



Corporate Responsibility Report **2023**



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Message from our CEO

We are proud of the work we have done to establish a comprehensive ESG+R program.

We have worked to manage a business that promotes stakeholder engagement, stewards the environment and follows strong policies to secure both long-term value and resilience.

This annual Corporate Responsibility Report details the strategies LXP has set forth highlighting key achievements and efforts carried out in 2023. From building operations to leadership, we reflect on what we are doing and why it matters to our stakeholders. While LXP's efforts are wide and ranging, our commitments remain focused on environmental impact, putting people first, incorporating good governance and preparing for the future.

LXP has made progress in managing our environmental impact by completing a greenhouse gas emissions inventory, which informs us of where our emissions originate across the portfolio and which emissions we have control over. Understanding this breakdown of emissions allows LXP to formulate more strategic and impactful environmental targets. In 2023, we

installed our first LXP-sponsored solar array and continued to prioritize green building certifications. Overall, our efforts to promote building efficiency and sustainable operations through outreach and data collection remained key in our environmental stewardship strategy.

As a 2023 Best Company to Work for in New York, LXP was recognized for being focused on the people who make our work possible. We continued to support our employees with health and wellness benefits and career development opportunities that enable our workforce to succeed. Our stakeholder engagement strategies connect LXP with our trusted partners and communities, and we continue to dedicate time and resources to organizations aligned with our charitable giving initiatives.

Good governance at LXP centers on our policies and procedures, which promote ethical behavior, responsibility and transparency. Green leasing efforts, a strategy employed in our lease agreements to promote environmental performance, secured us Gold-level Green Lease Leader

recognition from the Institute for Market Transformation and the U.S. Department of Energy's Better Buildings Alliance. LXP also attained a first place ranking in the U.S. Industrial Peer Group for GRESB Public Disclosure. Beyond what we have done today, LXP remains attentive to the future, employing our risk resilience program to mitigate and manage potential physical and transitional risks across our portfolio.

LXP has set a precedent for effective corporate responsibility, and we are committed to continue making an impact inside and outside of our organization.



Sincerely,

A handwritten signature in black ink, appearing to read 'T. Wilson Eglin'.

T. Wilson Eglin
Chairman, Chief
Executive Officer
and President

From building operations to leadership, we reflect on
what we are doing and why it matters to LXP's stakeholders.

Company Overview



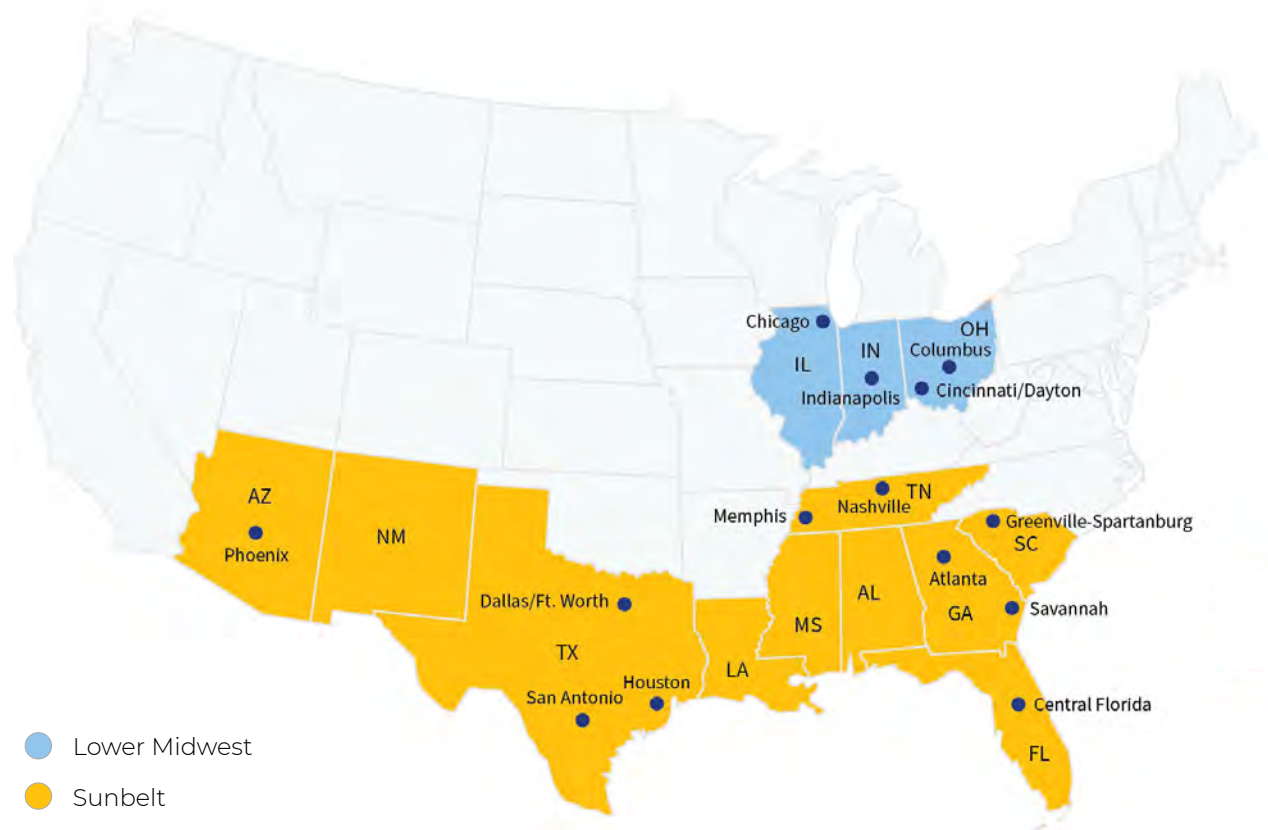
- 115 Properties
- 18 States
- 54.6M Square Feet
- 5.1B Gross Asset Value
- 64 Employees
- 100% Leased*

* For the stabilized portfolio

LXP Industrial Trust (LXP) is a real estate investment trust (REIT) that is an active acquirer, owner, developer and operator of Class A warehouse and distribution real estate investments in target markets across the Sunbelt and Lower Midwest.

Through a multi-channel investment strategy, we grow our portfolio through acquisitions, development, sale-leaseback transactions, build-to-suits and joint ventures in the industrial sector.

TARGET MARKETS



About this Report

LXP is committed to enhancing our sustainability strategy to implement efficient and responsible business practices across our organization. This report focuses on our environmental, social, governance and resilience (ESG+R) program and why it is important to us and our stakeholders. It includes our successes, goals, initiatives and progress made during the 2023 calendar year.

Due to the primarily single-tenant, net lease nature of LXP's portfolio, certain property information, occupancy and usage amounts in this report are estimated. LXP's portfolio is 99% tenant-controlled, so we often do not have direct access to utility bills, have limited control over certain operations and need tenant authorization to receive utility data. As a result, many of the environmental performance metrics are normalized by floor area. LXP works closely with tenants to implement ESG+R objectives and drive sustainable investments. We continue working toward our goals, and our many successes are highlighted within this report.

This report has been prepared in accordance with TCFD and SASB, and with reference to GRI. Disclosures and content applicable to these frameworks are referenced beginning on page 39 of this report.



Our ESG+R Approach

We remain steadfast in our approach to securing long-term value with a robust ESG+R program. Our strategy includes a dedicated Environmental Policy and ESG+R Taskforce, Board of Trustees oversight and specific objectives to measure and map ESG+R performance. This approach shapes ESG+R strategies that support relationships with employees, tenants, suppliers, creditors, communities and shareholders.

LXP'S ESG+R POLICY

Setting a standard of environmental performance.

Developing strategies that reduce our environmental impact and operational costs is critical to our ESG+R program. We operate our business in accordance with the highest ethical standards and in compliance with all laws and regulations. Each year, LXP's [ESG+R Policy](#) is reviewed by our ESG+R Taskforce to identify areas for improvement or adjust guidance as needed.

WHY IT MATTERS

A formalized policy provides concrete guidance and outlines expectations for LXP's environmental performance. The policy also conveys to our stakeholders that environmental stewardship is important to our business and that we have standards of practice to encourage impactful change in both our buildings and communities.

ENVIRONMENTAL

GOVERNANCE

SOCIAL

RESILIENCE



2023 Highlights

Environmental

- Completed first GHG inventory
- Installed first LXP-sponsored, landlord-initiated solar array with a peak capacity of 207 kW
- Reached green building certifications across 32% of the portfolio square footage*
 - 5M+ SF of green building certifications secured in 2023
- Added over 6.8M square feet of green lease language

*Consolidated industrial portfolio

Social

- Achieved a 4.09/5 ranking on the tenant satisfaction survey, beating the Kingsley Index
- Maintained inclusion in the Bloomberg Gender Equality Index
- Employees dedicated 103 hours to volunteering
- Completed 370 hours of employee training
- Selected as a 2023 Best Company to Work for in New York
- Hosted an internship program to expose students to opportunities in commercial real estate
- Donated over \$40k to DEI-focused charitable organizations

Governance

- Named 2023 Green Lease Leader with Gold recognition by the Institute for Market Transformation and the U.S. Department of Energy's Better Buildings Alliance
- Named a 2023 Gamechanger to Watch by CohnReznick
- Attained 1st place ranking in the U.S. Industrial Peer Group for GRESB Public Disclosure, increased our benchmark scores and received a Public Disclosure score of A with 96 out of 100
- Maintained ethnic and gender diversity of 62.5% for Board of Trustees
- Joined the Real Estate Cyber Consortium

Resilience

- Assessed CRREM decarbonization pathways across the portfolio
- Identified and commenced mitigation of financial risk resulting from Building Performance Standards
- Documented physical risk mitigation measures for 14 properties representing the top 25% of our portfolio's GAV



Materiality

Identifying what matters to our stakeholders.

LXP's ESG+R efforts and strategy are informed by surveying our stakeholders and reviewing industry best practices. Through our Materiality Assessment, we have identified which issues are most significant to our stakeholders and business objectives. The discussions, surveys and document reviews are summarized in the Materiality Matrix* shown below. This matrix includes a variety of ESG+R topics and their relative importance to LXP, including our key stakeholders. This matrix was created in 2022 and is expected to be reviewed and updated at least every three years.

*Solely for illustrative purposes; priority issues reflect common priority topics of our key investors and other third party stakeholders.

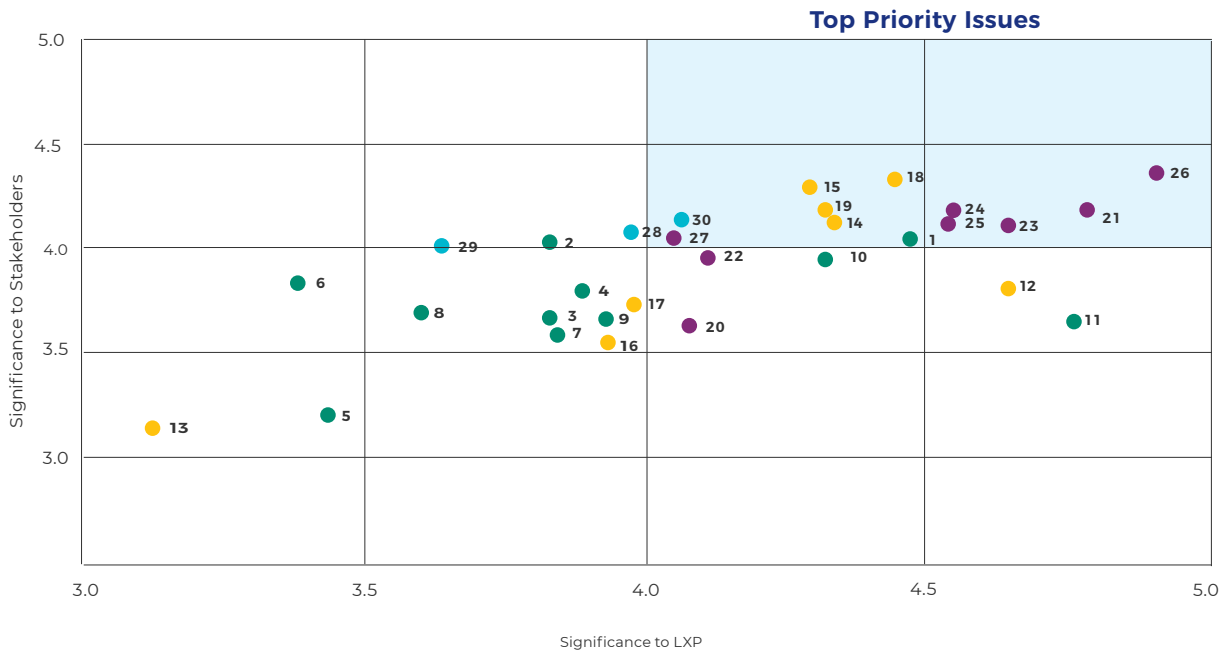
Progress on top priority issues:

- **26** Economic Performance | Page 4
- **21** Transparency | Page 35
- **23** Leadership/Corporate Governance | Page 7
- **24** Legal Compliance | Page 35
- **25** Ethics/Code of Conduct | Page 35
- **1** Energy Conservation | Page 13
- **18** Diversity and Inclusion | Page 22
- **14** Community Impact | Page 29
- **15** Employee Policies and Practices | Page 23
- **19** Responsible Contractors | Page 21
- **30** Systemic Risk Mitigation | Page 38
- **27** Economic Impacts on Communities | Page 29

Material Topics

- **Environmental**
 - 1. Energy Conservation
 - 2. Greenhouse Gas (GHG) Emissions Reductions
 - 3. Renewable Energy
 - 4. Sustainable Materials
 - 5. Alternative Transportation
 - 6. Waste Management and Recycling
 - 7. Responsible Land Use
 - 8. Indoor Air Quality (IAQ) and Pollution Mitigation
 - 9. Water Conservation
 - 10. Sustainable Service Providers
 - 11. Green Building Certifications
- **Social**
 - 12. Stakeholder Engagement
 - 13. Fair Housing
 - 14. Community Impact
 - 15. Employee Policies and Practices
 - 16. Health and Wellness
 - 17. Innovation and Technology
 - 18. Diversity and Inclusion
 - 19. Responsible Contractors
- **Governance**
 - 20. Industry Groups and Associations
 - 21. Transparency
 - 22. Cybersecurity and Data Privacy
 - 23. Leadership/ Corporate Governance
 - 24. Legal Compliance
 - 25. Ethics/ Code of Conduct
 - 26. Economic Performance
 - 27. Economic Impacts on Communities
- **Resilience**
 - 28. Financial Risk Due to Climate Change
 - 29. Resiliency
 - 30. Systemic Risk Mitigation

LXP MATERIALITY MATRIX



WHY IT MATTERS

Materiality helps us focus our sustainability efforts on the topics that our stakeholders deem important and those where our business can have an impact.

Setting Goals for the Future

Goals drive results.

Building on our defined material issues, LXP has established a set of ESG+R objectives to guide our long-term strategy and align with issues and industry standard frameworks, such as the United Nations Sustainable Development Goals (UN SDGs).

After completing our first GHG inventory, we reevaluated our environmental targets and set new goals that we believe are more relevant to our investment focus, portfolio and property type. Working with external experts, the ESG+R Taskforce and our Board of Trustees, we determined that a 2022 baseline year is more appropriate due to the greater aggregate of data and shift in strategy to an industrial REIT.



We align our ESG+R objectives with UN SDGs, which help galvanize impact around specific global issues. LXP has identified eight UN SDGs to align with based on the issues with which our operations and strategies can have an impact. While the objectives listed may change as regulatory and risk environments shift, we will continue to focus our efforts on supporting our stakeholders.



Ensure healthy lives and promote well-being for all at all ages.

Objective

- Provide health and well-being resources focused on physical, emotional and financial health for our employees. See more on page 23



Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.

Objective

- Provide our employees with annual trainings, industry updates and access to tools and resources related to ESG+R. See more on page 26



Achieve gender equality and empower all women and girls.

Objective

- Track and highlight the diversity and inclusion metrics of our employees, executive management team and Board of Trustees. See more on pages 31 & 35



Reduce inequality within and among countries.

Objective

- Support and engage with local communities through philanthropic events, focusing on food insecurity and diversity, equity and inclusion (DEI) initiatives. See more on page 29

Setting Goals for the Future

UN SDGs Goals Continued



Make cities and human settlements inclusive, safe, resilient and sustainable.

Objectives

- Strategically implement green building initiatives and pursue ENERGY STAR® certification for eligible properties annually. See more on pages 13 & 15
- Coordinate with tenants and property managers on implementing health and well-being focused initiatives, page 16



Ensure sustainable consumption and production patterns.

Objectives

- Benchmark and monitor landlord-paid utilities, track tenant utility data wherever accessible and obtain aggregate data from utility companies in applicable markets. See more on page 15
- Evaluate the opportunity to increase renewable energy across the portfolio. See more on page 14
- Evaluate opportunities to improve efficiency, reduce operating costs and reduce our properties' environmental footprint. See more on page 13 & 15
- Assess our tenant satisfaction and feedback through tenant surveys. See more on pages 19-21



Continued

- Routinely engage with our tenants to understand leasing and operational needs at our assets and provide tools and resources to promote sustainable tenant operations. See more on pages 19-21
- Incorporate sustainability clauses into tenant leases, allowing collaboration on ESG+R initiatives, page 34
- See our Targets on page 43



Take urgent action to combat climate change and its impacts.

Objectives

- Align our resilience program with the TCFD Framework. See more on pages 41-43
- Evaluate physical and transitional climate-related risks as part of our acquisition due diligence process. See more on pages 41-42
- Utilize climate analytics metrics to (1) identify physical risk exposure across the portfolio, (2) identify high-risk assets and (3) implement mitigation measures and emergency preparedness plans. See more on pages 37-38
- Assess transition risks and opportunities arising from the shift to a low-carbon economy, including market, reputation, policy, legal and technology, pages 37-38



Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.

Objectives

- Implement best practice governance strategies, mindful of shareholders' concerns. See more on page 31
- Increase our ESG+R transparency and disclosure by providing regular updates to shareholders and other stakeholders and aligning with appropriate reporting frameworks and industry groups, including GRESB, SASB, GRI and TCFD. See more on pages 33 & 35
- Monitor compliance with applicable benchmarking and disclosure legislation, including utility data reporting, audit and retro-commissioning requirements and GHG emission laws. See more on page 35
- Ensure employees operate in accordance with the highest ethical standards and maintain the policies outlined in our Code of Business Conduct and Ethics. See more on page 35

WHY IT MATTERS

LXP aligns with the UN SDGs to help inform our overall ESG+R objectives and focus our efforts to help make progress on these shared goals.



ENVIRONMENTAL

Our Approach to Environmental Impact

Through stakeholder collaboration, building upgrades and efficiency measures, LXP remains competitive in our industry and cognizant of our environmental impact. Our approach starts with benchmarking and relies on our Environmental Management System (EMS), where we map progress and pinpoint opportunities for improvement. We then align our projects and initiatives with our tenants' goals to provide mutually beneficial results that improve environmental performance and fit the needs of our operations.

WHY IT MATTERS

By assessing where we are today in comparison to where we started, we can gauge the overall success of our efficiency measures and determine where we should focus to reach our goals.



Our Initiatives

What we are doing and why it matters.

LXP is proud of the work we are doing to decrease our environmental impact. From efficient process implementation to technology upgrades, including active collaboration and tenant education, every interaction and improvement helps drive us closer to accomplishing our targets. In the following sections, you can learn about **what we are doing** to reduce our GHG, water, energy and waste impacts and **why those initiatives matter** to both the environment and our stakeholders.

BUILDING EFFICIENCY MEASURES

Small changes lead to big results.

LXP encourages building efficiency measures tailored to specific assets to promote sustainable, efficient buildings. The deployment of these measures is determined through a variety of sources, including utility data, feasibility studies, tenant goals and more.

11 SUSTAINABLE CITIES AND COMMUNITIES



12 RESPONSIBLE CONSUMPTION AND PRODUCTION



WHY IT MATTERS

Efficiency measures lead to reduced resource consumption and decreased spend on utility bills, a mutual benefit for us and our tenants.

LED lighting upgrades and retrofits

- To date, over 50 million square feet of our portfolio is equipped with LED lighting. This small change can have a significant impact on the energy performance of our assets, leading to a reduction in operating expenses for our tenants.



Thanks in part to an LED retrofit, energy use at 6050 Dana Way in Nashville, TN **decreased 17% from 2022.**

Cool Roofs

- Since 2020, over 16 million square feet of cool roofs have been installed on our buildings, deterring heat absorption from rooftops and reducing the need for additional cooling during hot months or heat waves.



Over 70% portfolio SF covered by a cool roof.*

* includes consolidated and non-consolidated portfolio

Native landscaping and irrigation timers

- Across our assets, LXP has implemented native landscaping and irrigation timers to use less water and promote biodiversity.



42% of our industrial properties have native plantings and xeriscaping.

Water recycling and reuse programs

- Stormwater or graywater is harvested at some of our properties for reuse in landscaping or other property maintenance.



Our property at 51 Busch Dr. in the Atlanta market recently installed **three 350-gallon water reuse containers.**



Our Initiatives

RENEWABLE ENERGY PROCUREMENT



Securing clean, reliable energy sources for the future.

LXP works with third-party solar consultants to explore renewable energy options across our portfolio. Where feasible, we also purchase renewable energy credits (RECs) to further reduce carbon emissions associated with our assets' energy use. While many tenants maintain and control their own solar installments, we are growing our efforts and have deployed our first solar array in Illinois. We are also in the process of exploring further solar opportunities.



WHY IT MATTERS

A reliable energy source is essential for our assets' long-term resilience and profitability, and it's critical for the tenants operating our buildings. Renewable energy also helps reduce our carbon footprint, cutting emissions at the source of energy generation.

RECENT LXP SPONSORED SOLAR PROJECT- Chicago Market

- 207 kW System Size
- 261,990 kWh Full year operating output
- Estimated to offset 88% of the energy used on-site



BIODIVERSITY



Brownfield Revitalization

LXP successfully participated in the restoration and revitalization of brownfield land at 26700 Bunert Road, Warren, Michigan.



WHY IT MATTERS

We believe brownfield redevelopment projects contribute to enhanced biodiversity by removing potentially harmful materials from the ground and having a smaller environmental impact than a new development may.

Our Initiatives

ENVIRONMENTAL MANAGEMENT SYSTEM (EMS)



Replicable processes drive results.

By aligning our EMS with ISO 14001: 2004, we can secure favorable environmental performance.

PLAN

- ESG Objectives & Targets
- ESG Taskforce
- Action Plan & Strategy



DO

- Sustainability Policies & Procedures
- Green Building Certifications
- Implementation & Sustainability Measures



CHECK

- ENERGY STAR® Benchmarking
- GRESB Reporting



ACT

- Stakeholder Engagement & Feedback
- Review Objectives & Targets



WHY IT MATTERS

Our EMS helps to continually identify, implement, monitor and reassess our environmental impacts to increase overall operating efficiency.

DATA MANAGEMENT

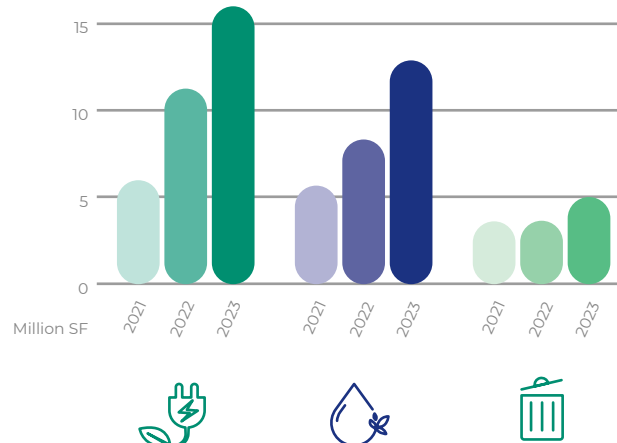
Data drives decisions.



Managing our data through ENERGY STAR® Portfolio Manager® is essential for understanding our assets' utility performance and employing efficiency measures or technology upgrades. Each quarter, our property teams receive a Performance Indicator Report that overviews their building's energy performance. These reports also help LXP isolate issues and identify potential leaks. Through green lease language, which is standard in our lease agreements, we can secure utility data and the rights to install data tracking technology across our assets. Find out more about green leasing on page 35.

34% of portfolio square footage tracked in ENERGY STAR® Portfolio Manager®

Utility Coverage Increase



7 Certifications

WHY IT MATTERS

ENERGY STAR® Portfolio Manager® allows us to calculate, benchmark and disclose utility consumption for individual assets, while supplying targeted decisions and cost-saving improvements.



Our Initiatives

SUSTAINABILITY REFERENCE GUIDES



Education is key.

Property teams and tenants are at the frontlines when it comes to efficiency measures. With that in mind, LXP provides them with resources like our Sustainability Reference Guides to help encourage more sustainable practices across their operations. These guides include eight main topics:

- Greenhouse Gas Emissions
- Energy Efficiency
- Water Conservation
- Paper Usage
- Waste Management, Recycling & Composting
- Sustainable Purchasing
- Transportation
- Wellness

WHY IT MATTERS

Sustainability Reference Guides help us educate our tenants on current practices, implement policies and improvements and inform relevant stakeholders on sustainability topics.

HEALTHY BUILDINGS

Healthy buildings go beyond environmental performance.

LXP relies on a range of strategies to designate healthy buildings across our portfolio, helping improve operational efficiency and financial performance. Through certifications, technology upgrades and specified sustainable materials in use across our assets, we are defining and prescribing what it means to attain and maintain healthy buildings.

2023 Green Building Certifications (GBCs)

LXP assesses the feasibility of designing to green building standards for new development projects, as well as reviews our existing properties regularly for third-party certification opportunities.

WHY IT MATTERS

Healthy buildings help attract and engage tenants and, we believe, make our buildings more valuable. GBCs also help define paths to operational efficiency, which we believe may improve financial performance.



17M+ SF of Green Building Certified Floor Area

32% of the portfolio* is Green Building Certified



BREEAM® | 15



11



4

*Consolidated industrial portfolio.

1625 Oakley Receives BREEAM Certification

BREEAM® (IN-USE)

1625 Oakley Industrial Boulevard is a 908,000 square foot, fully leased warehouse/distribution facility located in the Atlanta, GA, market. There are many environmentally conscious features implemented at the property, which helped the site score high in the Energy, Resilience and Land Use and Ecology categories of the BREEAM Certification. Some site-specific measures include:

Permeable landscaping
across nearly **60%**
of the site



Control measures for
stormwater runoff, as
well as pollution **control**
measures within the
stormwater system



Highly efficient
heating and
cooling systems



Low-flow water fixtures





SOCIAL



Our Approach to Social Impact

As an active corporate citizen, LXP builds relationships and supports our employees, tenants and local communities to help drive positive and lasting change. Our approach revolves around continuous stakeholder engagement and communication, and we rely on feedback and insights to guide our strategies.

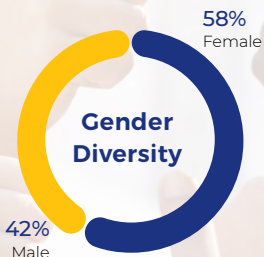


Who we are:

64 employees



46.9% of employees are non-white



96% retention rate

*Leadership represents senior and mid-management in EEO

SOCIAL OBJECTIVES

Putting people first.

Our stakeholders have different needs and expectations, and LXP's objective is to meet and exceed these through our programs, benefits and initiatives.

Employees:

- Provide health and well-being resources focused on physical, emotional and financial health for our employees.
- Track and highlight the diversity and inclusion metrics of our employees, Board of Trustees and management team.
- Provide our employees with annual trainings, industry updates and access to tools and resources related to ESG+R.

Tenants:

- Routinely engage with our tenants to understand leasing and operational needs at our assets and provide tools and resources to promote sustainable tenant operations.
- Coordinate with tenants and property managers on implementing health and well-being focused initiatives.
- Assess our tenant satisfaction and feedback through tenant surveys.
- Incorporate sustainability clauses into tenant leases, allowing collaboration on our ESG+R initiatives.

4.09/5 overall score on our 2023 tenant satisfaction survey



Community:

- Support and engage with communities local to our three corporate offices through philanthropic events and charitable donations, focusing on food insecurity and DEI initiatives.

Impacting Communities

3 volunteer events



103 hours of employee volunteering



10+ organizations supported



All LXP employees are given **paid time off to volunteer** with an organization of their choosing.

Stakeholder Engagement

Connection is key.

We strive to engage and communicate with each group of stakeholders in the ways and frequencies that make sense for them, keeping them informed and involved in our actions and decisions.



STAKEHOLDER	TYPE OF ENGAGEMENT & FREQUENCY	DESCRIPTION
Investors 	<ul style="list-style-type: none"> Financial Reports <i>Quarterly</i> Earnings Conference Calls <i>Quarterly</i> Investor Meetings <i>Ongoing</i> Investor Presentations <i>Quarterly</i> Shareholder Letters and Press Releases <i>Periodically</i> Social Media <i>Periodically</i> 	<ul style="list-style-type: none"> Each engagement tactic is focused on providing transparency on our business and strategy, including our ESG+R strategy, to our investors so they are kept up-to-date on our latest endeavors. Through each method, we address questions and collect feedback.
Employees 	<ul style="list-style-type: none"> Health and Well-Being Resources <i>Ongoing</i> Training/ Professional Development <i>Regularly</i> Town Halls <i>Quarterly</i> Social Events <i>Periodically</i> Fundraising Challenges <i>Periodically</i> Performance Reviews <i>Bi-annually</i> Satisfaction Survey <i>Annually</i> 	<ul style="list-style-type: none"> We provide our employees with health and well-being resources focused on physical, emotional and financial health. Training and professional development are two of the main ways we engage with our employees to promote career growth, continuous education and DEI. Performance reviews give our employees the chance to understand their performance and provide them with an opportunity for discussion and feedback. Town halls are a substantial part of our employee engagement and allow us to speak directly to our employees about business updates, social initiatives and departmental-specific news. Regular social events give our employees the opportunity to collaborate and build camaraderie amongst their teams. Employee satisfaction surveys help guide us on where to focus our efforts to improve the employee experience. Employee fundraising challenges bring our teams together, and we incentivize our employees to participate by providing an additional PTO day to everyone who contributes.

Stakeholder Engagement

Connection is key.

STAKEHOLDER	TYPE OF ENGAGEMENT & FREQUENCY	DESCRIPTION
Third-Party Partners/ Tenants 	<ul style="list-style-type: none"> 1:1 Meetings <i>Ongoing</i> Newsletters <i>Periodically</i> Tenant Surveys <i>Periodically</i> Sustainability Reference Guides <i>Annually</i> 	<ul style="list-style-type: none"> We engage a third-party expert to distribute tenant surveys to collect candid feedback so we can improve our partner and tenant engagement strategies. One-on-one meetings allow us to explore the specific issues, topics, and priorities of our partners and tenants in greater depth. We distribute Sustainability Reference Guides to our tenants to ensure they are aware of our sustainability strategy and best practices and are equipped to make their own ESG+R focused improvements. Newsletters are meant to keep our tenants up-to-date on our latest ESG+R initiatives and topics.
Communities 	<ul style="list-style-type: none"> Charitable Giving <i>Ongoing</i> Volunteering <i>Ongoing</i> 	<ul style="list-style-type: none"> Each year, we partner with communities around our corporate offices to focus on alleviating food insecurity and driving DEI initiatives. Our employee matching program helps amplify our employees' giving efforts by supplementing the dollar amount our employees give to charities of their choosing. Volunteer activities further enhance our commitment to impacting our local communities, and our employees take the lead by selecting organizations to volunteer or contribute to that align with our corporate values.
Suppliers 	<ul style="list-style-type: none"> Supplier Code of Conduct <i>Ongoing</i> 	<ul style="list-style-type: none"> Our Supplier Code of Conduct outlines the standards to which LXP expects third-party vendors to adhere to in our facilities and operations.

Engaging with our Supply Chain

Through our Supplier Code of Conduct, LXP directs our suppliers to conduct business with high ethical standards and in alignment with our ESG+R objectives.

Topics covered in our Supplier Code of Conduct include:

- Business ethics
- Diversity and inclusion
- Labor standards and working conditions
- Child labor
- Human rights and modern slavery
- Environmental process and product standards
- Responsible sourcing
- Occupational health and safety
- Human health-based product standards

Our Initiatives

What we are doing and why it matters.

LXP has a deep understanding of what it means to be an active corporate citizen, and we engage with our stakeholders to garner valuable insights to inform our strategy, attract and retain talent and strengthen tenant relationships. We also use our time and resources to give back to our local communities and support the well-being of our employees. In the following sections, you can learn about **what we are doing** and **why those initiatives matter** to our people and communities.



DIVERSITY, EQUITY, AND INCLUSION

There is power in perspectives.

Made of nine members, three of whom are senior leaders, our Diversity, Equity and Inclusion Committee (DEIC) is able to promote DEI strategies that ensure our workplace provides an atmosphere of belonging and respect. LXP believes diversity in the workplace benefits everyone, and, as such, we have taken steps to develop and engage diverse candidate pools so we can hire the most qualified individuals for current and future positions. In 2023, the Committee focused on forming individual partnerships with charitable organizations that align with our DEI mission. See page 29 for details on these partnerships.



WHY IT MATTERS

The Committee ensures DEI remains a priority and provides guidance on equitable work environments and positive working relationships to foster better communication and collaboration.



Our Initiatives

EMPLOYEE BENEFITS



Providing more than just a place to work.

At LXP, we care for the health and well-being of our workforce and their families, both at work and at home. As such, we provide employees with benefits and resources that expand their skills and enhance their personal health and wellness. The following benefits cover all employees.



Benefits:

- Medical and dental insurance for employees and dependents
- Life insurance
- Short- and long-term disability
- Supplemental long-term disability
- Flexible spending and health savings accounts, including healthcare and dependent care
- 401(k) with a company-contributed match and profit sharing
- Employee assistance program with 24/7 unlimited access to referrals and resources for all work-life needs, including access to face-to-face and telephonic counseling sessions, legal and financial referrals and consultations
- Gym membership reimbursement
- Health/Wellness rewards program
- Employee stock purchase plan
- Paid time off for vacation, sick days, holidays, parental care and volunteering
- Commuter benefits
- Identity theft protection
- Flexible work arrangements
- Professional development reimbursement for relevant courses and certifications

Office Amenities:

- Access to nature and outdoor spaces
- On-site gym
- Access to healthy food options
- Lactation rooms
- Smoke-free environment
- Filtered water
- IAQ sensors

RadGreen IAQ Sensors:

Within its corporate offices, LXP utilizes RadGreen's cloud-based technology to continuously track indoor air quality and environmental parameters, including PM 2.5, temperature, humidity and more. Facilities managers and employees have access to succinct, comprehensive reviews of general air quality throughout their office space. Consistent monitoring of IAQ found that, despite being situated in dense, high-traffic areas, LXP's corporate offices maintain better air quality levels than outdoor air.

WHY IT MATTERS

We prioritize a healthy working environment that supports the well-being of our employees and minimizes days away from the office.

Our Initiatives

ENGAGING WITH EMPLOYEES

Empowering a dynamic workplace experience.

LXP offers our employees more than just a place to work. We also provide and organize opportunities to get active and get to know one another.

Employee Appreciation

At LXP, we maintain a culture of employee appreciation and recognition, including an annual, in-person employee appreciation event to recognize the team's achievements and provide opportunities for employees to deepen their connections to foster stronger collaboration across the organization.



Health and Wellness Challenges

In 2023, LXP employees took part in four different challenges, which were organized to encourage our employees to get active and prioritize their mental and physical health.



The 2023 challenges included:

- **Peloton Challenge**
 - Through our insurance provider, LXP employees have access to a free subscription to the Peloton app, which was used to challenge employees to complete one fitness class each workday from January through early February.
- **J.P. Morgan Running Challenge**
 - The largest corporate running challenge in the world, LXP employees joined participants across 16 locations and eight countries to connect work and wellness.
- **Mental Health Awareness Month Step Challenge**
 - LXP employees took part in a step challenge where they competed for prizes and collectively logged over seven million steps.
- **“Water You Waiting For” Challenge**
 - LXP employees were encouraged to form better hydration habits with a 6-week water challenge that asked employees to drink eight cups of water a day.



Our Initiatives

Education and Team Events

Our team events help bring together our employees around a specific topic or in recognition of a particular holiday in an educational and inclusive manner. In 2023, we hosted events for:

- Dr. Martin Luther King Jr. Day
- Chinese New Year
- Black History Month
- Women's leadership
- Earth Day
- Juneteenth
- Women's Equality Day
- Cinco de Mayo
- Jewish holiday celebrations
- Hispanic Heritage Month
- Retirement planning
- Financial planning
- Winter Holiday and year-end celebrations
- Employee appreciation



Surveys

86% of LXP employee are satisfied with their workplace experience. LXP keeps a pulse of our employees' needs and satisfaction with regular surveys on:

- Employee satisfaction
- DEI topics
- IT and software functionality
- Mental health

WHY IT MATTERS

Engaging with our employees leads to a better work culture, retention and a happier, healthier workforce.



Our Initiatives

TRAINING AND PROFESSIONAL DEVELOPMENT

8 DECENT WORK AND ECONOMIC GROWTH



Upskilling our workforce.

LXP provides our employees with comprehensive development and training opportunities to build on existing skills and refine new ones. Training topics include sustainability, accounting, cybersecurity, internal policy, harassment, DEI and ENERGY STAR® Portfolio Manager®.

370 total hours
dedicated to
training in 2023



5.7 average hours of
training per employee
in 2023

WHY IT MATTERS

Training and development keep employees up-to-date with best practices and the latest tools and technologies. A well-trained workforce is better equipped to deal with challenges.

Professional Development Policy:

Our Professional Development Policy outlines how employees can take advantage of development opportunities and attain financial assistance from LXP to grow their skills and promote continued education. All employees have access to this resource.

Development Initiatives:

- **Bi-annual performance reviews**
 - Direct managers engage employees to review performance and provide candid feedback.
 - Employees are invited to review and provide feedback on their direct managers.
- **Individual training plans**
 - Each employee is unique, so LXP develops a plan that fits each employee's role and responsibilities to ensure they are set on a path toward success and growth.
- **Bi-annual goal setting**
 - Within our performance management system, LXP sets and tracks goals for career development, ensuring that we are setting attainable goals that employees are inspired to achieve.
- **Peer reviews**
 - Each employee selects a peer to provide feedback on their performance, offering a candid and collaborative approach to development.

MENTORSHIP PROGRAM

As a voluntary initiative, LXP was delighted to see approximately **50% participation** in our women's mentorship program. Each quarter, the group meets to hear from speakers, conduct book discussions and trainings and learn from each other. Within this group, there are smaller cohorts that help participants connect and collaborate in more personal settings. In 2023, our three female Board members spoke to the group on separate occasions to discuss their career journeys and answer questions on topics such as leadership, work-life balance, accomplishments and lessons learned.



Our Initiatives

INTERNSHIP PROGRAM

LXP organized a two-week internship program to engage young professionals from diverse backgrounds looking to grow their knowledge and skills in commercial real estate. We hosted the interns at our New York City office, where they met with members from each department, participated in a property site visit, attended company social events and meetings and worked on a master project to research and analyze two of our target markets.

LXP's program was structured in a remarkable way that encompassed comprehensive exposure to various facets of the industry. One aspect that particularly stood out to me was the privilege of being in the presence of executives, allowing me to ask questions and bridge any gaps in my understanding. I found my time spent with the acquisitions, tax and asset management teams to be immensely valuable."

Jonathan Herrera

2023 Summer Intern



Our Initiatives

HEALTH AND SAFETY

Safety First.

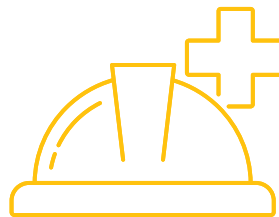
LXP is committed to ensuring those who occupy our spaces are kept healthy and safe. At our managed sites, we have life safety plans on file to ensure that our third-party partners and tenants remain informed of safety procedures and policies. As of December 31, 2023, there were no reported fatalities across LXP's properties.



Health and Safety Committee

LXP formed a Health and Safety Committee in 2023 to oversee and protect the safety of our employees.

The committee is expected to meet at least annually and conduct periodic surveys to gain and analyze insights and share expertise. The committee is responsible to act as a point of contact to educate and communicate with employees about safety. The Committee will recommend improvements to LXP's overall workplace health and safety to company executives and employees as needed.



Committee Members

- Chief Operating Officer
- Director of ESG and Corporate Operations
- Director of HR



WHY IT MATTERS

The committee's goal through safety plans and procedures is to prevent accidents and situations before they happen, but they also provide LXP with a plan to react quickly and efficiently if an incident should occur.



Our Initiatives

CHARITABLE GIVING COMMITTEE



Giving back to causes that matter.

In 2023, LXP formed a Charitable Giving Committee to help direct our community efforts to be more impactful and strategic. This group is comprised of the COO, CFO and Director of ESG, who meet periodically to discuss and strategize giving efforts. Several of these efforts were collaborated on and hosted by the DEIC.

Over \$40K+ donated to 10+ different non-profit organizations, including:



Events

- Dallas Office Volunteer Day at Feed My Starving Children**
 - LXP's Dallas office employees and their families helped a local chapter of Feed My Starving Children to create nutritious meals for individuals facing food insecurity.
- Florida Office Volunteer Day at Feeding South Florida**
 - Our Florida team helped pack over 300 meals for the elderly community in Florida, inspecting, sorting and repacking donated food in preparation for community distribution. The team also helped seal and organize food donation boxes.
- New York Office Volunteer Day at Trinity's Services and Food for the Homeless**
 - Employees at our NYC office spent a day at Trinity's Services and Food for the Homeless, where they assisted in the preparation and distribution of meals to individuals in need. As a partner charity, LXP has formed a longstanding relationship with Trinity's Services, and we are proud to support their cause further through in-person volunteer days like this.

Employee Match Program

To help make a greater impact on the causes our employees care about, LXP launched an employee match program in 2023. The program will provide a dollar-for-dollar match of employee contributions up to **\$250 per employee per fiscal year.**



WHY IT MATTERS

Giving back to causes that resonate with our employees and benefit our surrounding communities is a privilege for LXP, and it helps showcase our dedication to our communities.



GOVERNANCE



Our Approach to Governance

At LXP, good governance starts with competent, collaborative leadership.

We take pride in our governance approach, and we continue to enhance our leadership strategies to implement best practices, report to industry frameworks and benchmarks, and keep our stakeholders informed of our progress. The effectiveness of our program is reflected in the improving scores we consistently achieve across various industry frameworks, further validating our commitment to excellence.

5 GENDER EQUALITY



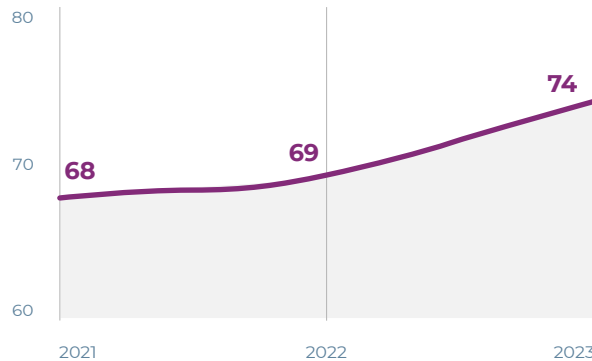
16 PEACE, JUSTICE AND STRONG INSTITUTIONS



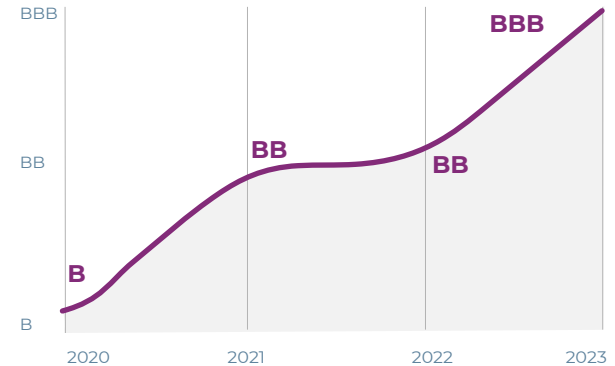
- LXP appointed Jamie Handwerker as Lead Trustee in 2023 – upon the retirement of Richard Frary, our former Lead Trustee, in accordance with our Board of Trustees retirement policy.
- LXP's Board of Trustees has undergone recent refreshment with three new trustees appointed since 2021, an average tenure of eight years for the entire Board of Trustees and an average tenure of five years for the independent members of our Board of Trustees.
- Our Board of Trustees is comprised of 87.5% independent members, 38% female members and 25% non-white members.
- The Nominating and ESG Committee of our Board of Trustees is responsible for ESG oversight, including climate.

RANKINGS AND RATINGS

GRESB



MSCI

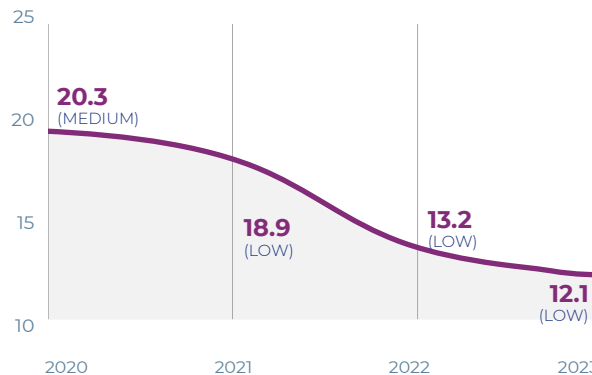


Sustainalytics

(lower is better)



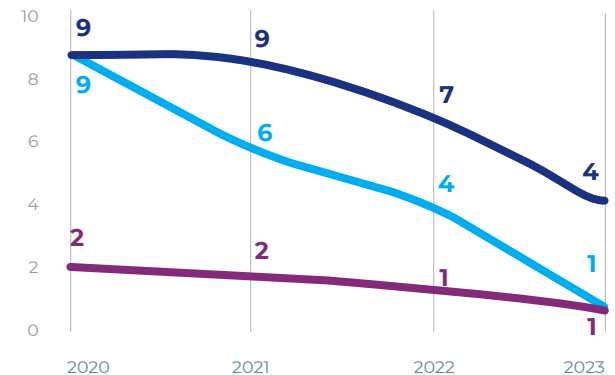
ESG Rating



ISS

(lower is better)

— Governance
— Environmental
— Social



ESG+R Taskforce

Delegating sustainability.

LXP's ESG+R Taskforce considers, plans, reviews, reports and curates our short- and long-term ESG+R goals. Meeting twice a month, this seven-person team is responsible for ensuring our ESG+R strategy remains on track and aligned with best practices. In support of that endeavor, the Committee, along with our Chief Financial Officer and Chief Accounting Officer, meets with external consultants monthly to review progress and strategy.



LESLIE MOORE

SVP, Director of ESG+R and
Corporate Operations



JOSEPH BONVENTRE

EVP, COO, General
Counsel and Secretary



HEATHER GENTRY

SVP, Director of
Investor Relations



SARA KLEIN

Director of
Human Resources



ALLISON FORRESTER

AVP, Property Operations



ARTHUR URGANCIYAN

AVP, Assistant Controller



MICHELE BURCH

VP, Tax

WHY IT MATTERS

A regularly refreshed Board of Trustees, dynamic ESG+R Taskforce and diverse leadership help LXP's business and ESG+R strategy to remain competitive and effective.

Our Initiatives

What we are doing and why it matters.

LXP is dedicated to leading by example, making transparency and recognition crucial within our governance structure. Through public disclosures and industry recognition from frameworks like GRESB and ISS, we are striving for and succeeding as leaders in governance within our industry. Backed by strong policies and principles, we are proud to share **what we are doing** in the following sections and **why these initiatives matter** to our stakeholders.

INDUSTRY PERFORMANCE

Benchmarking against our peers.

LXP submits to and is ranked and rated by various sustainability-focused benchmarks, which investors can use to measure and map our ESG+R efforts.



GRESB

LXP's GRESB performance has continued to sustain industry-leading scores and improve year-over-year:

2023



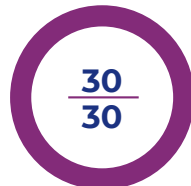
96 (A) 1st Place

Public
Disclosure Score

U.S. Industrial
Peer Group



Real Estate
Benchmark Score



Management Score



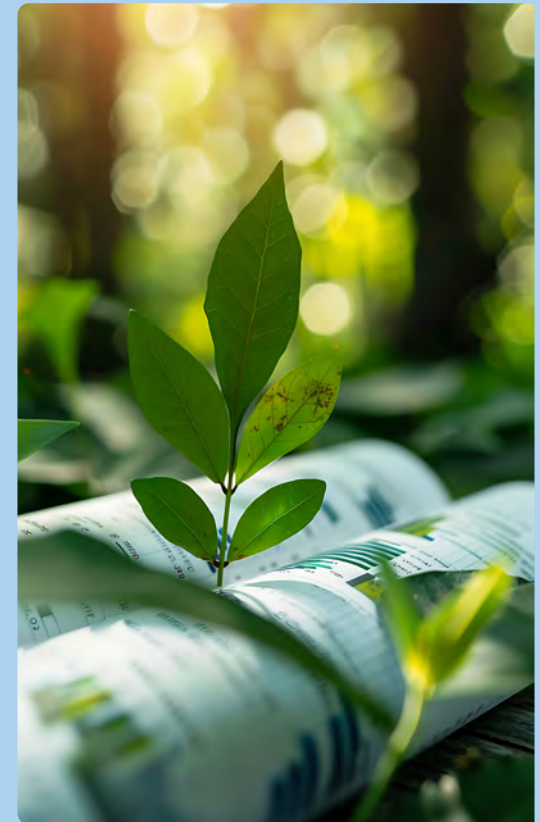
Performance Score



Green Star Rating

WHY IT MATTERS

Third-party industry recognition provides transparency around our ESG+R efforts and shows how we are doing compared to our peers. Continued improvement displays our commitment to ESG+R initiatives across our organization.



Our Initiatives

CYBERSECURITY AND DATA PRIVACY

Keeping our information safe.

The Audit and Cyber Risk Committee of our Board of Trustees assists our Board with oversight on the management and assessment of our key risks, engaging in enterprise-wide risk management as it relates to cybersecurity, technology and information systems. Our enterprise risk management framework was developed in conjunction with a third party that objectively assessed key employee responses to questionnaires on our operations and business functions, including information technology and cybersecurity.

In 2023, LXP joined the Real Estate Cyber Consortium (RECC), an organization dedicated to elevating awareness across the real estate community to **improve cyber security preparedness for buildings and facilities.**

WHY IT MATTERS

Keeping abreast of potential threats to our technology and information systems helps keep our information safe from bad actors and information leaks.

GREEN LEASE LANGUAGE

Leasing environmental performance.



LXP received Green Lease Leader gold-level recognition for our efforts to implement green lease language into standard lease agreements. Included in LXP's form green lease language is:

- A cost recovery clause for resource-efficiency-related capital improvements.
- A requirement to provide utility data.
- Language permitting LXP to install smart meters to track utility consumption at our assets.

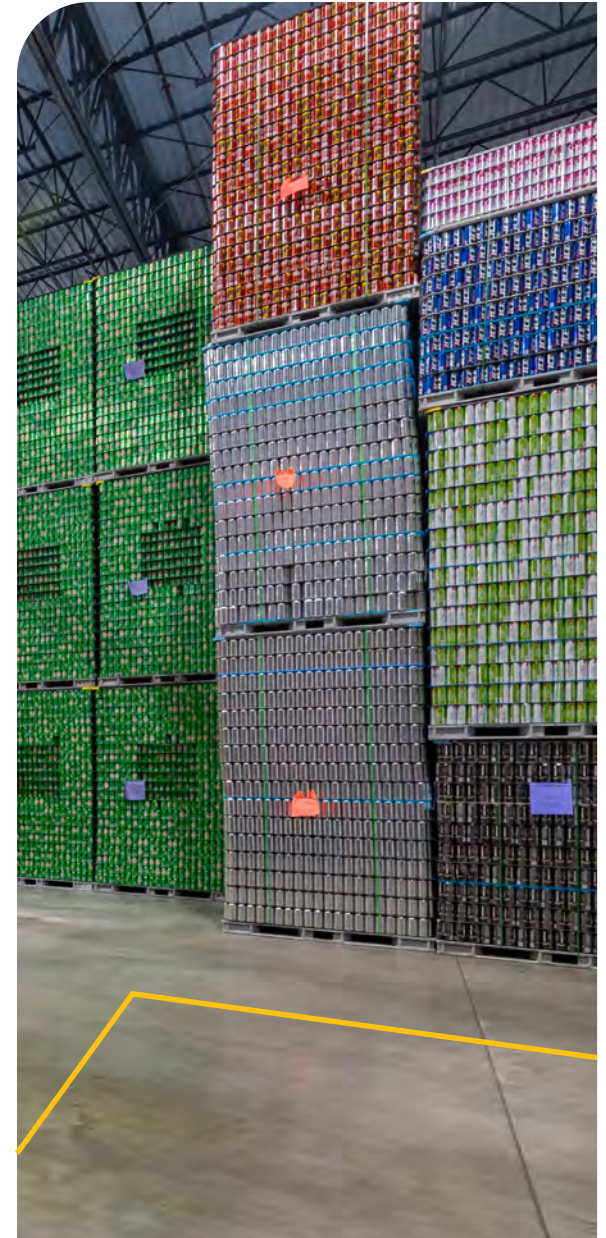
WHY IT MATTERS

Green leasing is a method of collaboration with our tenants that drives efficiency and sustainable building operations across our assets through better data collection and benchmarking. This information helps us better understand the performance of our assets and where we can make improvements.

In 2023,
LXP executed
almost **7M SF of
green leases***



*Includes consolidated and non-consolidated properties.



Our Initiatives

POLICIES AND PRINCIPLES



Establishing accountability

LXP has strong policies in place to ensure our employees and Board of Trustees processes and programs promote ethical behavior and compliance with all applicable rules and regulations. Each employee is introduced to this standard of behavior through our [Code of Business Conduct and Ethics](#). All employees undergo annual training on the Code. Topics covered in our policies and procedures include:

- Ethics and compliance
- Anti-bribery and anti-corruption
- Discrimination and harassment
- Data and cybersecurity
- Non-retaliation and whistleblowing mechanisms
- Recordkeeping
- Insider trading
- Accounting
- Environment, health and safety
- Legal compliance
- Fair dealing

WHY IT MATTERS

Strong policies promote ethical behavior and hold us accountable to our stakeholders.

Equal Employment Opportunity

At LXP, employment is based upon personal capabilities and qualifications without discrimination based on race, religion, gender, age or any other protected status. **LXP recognizes the importance of equality in the workplace,** including equal pay for equal work, and complies with all applicable laws and regulations around this issue in states and locations where we have employees.



TRANSPARENCY

Reporting our Progress

LXP submits to GRESB annually, aligns with multiple benchmarks and reporting frameworks and institutes practices to ensure we are capturing an accurate account of our ESG+R efforts. Independent experts at Lucideon CICS perform data assurance on our energy, GHG emissions, water, and waste data, which is aligned with the International Organization for Standardization (ISO) 14064-3 standard. LXP has consistently aligned with or reported to:



Government regulation can be a driver for implementing efficiency updates. Currently there are 56 local and state building benchmarking ordinances in the U.S. To ensure LXP properties are in compliance with such standards, **we regularly monitor and track the performance of assets that may be located within these jurisdictions.**

WHY IT MATTERS

Alignment with reporting benchmarks or local ordinances helps LXP and our investors quantify our ESG+R performance in comparison to peers and leading best practices, as well as avoid non-compliance penalties.



RESILIENCE



Our Approach to Resilience

We believe that our proactive risk management and detailed efficiency measures provide us with a strong, valuable property portfolio. There are four key actions LXP focuses on to uphold our value of resiliency.

13 CLIMATE ACTION

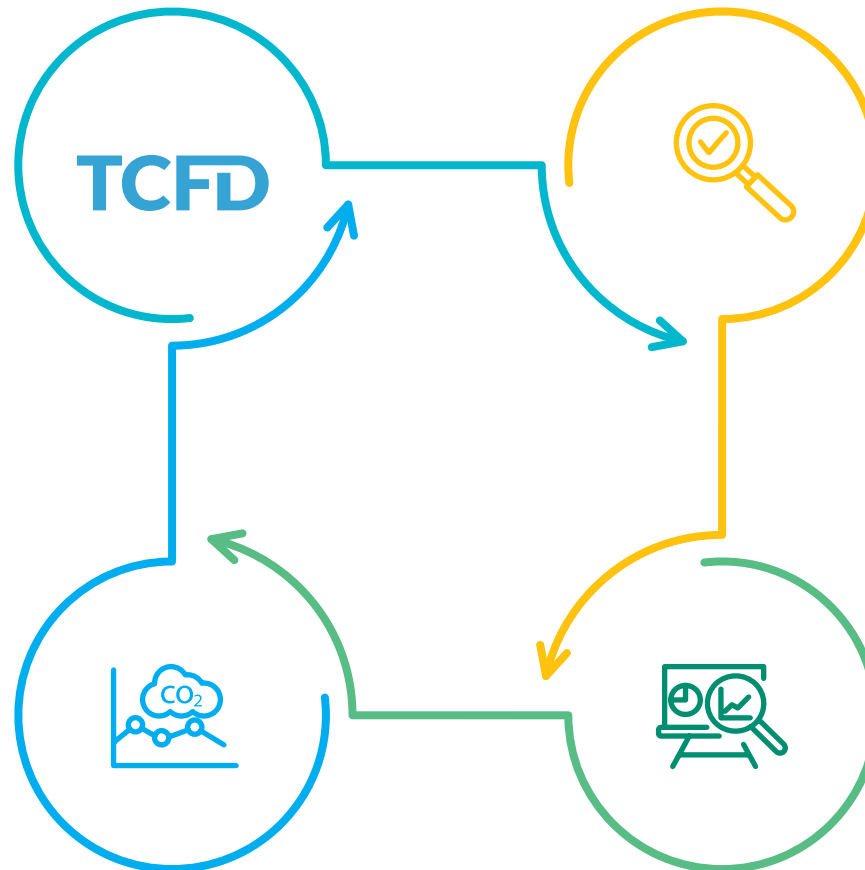


1

Align with the TCFD framework.

4

Assess and monitor transition risks and opportunities arising from the shift to a low-carbon economy, including market, reputation, policy and legal, as well as technology.



2

Evaluate properties for physical and transition climate-related risks during the due diligence process.

3

Utilize climate analytics metrics to identify physical risk exposure across the portfolio, identify high-risk assets and implement mitigation measures and emergency preparedness plans.

Our Initiatives

What we are doing and why it matters.

Enhancing the resilience of our properties and business is a top priority for LXP. We utilize due diligence risk assessments prior to the purchase of a property and a GHG inventory to track our carbon footprint. We then use the TCFD framework to help us disclose the results of those efforts. In the following sections, you can learn about **what we are doing** in support of a more resilient portfolio and **why those initiatives matter** to our stakeholders.



DECARBONIZATION

Accounting for our footprint.

LXP utilized the CRREM global decarbonization and energy-reduction pathways to develop a decarbonization modeling tool for use across our portfolio. In support of decarbonization efforts, LXP conducted a GHG emissions inventory to understand our sources of emissions and to identify cases for efficiency measures or reduction strategies.

WHY IT MATTERS

Decarbonization efforts ensure LXP remains resilient in the shift to a low-carbon economy and mitigates negative environmental impacts associated with global carbon emissions.



TCFD

Managing risks.

Our ESG+R Taskforce manages our resilience program, which is aligned with TCFD, updating it at least annually to keep abreast of physical and transitional risks caused by climate change. The program outlines risks over the short-, medium- and long-term and defines our process for identifying, mitigating and accounting for risk. See more on page 41.



WHY IT MATTERS

Our resilience plan helps communicate to stakeholders that we are aware of risks and have strategies in place to manage or mitigate them in alignment with industry best practices.





DISCLOSURES

Disclaimers and Forward-Looking Statements

The information and opinions contained in this report are provided as of December 31, 2023, unless otherwise noted, and are subject to change without notice. LXP does not undertake to update or revise any such statements. This report represents current LXP policy and intent and is not intended to create legal rights or obligations. This report may contain or incorporate by reference public information not separately reviewed, approved or endorsed by LXP and no representation, warranty or undertaking is made by LXP as to the accuracy, reasonableness or completeness of such information. The inclusion of information in this report is not an indication that the subject or information is material to LXP's business or operating results. Portfolio data includes

all properties at least 20% owned in calendar year 2023, unless otherwise noted. Due to the single-tenant and/or net nature of LXP's portfolio, LXP has limited control over certain operations and information at certain properties. As a result, certain property information, occupancy and usage amounts are estimates. This report contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, which involve known and unknown risks, uncertainties or other factors not under LXP control that may cause actual results, performance or achievements of LXP to be materially different from the results, performance or other expectations implied by

these forward-looking statements. These factors include, but are not limited to, those factors and risks detailed in LXP's filings with the Securities and Exchange Commission. Except as required by law, LXP undertakes no obligation to (1) publicly release the results of any revisions to those forward-looking statements that may be made to reflect events or circumstances after the occurrence of unanticipated events or (2) update or supplement forward-looking statements that become untrue because of subsequent events. Accordingly, there is no assurance that LXP's expectations will be realized. All company names are trademarks™, registered® trademarks or service marks of their respective holders. Use of them does not imply any affiliation with or endorsement of them.



TCFD

LXP's Resilience Program, aligned with the TCFD framework, is managed by the ESG+R Taskforce and is reviewed and updated at least annually. The program identifies and seeks to mitigate physical and transitional risks caused by climate change, which may impact LXP and our assets.



GOVERNANCE

Formed in 2019, LXP's ESG+R Taskforce meets bi-weekly to plan, create, discuss, and monitor the implementation, measurement and reporting of LXP's ESG+R objectives. They provide regular updates to the Board of Trustees and the Nominating and ESG Committee on progress, and metrics are provided against goals and targets for climate-related risks.

STRATEGY

LXP's climate-related risks are characterized as physical or transitional risks and are defined over the short-term time horizon comprised of the next one to three years, the medium-term of three to seven years and the long-term of eight years and beyond.

PHYSICAL RISK:

As natural disasters and extreme weather events increase in frequency and severity, they have the potential to affect our operations, the value of the real estate we own, and our appeal to investors as an asset class. Extreme weather events and chronic hazards as defined in the chart below may pose financial impacts, including increased insurance and utility costs, reduced occupancy, equipment repair and replacement, and supply chain and labor constraints.

Short Term 1-3 Years	<ul style="list-style-type: none"> ■ Extreme weather events, including earthquakes, wildfires, floods, storms
Medium Term 4-7 Years	<ul style="list-style-type: none"> ■ Natural disasters ■ Drought ■ Exacerbated extreme weather events
Long Term 8+ Years	<ul style="list-style-type: none"> ■ Heat Stress ■ Sea-Level rise

TCFD

STRATEGY

TRANSITIONAL RISK:

Monitoring market shifts and regulations and future-proofing our assets as the world transitions to a low-carbon economy is central to our business strategy and financial planning. Our transitional risks can be found in the table below. The financial impacts related to these transitional risks include emerging technologies, carbon fines, the cost of RECs, and available energy supply. Each risk has the potential to place increased costs on real estate assets.

Short Term 1-3 Years	<ul style="list-style-type: none"> Increased building benchmarking
Medium Term 4-7 Years	<ul style="list-style-type: none"> Audit and performance mandated requirements Emerging technologies
Long Term 8+ Years	<ul style="list-style-type: none"> Fluctuating costs of carbon fines and renewable energy certificates Shifts in energy supply and utility costs

OPPORTUNITIES:

LXP's opportunities in managing climate-related risks include increasing efficiency, optimizing building controls around consumption, installing metering to obtain Scope 3 emissions, prioritizing high-efficiency equipment at replacement, installing solar and battery storage where feasible, moving toward 100% LED lighting, and supporting a move toward electrification. In addition, prospective management techniques and adaptation strategies for the identified transition risks have been recognized and are continually evaluated.

RISK MANAGEMENT

Our ESG+R Taskforce is continually monitoring the risks and opportunities of transitioning to a low-carbon economy. LXP utilizes Moody's Climate on Demand tool, which assesses the exposure of assets to chronic and acute physical hazards based on the Intergovernmental Panel on Climate Change (IPCC) Representative Concentration Pathway (RCP) 8.5. We utilize this software tool to project climate-related physical risks on existing assets as well as during our due diligence process for new acquisitions. On a biannual basis, properties are aggregated at the portfolio level to calculate average risk scores and identify high or extremely high risks for each physical risk peril. The portfolio has a set risk threshold percentage by Gross Asset Value (GAV) for each physical risk peril. If the portfolio exceeds the set thresholds for any physical risk perils, the high-risk properties and extremely high-risk properties within the portfolio are escalated and evaluated by the portfolio team. This team is then responsible for ensuring mitigation strategies are budgeted and implemented by property teams if further evaluation proves necessary.

Transition risks are managed through regular monitoring of energy disclosure and benchmarking, audit and performance target ordinances with which properties may need to comply, as well as annual reevaluations of portfolio-level positionings in relation to energy markets, carbon pricing, REC purchasing and technological adaptations. Updates to existing processes are discussed and evaluated at least annually to consistently improve the management of climate related risks. The use of climate risk tools and analytics will continue to inform LXP's resilience strategy for managing real assets and the impacts of climate-related risks.

TCFD

METRICS AND TARGETS

Targets:

- Achieve operational Net Zero for Scope 1 and 2 emissions by 2030.
- Obtain energy data coverage for over 40% of the portfolio* by 2030.
- Achieve green building certifications across 40% of the portfolio* by 2030.
- Achieve LED lighting at 90% of the portfolio* by 2030.

*For consolidated portfolio, by square feet

Metrics:

- GREEN BUILDING CERTIFICATIONS
 - ▷ **17M+ SF** of green building certified floor area across the portfolio
- ANNUAL RENEWABLE ENERGY:
 - ▷ **557.5 MWh** of off-site renewable energy in 2023
 - ▷ **2,639.22 MWh** of on-site renewable energy in 2023
- BENCHMARK, AUDIT AND PERFORMANCE/ ORDINANCE:
 - ▷ Six properties were located in jurisdictions with city or state benchmarking or audit ordinances and performance mandate requirements in 2023.
- Scope 1, Scope 2, and Scope 3 greenhouse gas (GHG) emissions
 - ▷ Scope 1: **204.78 MTCO₂e**
 - ▷ Scope 2: **3,861.63 MTCO₂e**
 - ▷ Scope 3: **42,650.46 MTCO₂e**

Emissions are calculated by RE Tech Advisors. Scope 1 emissions encompass direct GHG emissions with landlord-controlled energy that is directly burned onsite at the properties, such as natural gas. Scope 2 emissions are the indirect GHG emissions associated with landlord-controlled energy purchased from a utility at the properties, such as the emissions associated with the generation of electricity or district steam. Scope 3 emissions encompass all indirect emissions, such as emissions from tenants. Scope 3 emissions are only accounted for when tenant-controlled data is available.

Data Disclosure

	2022	2023	% Change from 2022 to 2023
ENERGY PERFORMANCE			
Total Energy (kBtu)	739,054,641	1,024,212,307	38.6%
Energy Usage SF	18,050,252	19,587,255	8.5%
Energy Use Intensity (EUI) (kBtu/SF)	45.1	43	-4.5%
Building Count (Energy)	44	48	
GHG EMISSIONS			
Scope 1 (MTCO ₂ e)	175.88	204.78	16.4%
Scope 2 (MTCO ₂ e)	4,819.53	3,861.63	-19.9%
Scope 3 (MTCO ₂ e)	24,014.89	42,650.46	77.6%
Total Emissions (MTCO ₂ e)	29,010.31	46,716.88	61%
Floor Area Energy Use	18,050,252	19,587,255	8.5%
kgCO ₂ e/SF - Total	0.0019	0.0027	43.8%
Building Count (Energy)	44	48	
WATER PERFORMANCE			
Total Water (gal)	61,104,071	1,157,483,627	1,794.3%
Water Usage SF	10,889,309	12,883,019	18.3%
Water Use Intensity (WUI) (gal/SF)	6.6	6.1	-8.2%
Building Count (Water)	40	44	
WASTE PERFORMANCE			
Total Waste (lbs)	1,758,893	1,526,664	-13.2%
Floor Area Waste	3,652,664	5,018,942	37.4%
Waste Use Intensity (lbs/SF)	0.32	0.33	0.8%
Diversion Rate (%)	12.7%	15.9%	25%
Building Count (Waste)	10	12	

SASB Disclosure Table

The SASB Foundation was formed to establish industry-specific standards for disclosing material information to investors. The SASB Standard Codes identify topics that are most relevant to an organization's financial impact on ESG+R performance to give insight to stakeholders and investors.

This is the fourth year that LXP has disclosed ESG+R data using the SASB Real Estate Standard. The following SASB disclosures represent LXP's portfolio ESG+R performance for only the operational properties owned at least 20% during calendar year 2023.

ACTIVITY METRICS

SASB CODE	ACCOUNTING METRIC	UNIT OF MEASURE	LXP RESPONSE
IF-RE-000.A	Number of assets, by property subsector	Number	Industrial: 144 Office: 14 Other: 1 159 Assets Total
IF-RE-000.B	Leasable floor area, by property subsector	Floor Area (SF)	Industrial: 65,593,352 GFA Office: 2,213,898 GFA Other: 274,000 GFA 68,081,250 GFA Total
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	Percentage (%) by floor area	Industrial: 100% Indirectly Managed Office: 82% Indirectly Managed Other: 100% Indirectly Managed
IF-RE-000.D	Average occupancy rate, by property subsector	Percentage (%)	Industrial: 96% Office: 93% Other: 100%

SASB Disclosure Table

ENERGY MANAGEMENT

SASB CODE	ACCOUNTING METRIC	UNIT OF MEASURE	LXP RESPONSE
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	<p>Industrial: 23.4% Office: 30%</p> <p><i>Relevant factors that influence whole-building energy coverage include the following:</i></p> <ul style="list-style-type: none"> • Tenant privacy and net property types: Due to its net lease nature, the LXP portfolio is 99% tenant controlled, meaning the owner does not have access to utility bills to track and generally needs tenant authorization to receive tenant data. LXP tracks landlord-paid utility data and tenant data as available. • Geographical markets and administrative barriers: The majority of LXP properties are located in areas across the U.S. that currently do not have energy benchmarking ordinances and, therefore, do not have utility companies that are required to provide data. • LXP has implemented a tenant outreach initiative to increase the coverage of utility data tracked across the portfolio.
IF-RE-130a.2	Total energy consumed by portfolio area with data coverage, by property type	Gigajoules (GJ)	Industrial: 454,923.5 GJ Office: 41,222.2 GJ
	Percentage grid electricity, by property type	Percentage (%)	Industrial: 64.8% Office: 90.3%
	Percentage renewable, by property type	Percentage (%)	Industrial: 2.5% Office: 0%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Percentage (%)	Industrial: 12.5% Office: -5.3%

SASB Disclosure Table

ENERGY MANAGEMENT (CONT.)

SASB CODE	ACCOUNTING METRIC	UNIT OF MEASURE	LXP RESPONSE
IF-RE-130a.4	Percentage of eligible portfolio that has an energy rating, by property subsector	Percentage (%) by floor area	Industrial: 18.7% Office: 16.2%
	Percentage of eligible portfolio that is certified to ENERGY STAR®, by property subsector	Percentage (%) by floor area	<p>Industrial: 5.7% Office: 0%</p> <p>To receive ENERGY STAR® certification, aggregate (both landlord and tenant) energy data must be benchmarked in ENERGY STAR® Portfolio Manager®, and the building must achieve a score of 75 or higher to be eligible for certification. Due to the net lease, industrial nature of LXP's portfolio, tenant utilities are typically paid directly to the utility companies. Therefore, LXP must rely on the tenant to willingly provide their energy consumption data so that buildings can receive an ENERGY STAR® score and then pursue certification if eligible.</p> <p>As mentioned above, LXP has implemented a tenant outreach initiative to increase the coverage of utility data and thereby increase the number of buildings eligible for an ENERGY STAR® score and certification. LXP strives to pursue ENERGY STAR® certification for eligible buildings.</p>

SASB Disclosure Table

ENERGY MANAGEMENT (CONT.)

SASB CODE	ACCOUNTING METRIC	UNIT OF MEASURE	LXP RESPONSE
IF-RE-130a.5w	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Discussion and Analysis	<p>LXP strategically implements energy management strategies to reduce its environmental impact.</p> <p>During acquisition due diligence, properties are evaluated for ESG+R factors, including energy and GBC eligibility, efficient lighting and renewable energy.</p> <p>LXP established a target to achieve operational Net Zero for Scope 1 and 2 emissions by 2030 as well as a target to obtain energy data coverage for over 40% of its consolidated portfolio by 2030. LXP works to reach these goals by benchmarking landlord-paid energy usage and, where feasible, gathering tenant energy usage through the U.S. EPA's ENERGY STAR® Portfolio Manager® platform. Additionally, LXP established a target of reaching LED lighting for 90% of the consolidated portfolio by 2030. In order to meet this target, LXP continually identifies opportunities for LED lighting retrofits as well as solar installations to enhance energy efficiency and reduce operating costs. Additionally, LXP engaged a third-party solar consultant to evaluate solar opportunities across the portfolio and purchased 422.5 MWh of renewable energy credits (RECs) to offset its 2023 carbon emissions.</p> <p>LXP strategically implements GBCs to work towards the target of achieving green building certifications across 40% of the consolidated portfolio by 2030. Although particular certifications are difficult to achieve due to its industrial, net lease characteristics, LXP has been successful implementing BREEAM® USA In-Use certifications at several industrial properties, with fifteen total properties achieving certification.</p>

SASB Disclosure Table

WATER MANAGEMENT

SASB CODE	ACCOUNTING METRIC	UNIT OF MEASURE	LXP RESPONSE
IF-RE-140a.1	Water withdrawal data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	<p>Industrial: 18.6% Office: 30%</p> <p>Relevant factors that influence whole-building water coverage include the following:</p> <ul style="list-style-type: none"> • Tenant privacy and net lease property types: The portfolio is 99% tenant controlled, meaning the owner generally does not have access to utility bills and needs tenant authorization to receive tenant data. • Geographical markets and administrative barriers: Most properties are located in rural areas without aggregate water benchmarking and audit ordinances; therefore, the majority of utility providers do not have connection capabilities to ENERGY STAR Portfolio Manager.
	Water withdrawal data coverage as a percentage of floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	Percentage (%) by floor area	<p>Industrial: 2.6% Office: 28.2%</p>
IF-RE-140a.2	Total water withdrawn by portfolio area with data coverage, by property subsector	Thousand cubic meters (m ³)	<p>Industrial: 4,406,951 m³ Office: 29,034 m³</p>
	Percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Percentage (%)	<p>Industrial: 0.2% Office: 26.2%</p>
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Percentage (%)	<p>Industrial: 6% Office: -70.3%</p>

SASB Disclosure Table

WATER MANAGEMENT (CONT.)

SASB CODE	ACCOUNTING METRIC	UNIT OF MEASURE	LXP RESPONSE
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	Discussion and Analysis	<p>Water management risks occur across the portfolio in environmental, financial and regulatory constraints. LXP uses Moody's Climate on Demand climate analytics software to analyze the portfolio for properties that are located in areas of high-water stress. To calculate a property's "Water Stress" category score, the software considers the following subcategories: current baseline water stress, current interannual variability, future water demand and supply and water supply and demand charge. LXP uses the software to determine high-risk properties, and knowing which locations are prone to water management risks allows us to implement water conservation and protection measures. Additionally, city and state regulations, such as benchmarking ordinances and performance requirements, are expanding quickly across the U.S. to require the monitoring and reduction of water consumption.</p> <p>LXP tracks and monitors its portfolio's water usage in ENERGY STAR® Portfolio Manager®. LXP uses quarterly reports to identify properties that have a high WUI and evaluate projects to reduce water usage. Such initiatives include implementing low-flow fixtures and leak detection systems and conducting water audits. Sustainable landscaping options include drip irrigation, irrigation timers, xeriscaping and native landscaping. Additionally, LXP distributes Guides to educate tenants on water use reduction initiatives.</p>

SASB Disclosure Table

MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS

SASB CODE	ACCOUNTING METRIC	UNIT OF MEASURE	LXP RESPONSE
IF-RE-410a.1	Percentage of new leases that contain a cost recovery clause for resource-efficiency-related capital improvements and associated leased floor area, by property subsector	Percentage (%) by floor area	LXP incorporated green lease language into its standard lease form, so many of our newly contracted tenants have sustainability clauses in place. Our lease form includes a cost recovery clause for resource-efficiency-related capital improvements. LXP includes the clauses listed above in its standard green lease language, though leases are subject to negotiation.
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for grid electricity consumption, by property subsector	Percentage (%) by floor area	Industrial: 100% Office: 82% Due to the net lease, industrial nature of the portfolio, the majority of tenants pay the utility companies directly for their utility consumption. LXP relies on the tenants to share utility usage so that it can be tracked in ENERGY STAR® Portfolio Manager®. Our form green lease language, implemented in 2020, has a clause that allows the landlord to install submeters to track consumption data.
	Percentage of tenants that are separately metered or submetered for water withdrawals, by property subsector	Percentage (%) by floor area	Industrial: 96% Office: 82%
IF-RE-410a.3	Discussion of approach to measuring, incentivizing and improving sustainability impacts of tenants	Discussion and Analysis	LXP actively engages its tenants, providing valuable insight to promote sustainable tenant operations at the property level. LXP distributes resources to tenants that give recommendations for sustainability projects and fit-out guides. Satisfaction surveys allow tenants to provide feedback and track sustainability features at the property. The surveys ask tenants their willingness to share utility data and participate in GBCs. LXP works with tenants and property teams to benchmark and monitor tenant-paid utility data wherever available. LXP is also evaluating smart meters, which will measure aggregate utility usage automatically. Green lease language has been incorporated into the LXP standard lease forms and is being implemented, where possible, for new leases and amendments.

SASB Disclosure Table

CLIMATE CHANGE ADAPTATION

SASB CODE	ACCOUNTING METRIC	UNIT OF MEASURE	LXP RESPONSE
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	Quantitative, Floor Area (SF)	Industrial: 2,798,133 GFA Office: 202,000 GFA
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure and strategies for mitigating risks	Discussion and Analysis	<p>As part of its Resilience Program, which was developed to align with the TCFD Framework, LXP assesses its portfolio and organizational risk to climate change-related impacts.</p> <p>LXP utilizes Moody's Climate on Demand climate analytics software metrics to identify potential physical risk exposure from climate change across the portfolio. Moody's Climate on Demand tool assesses the exposure of assets to chronic and acute physical hazards based on the Intergovernmental Panel on Climate Change (IPCC) Representative Concentration Pathway (RCP) 8.5. The software helps identify high-risk assets and uses this information to implement mitigation measures, such as evaluating additional flood or storm insurance, installing low-flow fixtures or LED lighting to reduce utility usage and implementing emergency preparedness plans.</p> <p>The software identified the following number of assets as High or Red Flag risks:</p> <ul style="list-style-type: none"> • Earthquakes: 1 asset • Floods: 50 assets • Heat stress: 143 assets • Hurricanes and Typhoons: 32 assets <p>Additionally, LXP evaluates transition risks occurring from the transition to a low-carbon economy. Transition risks include policy, legal, technology, market and reputation risks. LXP analyzes increasing benchmarking disclosure, audit, performance mandates and emissions limits regulations across the U.S. LXP's third-party ESG+R consultant evaluates transition risk during due diligence in our ESG+R acquisition assessments, including a review of required actions associated with the regulatory risks. Annual compliance is tracked and monitored across LXP properties. LXP aims to identify and minimize any associated potential financial impacts on the LXP portfolio.</p>

GRI

Statement of Use: LXP has reported the information cited in this GRI content index for the period January 1, 2023 to December 31, 2023 with reference to the GRI Standards. GRI 1 used GRI 1: Foundation 2021

GRI Standard	Disclosure	Location of Disclosure	Page
GENERAL STANDARD DISCLOSURE			
GRI 2: General Disclosures 2021	2-1 Organizational details	Company Overview	4
	2-2 Entities included in the organization's sustainability reporting	Company Overview , About this Report	4, 5
	2-3 Reporting period, frequency and contact point	About this Report , Back Cover	5, Back Cover
	2-4 Restatements of information	No Restatements	
	2-5 External assurance	Not applicable; this report has not been assured	
	2-6 Activities, value chain and other business relationships	Company Overview , Stakeholder Engagement	4, 20
	2-7 Employees	Employees	23
	2-8 Workers who are not employees	Stakeholder Engagement	20
	2-9 Governance structure and composition	Our Approach to Governance	31
	2-10 Nomination and selection of the highest governance body	Our Approach to Governance	31
	2-11 Chair of the highest governance body	Message from our CEO	3
	2-12 Role of the highest governance body in overseeing the management of impacts	Message from our CEO , Our Approach to Governance	3, 31
	2-13 Delegation of responsibility for managing impacts	Our Approach to Governance , ESG+R Taskforce	31, 32
	2-14 Role of the highest governance body in sustainability reporting	Message from our CEO , Our Approach to Governance	3, 31
	2-15 Conflicts of interest	No conflicts of interest	
	2-17 Collective knowledge of the highest governance body	Message from our CEO , Our Approach to Governance	3, 31
	2-22 Statement on sustainable development strategy	Message from our CEO	3
	2-23 Policy commitments	Our ESG+R Approach , Policies and Principles	6, 35
	2-24 Embedding policy commitments	Our ESG+R Approach , Policies and Principles	6, 35
	2-25 Processes to remediate negative impacts	Policies and Principles	35
	2-26 Mechanisms for seeking advice and raising concerns	Policies and Principles	35
	2-27 Compliance with laws and regulations	Not applicable, no instances of noncompliance	
	2-28 Membership associations	Our Approach to Governance , Industry Performance	31, 33
	2-29 Approach to stakeholder engagement	Materiality , Stakeholder Engagement	8, 20

GRI

GRI Standard	Disclosure	Location of Disclosure	Page
GRI 3: Material Topics 2021	3-1 Process to determine material topics	Materiality	8
	3-2 List of material topics	Materiality	8
	3-3 Management of material topics	Materiality	8
GRI 201: Economic Performance 2016	201-1 Direct economic value generated and distributed	LXP Financials	
GRI 203: Indirect Economic Impacts 2016	203-2 Significant indirect economic impacts	LXP Financials	
GRI 204: Procurement Practices 2016	204-1 Proportion of spending on local suppliers	Company Overview	4
GRI 206: Anti-competitive Behavior 2016	206-1 Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Policies and Principles	35
GRI 301: Materials 2016	301-1 Materials used by weight or volume	Stakeholder Engagement, Data Disclosure	21, 44
GRI 302: Energy 2016	302-1 Energy consumption within the organization	Data Disclosure	44
	302-3 Energy intensity	Data Disclosure	44
	302-4 Reduction of energy consumption	Data Disclosure	44
GRI 303: Water and Effluents 2018	303-3 Water withdrawal	Data Disclosure	44
	303-5 Water consumption	Data Disclosure	44
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	Data Disclosure	44
	305-2 Energy indirect (Scope 2) GHG emissions	Data Disclosure	44
	305-4 GHG emissions intensity	Data Disclosure	44
	305-5 Reduction of GHG emissions	Data Disclosure	44
GRI 306: Waste 2020	306-3 Waste generated	Data Disclosure	44
	306-4 Waste diverted from disposal	Data Disclosure	44
GRI 308: Supplier Environmental Assessment 2016	308-1 New suppliers that were screened using environmental criteria	Stakeholder Engagement	21

GRI

GRI Standard	Disclosure	Location of Disclosure	Page
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	Our Approach to Social Impact	19
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	Employee Benefits	23
	401-3 Parental leave	Employee Benefits	23
GRI 402: Labor/ Management Relations 2016	402-1 Minimum notice periods regarding operational changes	Stakeholder Engagement	20
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	Health and Safety	28
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	Training and Professional Development	26
	404-2 Programs for upgrading employee skills and transition assistance programs	Training and Professional Development	26
	404-3 Percentage of employees receiving regular performance and career development reviews	Training and Professional Development	26
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	Our Approach to Social Impact	19
GRI 406: Non-discrimination 2016	406-1 Incidents of discrimination and corrective actions taken	Policies and Principles	35
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	Charitable Giving Committee	29
GRI 414: Supplier Social Assessment 2016	414-1 New suppliers that were screened using social criteria	Stakeholder Engagement	21
GRI 416: Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories	Stakeholder Engagement	21
GRI 417: Marketing and Labeling 2016	417-1 Requirements for product and service information and labeling	Stakeholder Engagement	21
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	Cybersecurity and Data Privacy	34

Glossary

ESG CONCEPTS

Materiality Assessment

A Materiality Assessment is an exercise that helps firms identify topics on which their business has a direct impact and which issues directly impact the business. Topics are selected from relevant industry research and are then ranked by importance by stakeholder groups such as employees, investors and subject matter experts.

Greenhouse Gas (GHG) Scope 1, Scope 2, Scope 3

Greenhouse gas emissions is a blanket term for the particulates emitted into the atmosphere as a result of burning fossil fuels for energy use. Emissions are furthermore classified into Scope 1, 2 and 3 based on who maintains operational control. For properties managed directly by the landlord, indirect emissions are considered Scope 2 and direct emissions are considered Scope 1. For properties where the landlord does not have operational control, direct and indirect emissions are considered Scope 3. Due to the industrial, net lease nature of LXP's portfolio, the reported emissions are primarily Scope 3 emissions. Scope 1, 2 and 3 emissions qualify where emissions stem from in a supply chain. Emissions are for operational properties only. Scope 1 emissions encompass direct GHG emissions with landlord-controlled energy that is directly burned on-site at the properties, such as natural gas. Scope 2 emissions are the indirect GHG emissions associated with landlord-controlled energy purchased from a utility at the properties, such as the emissions associated with the generation of electricity or district steam. Scope 3 emissions encompass emissions from tenant-controlled utility consumption at the buildings. Scope 3 emissions are only accounted for when tenant controlled data is available.

International Organization for Standardization (ISO) 14001: 2004

The International Organization for Standardization sets out guidance with specifies requirements for an environmental management system to enable an organization to develop and implement a policy and objectives which take into account legal and other requirements to which the organization subscribes, and information about significant environmental aspects.

Renewable Energy Credits (RECs)

Renewable energy credits are tied to the purchase of renewable energy. RECs serve as financial and emissions reduction tools to allow organizations to attain credit for renewable energy that they purchase.

Diversion Rate

The rate at which waste is mitigated or deterred from landfills.

Green Building Certifications (GBCs)

Third-party validation on sustainable building attributes such as energy efficiency, healthy indoor air quality and resource management. Firms must submit applications for green building certifications and show the tangible initiatives at work that qualify the building to earn certification.

ESG CERTIFICATIONS AND FRAMEWORKS

United Nations Sustainable Development Goals (UN SDGs)

A set of 17 goals launched by the United Nations that serve as a call to action to reduce inequalities, improve economic growth and steward the environment. Each goal has specified targets which a country or corporation can help make progress toward.

Global Reporting Initiative (GRI)

The Global Reporting Initiative is a reporting framework that helps standardize sustainability performance across industries by detailing specific indicators corporations can report to, showing their ESG+R initiatives and management approach.

Sustainability Accounting Standards Board (SASB)

The Sustainability Accounting Standards Board provides industry -specific disclosures that help companies and investors communicate sustainability information.

Task Force on Climate-Related Financial Disclosures (TCFD)

The Task Force on Climate-Related Financial Disclosures provides investors with information on how companies are mitigating climate-related risks as well as disclosing what risks they face and what their current performance is related to climate change.

GRESB

GRESB, formerly known as the "Global Real Estate Sustainability Benchmark," is an internationally recognized industry benchmark that allows the real estate industry to track and compare a firm's sustainability performance across a range of ESG+R topics.

Carbon Risk Real Estate Monitor.(CRREM)

The CRREM Global decarbonization and energy-reduction pathways detail the required efficiency levels for assets with whole-building energy and emissions data to align with 2°C and 1.5°C global warming limit scenarios. These pathways, aligned with the Paris Climate Goals of limiting global temperature rise to 2°C with ambition towards 1.5°C, provide specific trajectories for real estate assets and portfolios to benchmark against and can be used as proxies for transition risks.

Building Research Establishment Environmental Assessment Method (BREEAM)

BREEAM is a green building certification that certifies the sustainability of a particular building on a range of environmental issues. Categories evaluated include energy and water use, health and well-being, pollution, waste and management processes.

ENERGY STAR®

ENERGY STAR is a voluntary certification program set forth by the U.S. Environmental Protection Agency by the U.S. Department of Energy and focuses primarily on promoting energy efficiency through management and product procurement.

Institute of Real Estate Management (IREM)

IREM certifications are internationally recognized and help validate the sustainability performance of a building across different topics. As a voluntary certification, IREM provides sustainability best practices and evaluation.

DEFINITIONS

Fine Particulate Matter (PM2.5)

Fine Particulate Matter (PM2.5) is defined as particles that are 2.5 microns or less.



For questions regarding
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more information at

www.lxp.com

