and Governance. This new structure is intended to share accountability across leaders closest to execution while maintaining clear oversight.



Chair

Michael Aisner
SVP, Chief of Staff - Office

Vice Chairs

Alex Gulagaci
Environmental

Mitchell Grant
Social

Cindy Osmundson
Governance

Members

Frank Pusinelli
SEVP, Chief Administrative Officer & Head of Office

Whitney Arcaro
Chief Revenue Officer, Residential

Phil Bryan
EVP, Director of Information Technology

Brian Cheeseman
EVP, Head of Asset Management

Bill Elder
EVP, Managing Director of New York City Division

Joseph Graziose, Jr.
President, Construction & Development

Russell Young
EVP, Investment Management Group

Kyle Durning
SVP, Residential Asset Management

David Gise
SVP, Head of Hospitality, Amenities, and AI

Matt Kurzweil
SVP, Chief Accounting & Risk Management Officer

Andrew Min
SVP, Strategy & Digital Initiatives

Eric Schlameuss
SVP, Design & Construction

Jarrod Whittaker
SVP, Residential

Robyn Furman
VP, Office Services, Employee Engagement & Education

David Garten
Senior Advisor

Yelle Belle
Marketing Director

Carla Pecani
VP, People Business Partner

Emmet Tso
Engineering Operations Manager

Lauren Maturo
VP, Marketing

Scott Crowe
EVP, Chief Strategy Officer & Head of Equity Capital Markets

Risk Assessment & Governance

Effective risk management is central to RXR's ability to create long-term value and operate resilient, high-performing assets.

Our enterprise risk management framework is designed to identify, assess, and manage risks across the business, including financial, operational, regulatory, environmental, technological, and reputational risks. Through disciplined governance practices, asset-level engagement, and a dynamic approach to risk oversight, RXR seeks to proactively manage uncertainty, adapt to changing asset profiles, and safeguard the firm's ability to deliver sustainable, risk-adjusted returns over the long term.

Oversight of enterprise risk management is led by RXR's Business Risk Steering Committee (BRSC) under the direction of the Chief Accounting and Risk Management Officer (CARMO). The BRSC is a multidisciplinary group representing key business functions and is responsible for evaluating enterprise-level risks, prioritizing mitigation strategies, and aligning risk oversight with the firm's strategic objectives and risk appetite.

Risk identification and assessment occur through informal and formal processes and continuous engagement. In addition to structured reporting and review cycles, the CARMO conducts regular asset-level site visits and maintains consistent dialogue with asset managers, property managers, and operating teams. This on-the-ground engagement provides real-time insight into operational conditions, emerging risks, and changes in asset use, enabling more timely and informed risk management decisions.

RXR recognizes that asset risk profiles are dynamic and may evolve significantly over time, particularly as buildings undergo repositioning, redevelopment, or changes in use. Office-to-residential conversions introduce new categories of risk related to occupancy, operations, safety, regulatory requirements, and insurance coverage. These changes necessitate proactive coordination across RXR's risk management, insurance, legal, and asset management teams, as well as early and ongoing engagement with insurance providers.

In connection with RXR's sustainability efforts, RXR Risk Management and Property Management receive regular climate-resilience reporting from FM Global, a property insurance provider for RXR's managed property portfolio. FM Global is a worldwide insurance and engineering company specializing in climate-resilient property protection. Combining scientific research, scenario analysis, engineering expertise, and tailored insurance solutions, FM Global helps RXR identify climate-driven vulnerabilities — such as flood, wind, wildfire, and other extreme weather conditions —and promotes risk mitigation strategies. FM Global regularly conducts site-level assessments and presents loss-prevention recommendations to RXR.

RXR maintains a strong governance culture grounded in ethical conduct, transparency, and accountability.

In 2025, FM Global provided a Climate Resilience Tracking report to RXR noting RXR's climate resilience efforts mitigated evaluated exposure by more than $37 million. The risk reduction resulted from operational improvements such as removing stone ballast exposures to windows, upgrading skylights, and improving wind resistance conditions at specific managed properties. Nevertheless, RXR recognizes the evergreen nature of climate risk and that resilience requires consistent monitoring and oversight due to the evolving nature of RXR's managed portfolio and a dynamic operating environment. Climate risks such as extreme precipitation, wind, flood, temperature, and sea level rise, are business continuity risks considered throughout the organization's risk assessment activities.

Recent conversions, including the transformation of 5 Times Square, highlight how changes in asset use require reassessment of risk classifications, coverage structures, and insurer engagement strategies. RXR incorporates these transitions into its enterprise risk framework to ensure that evolving uses are appropriately reflected in insurance programs, operating protocols, and governance oversight.

Formal risk identification is supported by recurring processes, including quarterly risk dashboard reporting, asset-level reviews, and semiannual Risk Week assessment exercises. During Risk Week assessments, each business unit conducts a structured self-assessment of material risks, including sustainability and climate-related risks, and presents findings to senior leadership and the BRSC. This process promotes accountability, cross-functional alignment, and early identification of emerging risks.

Climate-related risks, including physical and transition risks, are increasingly incorporated into RXR's enterprise risk considerations and evaluated alongside market, operational, and regulatory risks. These risks inform capital planning, asset strategy, insurance considerations, and long-term portfolio resilience.

RXR maintains a strong governance culture grounded in ethical conduct, transparency, and accountability. Our Employee Handbook defines expectations related to business ethics, conflicts of interest, anti-bribery, fraud prevention, and workplace conduct, and employees have access to confidential reporting mechanisms, including an anonymous hotline.

Tech Resiliency & Cybersecurity

Tech resiliency and cybersecurity are critical components of RXR's enterprise risk management framework and operational resilience strategy.

As digital tools, data platforms, and connected systems continue to expand across investment management, property operations, and tenant engagement, safeguarding systems and information is essential to maintaining trust and ensuring business continuity.

In 2025, artificial intelligence (AI) became an increased focus across RXR's operations. The firm continues to pursue the benefits of AI to enhance productivity, decision-making, and operational efficiency, while remaining disciplined and intentional in its adoption. RXR takes a deliberate approach to AI implementation, balancing innovation with robust governance, security controls, and risk assessment. AI tools are evaluated to ensure appropriate integration with existing systems, alignment with data protection standards, and consistency with cybersecurity and privacy requirements before broader deployment.

Oversight of technology resiliency and cybersecurity is led by RXR's Information Technology function, in coordination with executive leadership and enterprise risk management committees. RXR maintains a defense-in-depth cybersecurity framework designed to protect systems and data across the organization, from secured building access points and network infrastructure to individual employee desktops and cloud-based platforms.

A core priority of RXR's cybersecurity strategy is business continuity and data protection. The firm maintains incident response, disaster recovery, and business continuity plans designed to protect critical systems, limit disruptions, and enable rapid recovery in the event of cyber incidents or system outages. Regular testing of these plans supports operational readiness and helps minimize potential impacts to asset operations, investors, tenants, and employees.

Protecting investor, tenant, and company data is a foundational element of RXR's cyber risk management approach. Sensitive information is safeguarded through layered controls including access management, encryption, monitoring, and secure data storage practices. These measures are designed to maintain confidentiality, integrity, and availability of information across all business functions.

RXR emphasizes that cybersecurity is both a technical and organizational responsibility. Employees play a critical role and receive ongoing training, including onboarding instruction, annual refresher courses, simulated phishing exercises, and regular communications on emerging cyber risks such as social engineering and malware. In 2025, 100% of employees completed cybersecurity training. This focus on awareness strengthens human-level defenses alongside technological controls.

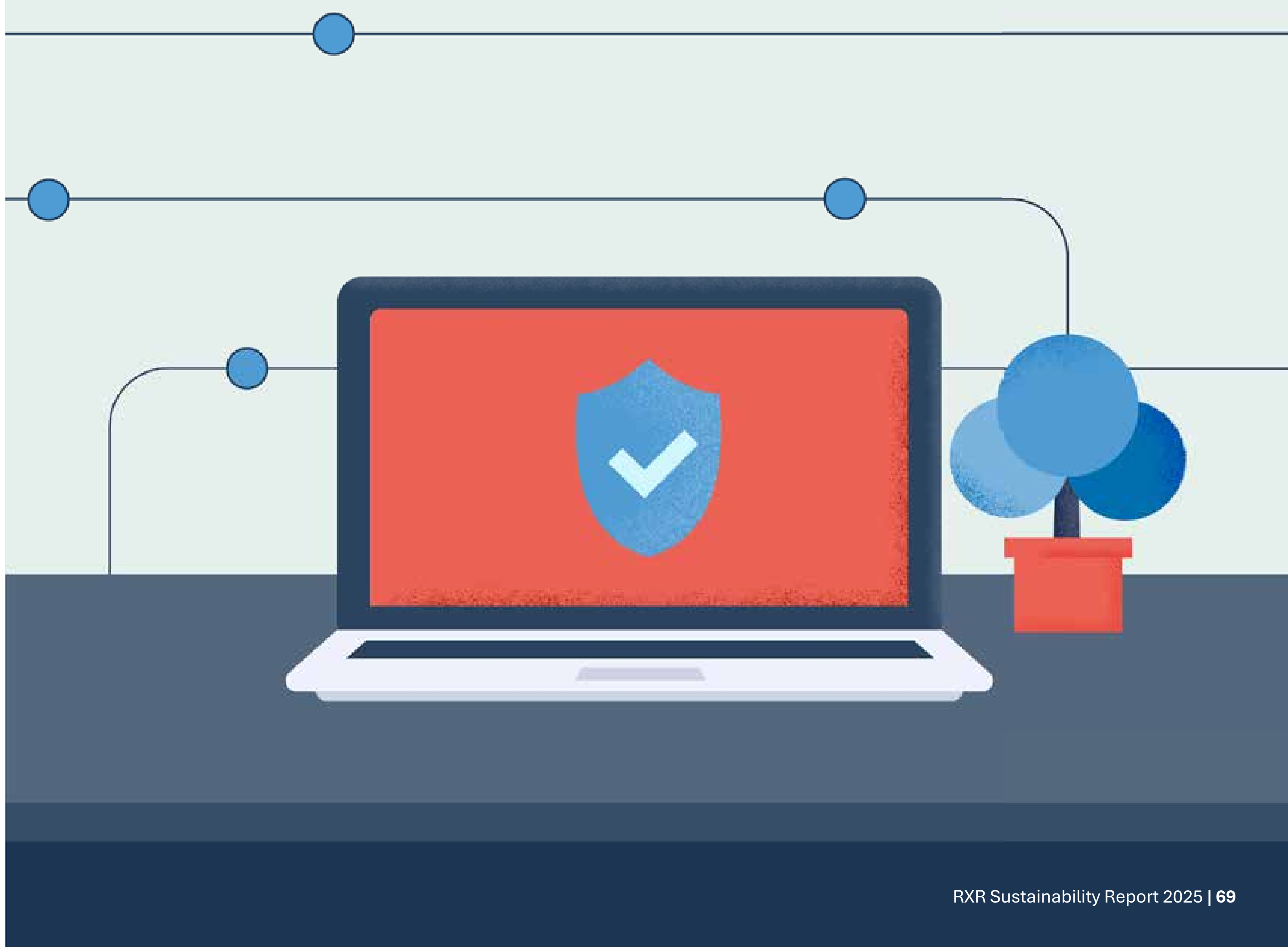
Oversight of technology resiliency and cybersecurity is led by RXR's Information Technology function, in coordination with executive leadership and enterprise risk management committees.

To stay ahead of emerging threats, RXR actively monitors developments in the broader cybersecurity landscape and maintains awareness through information-sharing and intelligence sources, including engagement with public-sector and industry cybersecurity resources such as the Cybersecurity and Infrastructure Security Agency and local law enforcement entities including the New York City Police Department. Insights from these sources inform RXR's ongoing risk assessments and help guide enhancements to security controls and incident preparedness.

Through continued investment in secure infrastructure, disciplined AI governance, comprehensive data protection, and employee engagement, RXR seeks to maintain a resilient technology environment that supports innovation while protecting stakeholders and enabling secure, uninterrupted operations.

Technology as an Operating Capability

RXR's technology and AI capabilities support sustainability and operating performance by improving data visibility, asset monitoring, customer engagement, and decision-making across the platform.



Appendix

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SIG Assurance Letter

External Assurance of 2025 Environmental Performance Data for RXR Realty:
New York City and Long Island

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 Emissions (hereafter referred to as ‘Emissions’) data for the period January 1 to December 31 of 2025.

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, and internal accounting.
- 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 2025 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.

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Corporate Sustainability Reporting
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Peyton Cocanougher
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Associate Data Analyst
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GRI Content Index

Statement of Use	EFI has reported the information cited in this GRI content index for the period January 1, 2025 through December 31, 2025 with reference to the GRI Standards.	
GRI 1 Used	GRI 1: Foundation 2021	
GRI Standard	**Disclosure**	**2025 Report Location**
GRI 2: General Disclosures 2021	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	SIG Assurance Letter
	2-6 Activities, value chain, and other business relationships	
GRI 302: Energy 2016	302-1 Energy consumption within the organization	GHG, Energy, and Water Metrics
	302-4 Reduction of energy consumption	GHG, Energy, and Water Metrics
GRI 303: Water and Effluents 2018	303-5 Water consumption	GHG, Energy, and Water Metrics
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	GHG, Energy, and Water Metrics
	305-2 Energy indirect (Scope 2) GHG emissions	GHG, Energy, and Water Metrics
	305-5 Reduction of GHG emissions	GHG, Energy, and Water Metrics
GRI 306: Waste 2020	306-3 Waste generated	GHG, Energy, and Water Metrics
	306-4 Waste diverted from disposal	GHG, Energy, and Water Metrics
	306-5 Waste directed to disposal	GHG, Energy, and Water Metrics
GRI 401: Employment 2016	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: • Health & Wellness • Mental Health • Parental Benefits • Financial Resources • Paid Time Off • Employee Assistance Program (EAP) Resources • Additional Benefits Please reach out for more information about RXR Employee Benefits
GRI 403: Occupational Health and Safety 2018	403-6 Promotion of worker health	Employee Health & Wellness Program

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 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.

GRI Disclosure

RXR's annual 2025 Sustainability 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 2025. We believe that the information contained within this report captures our environmental, social, and economic impacts throughout the reporting year. RXR and its 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, and Employment. RXR has incorporated disclosures for these topics throughout its Sustainability Report and details can be referenced in the appendix.

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, Chief of Staff – Office, at maisner@rxr.com.

RXR

RXR.COM/SUSTAINABILITY