LXP INDUSTRIAL TRUST

2024

Corporate Responsibility Report

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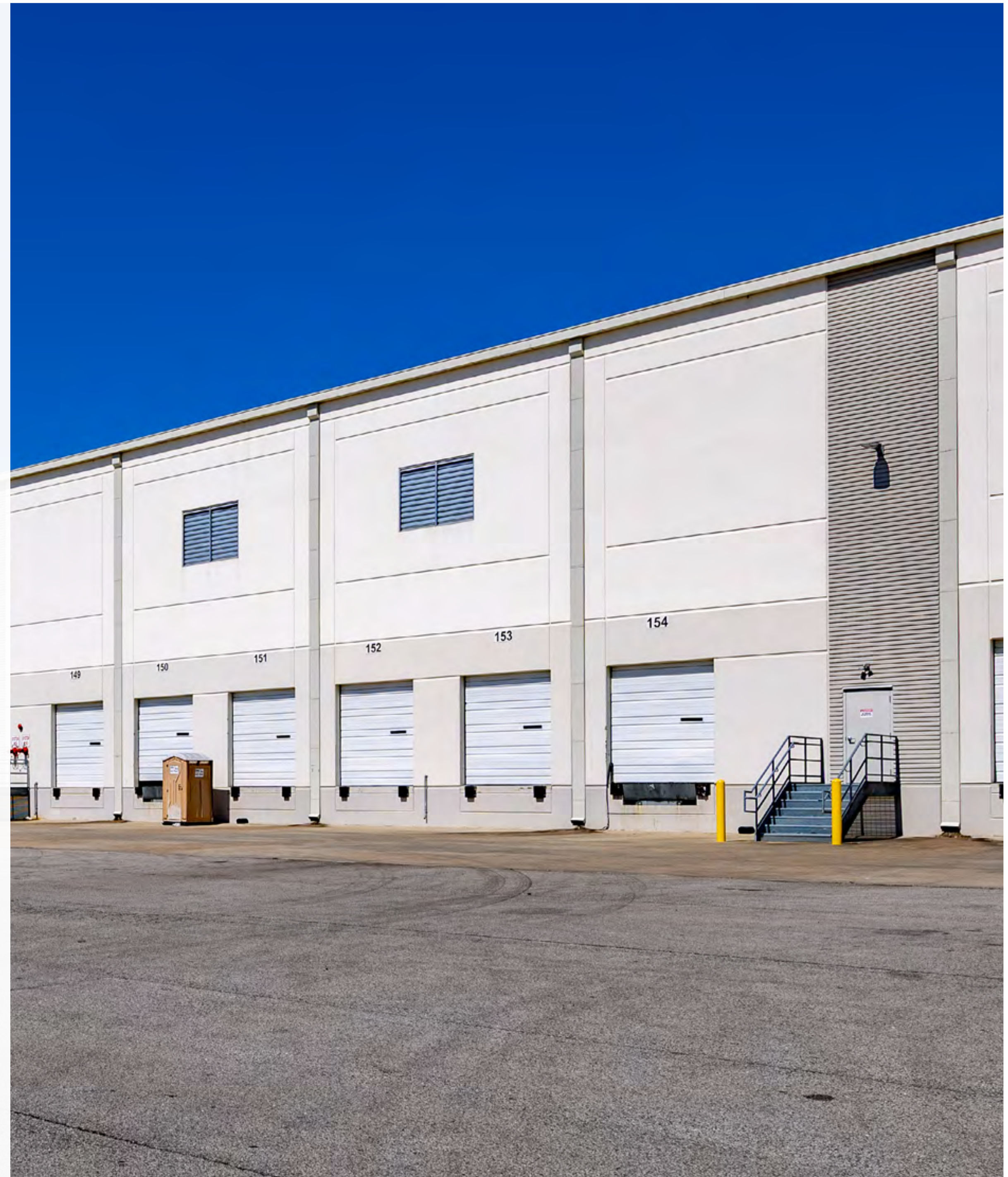
About this Report

This Corporate Responsibility Report focuses on LXP Industrial Trust (LXP)'s environmental, social, governance and resilience (ESG+R) program and progress made during the 2024 calendar year. The report has been prepared in accordance with the Task Force on Climate-related Financial Disclosures (TCFD) and Sustainability Accounting Standards Board (SASB) and with reference to the Global Reporting Initiative (GRI). Disclosures and content applicable to these frameworks are referenced beginning on page 24 of this report.



Message from our CEO

At LXP Industrial Trust, we strive to deliver shareholder value in many ways, including through our corporate responsibility program. This report highlights how our ESG+R approach delivers measurable benefits to our shareholders and across our portfolio. By implementing responsible strategies and practices into each layer of our organization, we believe we have achieved financial savings through environmental projects, improved operational performance and enhanced the long-term value and resilience of our portfolio.

Our environmental performance has remained focused on benchmarking utility consumption, obtaining green building certifications and evaluating opportunities to expand renewable energy options. These strategies help optimize operations and support our ability to attract and retain high-quality tenants.

Championing our people and supporting our local communities continue to be priorities for LXP. In 2024, we remained committed to promoting our employee health and well-being, strengthening community engagement, celebrating cultural events and providing volunteer opportunities. We believe supporting individuals inside and outside of our organization strengthens our reputation and builds trust across the industry.

In closing, by integrating corporate responsibility into the core of our business, we strive to safeguard our assets from potential risks and capitalize on increased efficiency, driving value creation for our shareholders.

Sincerely,

T. Wilson Eglin
Chairman and Chief Executive Officer

Company Overview

LXP Industrial Trust (NYSE: LXP) is a real estate investment trust (REIT) that is an active acquirer, operator and developer focused on Class A warehouse and distribution real estate investments in 12 target markets across the Sunbelt and lower Midwest with high-growth potential.

$4.9B Gross Asset Value

>30 Years Publicly Traded

119 Properties

57.8M Square Feet

90% Class A Properties

83% Exposure in Target Markets*

47% Investment Grade Tenancy

59 Employees

**Based on percentage of Gross Book Value.*

As of December 31, 2024

ESG+R Approach

At LXP, our comprehensive ESG+R program is grounded in practical goals and driven by deliberate action, resulting in tangible progress and long-term value creation. We prioritize initiatives that align with both our financial objectives and operational realities. With strong leadership engagement, clearly defined policies and targets and the guidance of a dedicated ESG+R Taskforce, we are committed to achieving measurable performance and meaningful impact.

ESG+R POLICY

This formalized policy provides clear and measurable expectations for LXP's environmental performance, encouraging our stakeholders to operate efficiently, which reduces our impact on the environment and our operational costs. Our policy also promotes engagement and collaboration with employees, tenants and the local community to ensure we support and positively impact the people in and around our organization. Each year, LXP's ESG+R Policy is reviewed by our ESG+R Taskforce to identify areas for improvement or adjust guidance. Best practices and alignment with international frameworks are stipulated in the policy to drive ethical and resilient operations. Read the full policy on our website.

ESG+R Objectives

ENVIRONMENTAL

- Benchmark and monitor landlord-paid utilities, track tenant utility data wherever accessible and obtain aggregate data from utility companies in applicable markets.
- Evaluate the opportunity to increase renewable energy across the portfolio.
- Annually evaluate sustainability opportunities to improve efficiency, reduce operating costs and reduce our properties' environmental footprint.
- Strategically implement green building initiatives and pursue ENERGY STAR® certification for eligible properties annually.

SOCIAL

- Assess our tenant satisfaction and feedback through tenant surveys.
- 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.
- Provide our employees with annual trainings, industry updates and access to tools and resources related to ESG+R.
- Support and engage with local communities through philanthropic events, focusing on food insecurity, children and education initiatives.
- Incorporate sustainability clauses into tenant leases, allowing collaboration with tenants for operational and cost efficiencies.

GOVERNANCE

- Strive to implement best governance practices, mindful of the concerns of our shareholders.
- 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.
- Monitor compliance with applicable benchmarking and disclosure legislation, including utility data reporting, audit and retro-commissioning requirements and greenhouse gas (GHG) emission laws.
- Ensure employees operate in accordance with the highest ethical standards and maintain the policies outlined in our Code of Business Conduct and Ethics.

RESILIENCE

- Align our resilience program with the TCFD Framework.
- Evaluate physical and transition climate-related risks as part of our acquisition due diligence process.
- Utilize climate analytics metrics to:
  - identify physical risk exposure across the portfolio;
  - identify high-risk assets; and
  - implement mitigation measures and emergency preparedness plans.
- Assess transition risks and opportunities arising from the shift to a low-carbon economy, including market, reputation, policy, legal and technology risks.

2024 Goals & Highlights

GOALS

With clear insights on our emissions sources and energy consumption, LXP has set relevant, measurable environmental goals from a 2022 baseline. Working with the ESG+R Taskforce, external experts and our Board of Trustees, we are working toward the following goals. These goals help LXP drive operational efficiency and manage the impact we have on the environment.

PROGRESS

Goal	2023	2024
Achieve operational **Net Zero for Scope 1 & 2** emissions by 2030	1,721* $MTCO_2e$	1,063** $MTCO_2e$
Obtain **energy data coverage for over 40%** of the portfolio*** by 2030	21%	29%
Achieve **green building certifications across 40%** of the portfolio*** by 2030	32%	35%
Achieve **LED lighting at 90%** of the portfolio*** by 2030	83%	90%

2030

** This data is based on the 2023 GHG Inventory, which reports on 2022 emissions.*
*** This data is based on the 2024 GHG Inventory, which reports on 2023 emissions.*
**** For consolidated portfolio, by square feet.*

2024 HIGHLIGHTS

ENVIRONMENTAL

- Achieved **35%** green building certified portfolio****
- Completed **second** GHG inventory
- Received ENERGY STAR® certification for **8.7M square feet** of our portfolio*****

SOCIAL

- Recognized as **'Best Companies to Work for'** in New York
- Provided **380 hours** of employee training
- Participated in 100+ hours of volunteering activities and donated $50,000+ to charitable organizations
- Rated 95% in employee overall satisfaction in our 2024 Employee Survey

GOVERNANCE & RESILIENCE

- Received **'A' ranking** in the U.S. Industrial Peer group for GRESB Public Disclosure
- Encouraged **sustainable building operations** with green lease requirements
- Documented physical and transition risk mitigation measures for properties representing the **top 25%** of our portfolio by gross asset value
- Commenced **financial risk mitigation** from building performance standards requirements

***** Based on square footage in consolidated industrial portfolio.*
****** Applications for ENERGY STAR certification were submitted in 2024 and were awarded in 2025.*

Environmental

LXP is committed to expanding data coverage to more accurately monitor and manage our environmental impact. Our Environmental Management System (EMS), aligned with ISO 14001:2004 standards, guides our efforts to improve efficiency and identify value-generating opportunities. We partner with our tenants to develop tailored, data-driven solutions that create shared value and measurable results.

GHG INVENTORY

In 2024, LXP completed a second GHG inventory to map emissions in our supply chain. This insight allows us to identify sources of emissions and, thereby, target specific reduction strategies that will have the greatest impact on decreasing our carbon footprint.

MEANINGFUL OUTCOMES*

- Scope 1 Emissions
  124 $MTCO_2e$
  - Emissions encompass direct GHG emissions with landlord-controlled energy that is directly burned onsite at the properties and corporate offices, such as natural gas.
- Scope 2 Emissions
  939 $MTCO_2e$
  - Emissions are the indirect GHG emissions associated with landlord-controlled energy purchased from a utility at the properties and corporate offices, such as the emissions associated with the generation of electricity or district steam.
- Scope 3 Emissions
  146,939 $MTCO_2e$
  - Emissions encompass all indirect emissions, such as those from tenants, business travel, and employee commuting. These emissions are only accounted for when data is available, such as tenant-controlled utility data, travel activity records, or employee commuting information.

SUSTAINABILITY REFERENCE GUIDES

Our Sustainability Reference Guides equip tenants with practical tools and resources to support informed, sustainable decision-making and the adoption of energy-efficient practices across their operations. These guides empower tenants to take an active role in implementing building upgrades and sustainability measures where feasible.

Topics Covered:

1. Greenhouse Gas Emissions
2. Energy Efficiency
3. Water Conservation
4. Waste Management, Recycling & Composting
5. Sustainable Purchasing
6. Transportation
7. Wellness

**The numbers shown here are the results of the 2024 GHG Inventory which reports on data from the 2023 calendar year. These numbers include emissions data from corporate offices, business travel, and employee commuting.*

Renewable Energy

Working with third-party consultants to install solar and secure renewable energy credits (RECs) helps us reduce carbon emissions associated with our assets' energy use. Obtaining renewable energy is an important part of our strategy to ensure long-term resilience to fluctuations in the energy market.

MEANINGFUL OUTCOMES

- 3,558 MWh of renewable energy in use throughout our portfolio, an increase in nearly 400 MWh from 2023
  - Buildings that integrate renewable energy sources can benefit from lower operating costs, reduced carbon intensity and increased resilience to shifts in the energy market.

Purposeful Action: Realizing Utility Savings

At a property in Illinois, LXP installed a 211 kW rooftop solar system that generated 150,735 kWh of clean energy in 2024. Through a rooftop lease agreement, we receive monthly rent from the solar provider, while the on-site tenant benefits from access to renewable power, resulting in reduced utility expenses.

Highlights:

70% reduction of the tenant's average monthly utility costs

The power generated on-site is equivalent to **21 homes**' annual electricity use or **262,046 miles** driven by a gasoline powered passenger car*

As a result of the solar installation, the building tenant is projected to save **~$17,900** a year.

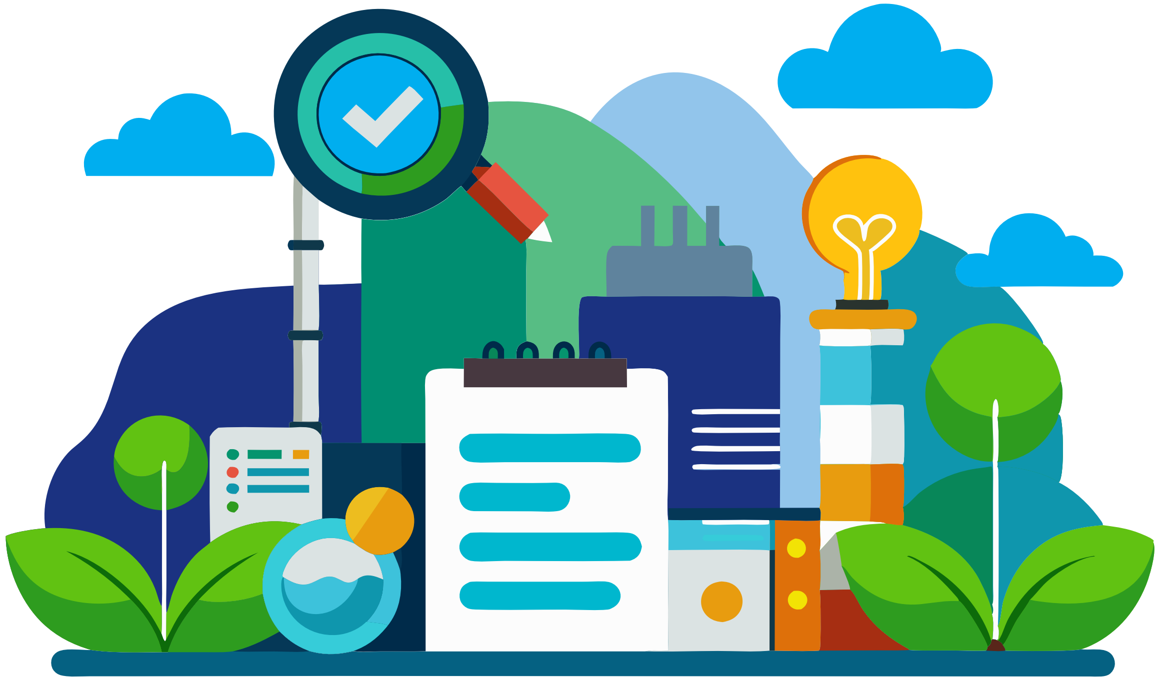
*Greenhouse Gas Equivalencies Calculator | US EPA

Biodiversity

In managing development projects, we carefully consider the environmental impacts and the ecosystems that rely on a healthy natural world. We also support our tenants in preserving this balance by offering resources such as native landscaping, which promotes biodiversity and sustainable site management practices.

Purposeful Action: Biodiversity Assessment Tool

During the acquisition process, properties are entered into a biodiversity assessment tool, where we can document protected areas and endangered species.



Green Building Certifications

When LXP pursues green building certifications or ENERGY STAR® ratings, we prioritize both tenant satisfaction and environmental performance. These certifications not only support tenant retention and attraction but also promote efficiency measures that can lower utility costs. We believe third party validation of sustainable operations further enhances tenant confidence in the building's resilience to both physical and transition climate risks.

MEANINGFUL OUTCOMES

8.7M Square Feet of our portfolio recieved ENERGY STAR® certification*

88 Average ENERGY STAR Score**

35% of the portfolio is green building certified***

33% of total revenue was earned from green certified or ENERGY STAR® rated buildings

20M+ Square Feet of green building certified floor area across the portfolio

Certified Properties

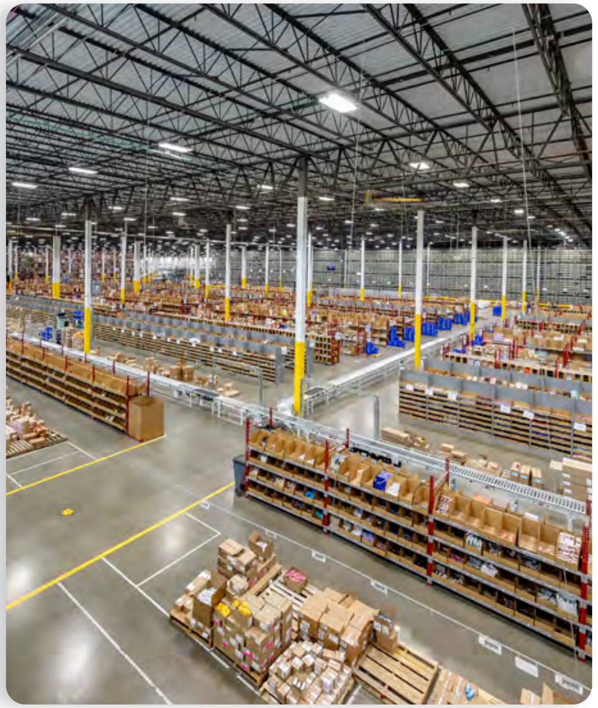
BREEAM®	19
LEED	9
IREM® INSTITUTE OF REAL ESTATE MANAGEMENT	6

*Applications for ENERGY STAR certification were submitted in 2024 and were awarded in 2025.
** Average ENERGY STAR Score for 2024 ENERGY STAR certified buildings.
*** Based on Square Feet in consolidated portfolio.

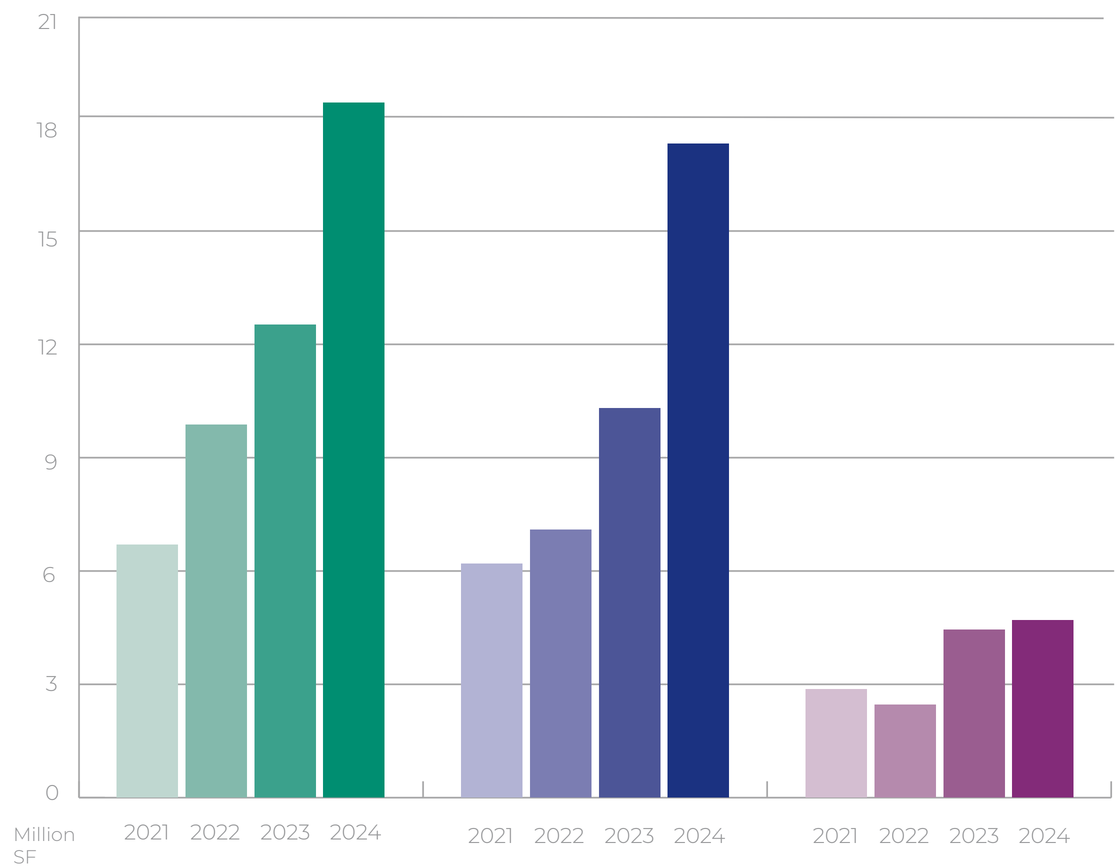
Data Management

LXP uses ENERGY STAR® Portfolio Manager® to track and report on utility data across the portfolio. Each quarter, our property teams receive a Performance Indicator Report that provides insight into the building's energy performance and can help them spot inefficiencies and improvement opportunities.

Access to utility data is vital to this process. As such, we incorporate green lease language in our lease agreements to ensure access to tenant utility data. (Read more about green lease language on page 19).



MEANINGFUL OUTCOMES: UTILITY DATA OVER TIME



Increases in data coverage from 2023 to 2024:

ENERGY	WATER	WASTE
43%	65%	4%

Purposeful Action: Smart Metering

Tools such as smart metering let LXP measure aggregate utility usage automatically. This powerful insight allows for more seamless and accurate reporting of utility consumption across our portfolio while providing our tenants with real-time visibility and opportunities for cost savings.

~2M+ Square Feet of our portfolio is covered by smart meters

Social

The people in and around our organization are critical to the success of our company. Through building and maintaining relationships with our employees, tenants and surrounding communities, we seek to create a positive impact within our industry, operations and local neighborhoods. To learn more about how we engage with and support our stakeholders, see page 22.

EMPLOYEES

Understanding who our employees are helps ensure we can best support their continued development and success at LXP. Across our employee base, 56% were female and 44% were male in 2024. Across our leadership*, 46% were female and 54% were male.

59 Employees

MEANINGFUL OUTCOMES

92% Employee Retention

**Leadership represents senior and mid-management as referenced in our EEO-1 data.*

Engagement Efforts

A strong employee culture and supportive workforce are built through consistent outreach and collaboration. At LXP, we engage employees through initiatives to better understand their experiences and support their professional growth. This includes in-person trainings and periodic surveys, including an annual employee engagement survey that is sent to all employees.

MEANINGFUL OUTCOMES: 2024 EMPLOYEE SURVEY

97% Participation Rate

95% Overall Satisfaction Rate

Purposeful Action: Bringing Employees Together

At the end of 2024, LXP invited employees to an in-person gathering at an off-site event in Florida. We conducted policy training and employees participated in team-building exercises. Over the course of two days, team members from different offices and departments had the opportunity to meet face-to-face and connect with each other.

CREATING A CULTURE OF BELONGING

Throughout the year, LXP engages with our employees around cultural holidays, seasonal observances and national events. In 2024, we hosted a range of events.

Cultural Events: including a Chinese New Year Celebration, a Hispanic Heritage Month gathering and a Juneteenth observance, as well as cultural and sustainability-related cooking classes.

Fitness and Wellness Challenges: including step, Meatless Monday, Sustainability and Earth Day Challenges.

Professional Development

At LXP, we recognize that our employees are central to our success. We are committed to supporting their professional development through targeted training, mentorship opportunities and ongoing feedback—empowering them to grow, lead and thrive in their careers.

Purposeful Action: Mentorship Program

Throughout the year, members of the mentorship program meet to hear from speakers, conduct book discussions and receive training. The intention of this program and its structure is to encourage collaboration and exploration of career development opportunities around topics such as leadership, work-life balance, accomplishments and real-life lessons.

- In 2024, LXP conducted a public speaking workshop and held live discussions with women in leadership

MEANINGFUL OUTCOMES

380 hours of employee training completed in 2024

Purposeful Action: Summer Internship in Dallas

As part of our efforts to strengthen our future talent pipeline, LXP organized a two-week internship program to engage a young professional looking to pursue a career in commercial real estate.

"As an intern with LXP, I got hands-on experience touring sites - I also saw firsthand what quality relationships are like in the world of real estate, thanks to the amazing team at LXP. LXP was big enough to have a hand in everything, and small enough that you feel like you really got to know the people you were working with. My time at LXP taught me a lot about learning on the job and asking for help when you need it. From the start, LXP gave me opportunities and challenges to rise to while setting me up with the people and resources that helped me thrive."

Tenants & Third-Party Partners

We collaborate closely with our tenants and third-party partners to understand and meet their needs and expectations. Through these strong relationships, we can implement ESG+R practices that deliver shared value and align with the goals of all stakeholders.

ENGAGEMENT EFFORTS

LXP strives to maintain constructive communication with tenants through third-party surveys, newsletters or tenant meetings.

MEANINGFUL OUTCOMES: TENANT SURVEY

Used across the industry, the Kingsley Index provides LXP with actionable data and unbiased feedback to address and support our tenant relationships.

4.19/5 2024 tenant satisfaction score

8 properties qualified for the 2024 Kingsley Excellence Award 100% Club based on their perfect 2023 and 2024 overall tenant satisfaction scores

Purposeful Action: Newsletters & Meetings

To keep tenants informed on our latest ESG+R initiatives and to foster open, two-way communication, LXP distributes newsletters and holds regular meetings with tenants. These touchpoints create opportunities for collaboration and supports alignment between our approach to corporate responsibility and our tenants' goals and priorities.

Suppliers

LXP expects our vendors, suppliers, partners and their representatives to carry out business in compliance with the highest ethical standards and all state, federal and local laws and regulations.

ENGAGEMENT EFFORTS

We hold our suppliers to high standards through a Supplier Code of Conduct to ensure they understand our policies and reflect our commitment to corporate responsibility.

Purposeful Action: ESG+R Supplier Screening

LXP's critical vendors are screened to help ensure they align with our strategy and core values. Some of the information we collect includes:

- Data on public complaints or lawsuits to ensure a fair and ethical partnership;
- Basic information on ownership, including whether the company is minority, woman and/or veteran owned, to see if there are social impacts tied to vendor selection and
- Risk intelligence to mitigate possible cyber or data concerns.

Communities

At LXP, we are committed to giving back to the communities around our corporate offices. We recognize the opportunity to make a meaningful impact by supporting the local neighborhoods and charitable organizations that help create safe, connected and thriving places to live and work.

MEANINGFUL OUTCOMES: VOLUNTEERING

100+ hours of volunteer time were logged across LXP in 2024. Below are a few examples of how our regional offices came together to donate time, labor and resources to organizations in our neighborhoods.

New York City office volunteer day at Trinity Services and Food for the Homeless

Employees assisted in the preparation and distribution of meals to individuals in need. LXP has partnered with Trinity's Services for over five years, helping countless individuals and preparing hundreds of meals.

Dallas office volunteer day at North Texas Food Bank

Employees helped sort, bag and box food for the local community in North Texas and presented a check on LXP's behalf to the organization to continue serving those in need.

New York City office volunteer day at City Harvest

Employees helped sort and distribute thousands of pounds of produce, repackaging the goods from large, bulk containers into smaller, family-sized units that can be easily distributed.

Florida office volunteer day at Speak Up for Kids Palm Beach

Employees wrapped gifts provided by sponsors and local donors and assisted foster parents in selecting and picking up their gifts.

Purposeful Action: Employee Matching

Our employee matching program helps amplify our employees' giving efforts by matching the dollar amount our employees donate to charity with a specified amount per employee per year.

Purposeful Action: Charitable Giving

$50,000+ donated to local charitable organizations that focus on promoting food security and education programs.

FCA FAMILY & CHILDREN'S ASSOCIATION

North Texas Food Bank

Speak Up for Kids OF PALM BEACH COUNTY

CITY HARVEST RESCUING FOOD FOR NYC

REEX

SaFH TRINITY'S SERVICES AND FOOD FOR THE HOMELESS

LXP With REEX Lunch & Learn with Young Professionals

To support our talent pipeline efforts, in 2024, LXP hosted a Lunch & Learn event in partnership with REEX to educate high school students on the roles of sustainability and acquisitions in commercial real estate.

Governance

At LXP, strong governance is guided by experienced leadership committed to ethical practices, long-term value creation and environmental stewardship. Oversight of our ESG+R efforts is led by the Nominating and ESG Committee of our Board of Trustees, which ensures our initiatives are principled, actionable and designed to drive meaningful impact. This approach helps us allocate capital where it can deliver the greatest benefit.

ESG+R TASKFORCE

Our ESG+R Taskforce is made up of seven employees who oversee the implementation of our ESG+R strategy. The Taskforce meets regularly with other senior leaders and external consultants to review overall progress and strategy.

The Members:

1. **SVP, Director of ESG and Corporate Operations**
2. **EVP, COO, General Counsel and Secretary**
3. **EVP, Director of Investor Relations**
4. **Director of Human Resources**
5. **Property Operations & ESG Analyst**
6. **AVP, Assistant Controller**
7. **SVP, Tax**

Purposeful Action: Role of the Taskforce

Consider
initiatives aligned to our business objectives and creation of long-term value

Plan
for the implementation of our ESG+R strategy, understanding how each stakeholder will play a role in its success

Develop
targets and objectives for the organization based on data and in collaboration with our stakeholders

Report
performance on ESG+R metrics to transparently communicate our efforts

Review
progress on relevant ESG+R metrics to track performance

Rankings & Ratings

Reporting frameworks and rating agencies play a key role in holding us accountable and measuring our progress toward ESG+R objectives. Aligning with these standards ensures we are following industry best practices to drive shareholder value, while our performance results provide transparency to stakeholders and allow for meaningful comparisons against peers and past performance.

Policies & Principles

LXP's policies and principles hold us responsible for ethical business practices and compliance with all applicable rules and regulations. Our Code of Business Conduct and Ethics helps communicate our standards of behavior.

A full review of our policies can be found on our website.

CYBERSECURITY AND DATA PRIVACY

Our Board of Trustees' Audit and Cyber Risk Committee assists with the oversight 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 who objectively assessed key employee responses to questionnaires on our cyber-related operations and business functions.

Purposeful Action: Collaborating to Improve Cybersecurity

LXP is a member of the Real Estate Cyber Consortium (RECC), an organization aimed at improving cybersecurity preparedness for buildings and facilities.

REAL ESTATE™ CYBER CONSORTIUM

Green Lease Language

As an industry-recognized leader in green lease implementation, LXP is well-versed in collaborating with tenants on data sharing and executing efficiency-focused capital improvements. Our proactive stakeholder engagement empowers tenants to play an active role in tracking and reducing utility consumption while supporting sustainable operations. LXP's standard green lease language includes the following provisions:

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

MEANINGFUL OUTCOMES

GREEN LEASE LEADER GOLD

LXP was named a Green Lease Leader, achieving Gold Landlord status

Transparency

We are committed to transparent communication of our ESG+R efforts and annually report in alignment with numerous industry benchmarks. This annual account of our performance helps us identify areas for improvement and highlight successes in our strategy.

Independent experts perform data assurance on our energy, GHG emissions, water and waste data, which is aligned with the ISO 14064-3 standard.

GRESB TCFD GRI SASB

Resilience

LXP is committed to strengthening the resilience of our business and operations by proactively managing climate-related risks and advancing our decarbonization efforts. By completing a comprehensive GHG inventory and leveraging tools such as the Carbon Risk Real Estate Monitor (CRREM) global decarbonization and energy-reduction pathways, we can better understand our emissions profile and develop effective energy efficiency and reduction strategies.

From the acquisition due diligence phase through ongoing asset management, we apply the TCFD framework to assess and monitor risks and opportunities associated with the global transition to a low-carbon economy. Our goal is to ensure that LXP remains adaptive and resilient in the face of these evolving challenges to best meet the needs of our stakeholders.. Learn more about our TCFD-aligned risk management approach on page 24.

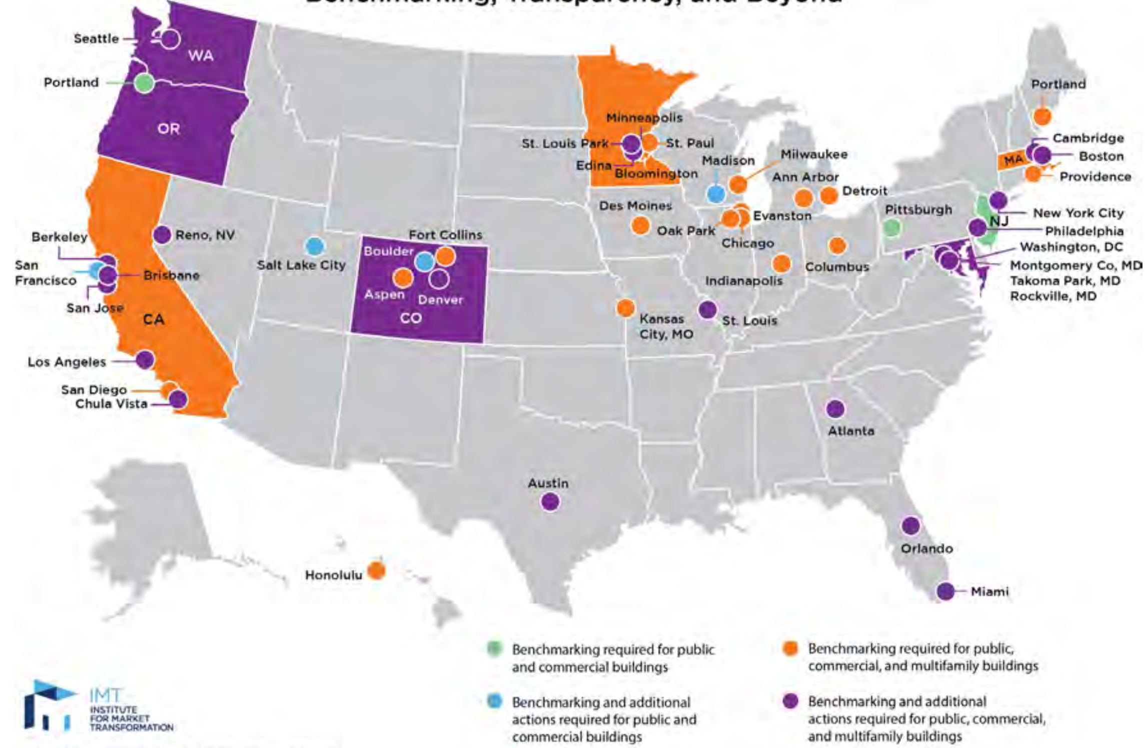
In an effort to manage climate-related risks, the opportunities we focus on are:

- 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 towards 100% LED lighting
- Supporting a move toward electrification

Purposeful Action: Monitoring Building Benchmarking Ordinances

Across the United States, local and state building benchmarking ordinances are driving higher standards in energy performance. LXP takes a diligent and proactive approach to compliance by continuously monitoring and tracking the performance of assets located in jurisdictions subject to these requirements. This ongoing oversight helps ensure that we remain in full compliance and are well-positioned to respond to future regulatory developments.

U.S. City, County, and State Policies for Existing Buildings: Benchmarking, Transparency, and Beyond



Appendix

DISCLAIMER AND FORWARD-LOOKING STATEMENTS

The information and opinions contained in this report are provided as of December 31, 2024, 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 2024, 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.

Stakeholder Engagement

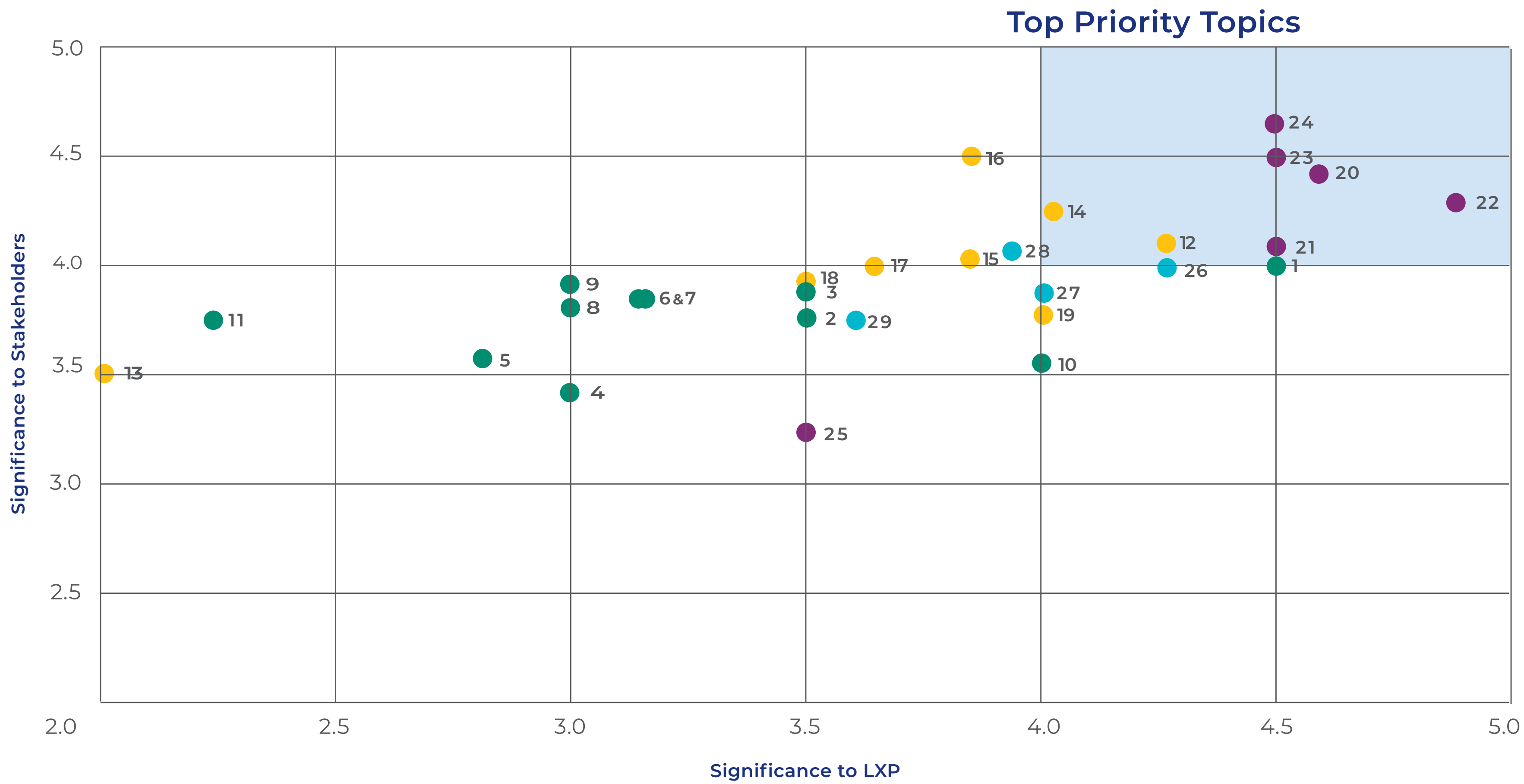
We aim to engage and communicate with every stakeholder group in channels that best suit their needs, ensuring they remain informed and involved in our actions and decisions.

STAKEHOLDER	TYPE OF ENGAGEMENT & FREQUENCY	DESCRIPTION
Investors	▪ Financial Reports *Quarterly* ▪ Earnings Conference Calls *Quarterly* ▪ Investor Meetings *Ongoing* ▪ Investor Presentations *Quarterly* ▪ Shareholder Letters and Press Releases *Periodically* ▪ Social Media *Periodically*	▪ Through each outreach method, we address questions and collect feedback to keep investors informed and up to date on our strategy.
Employees	▪ Health and Well-Being Resources *Ongoing* ▪ Training/ Professional Development *Regularly* ▪ Town Halls *Quarterly* ▪ Social Events *Periodically* ▪ Fundraising Challenges *Periodically* ▪ Performance Reviews *Bi-annually* ▪ Satisfaction Survey *Annually*	▪ We provide our employees with health and well-being resources focused on physical, emotional and financial health, and develop their professional skills to promote career growth and continuous education. ▪ Regular social events give our employees the opportunity to collaborate and build camaraderie amongst their teams.
Third-Party Partners/ Tenants	▪ 1:1 Meetings *Ongoing* ▪ Newsletters *Periodically* ▪ Tenant Surveys *Periodically* ▪ Sustainability Reference Guides *Annually*	▪ We engage a third-party expert to distribute tenant surveys to collect candid feedback, and we hold one-on-one meetings to explore the specific issues and topics that are important to our partners and tenants. ▪ Newsletters and Guides are meant to keep our tenants up to date on ESG+R initiatives and topics.
Communities	▪ Charitable Giving *Ongoing* ▪ Volunteering *Ongoing*	▪ We support charitable organizations aimed at education initiatives and alleviating food insecurity, and we drive engagement initiatives by donating our time and monetary resources.
Suppliers	▪ Supplier Code of Conduct *Ongoing* ▪ ESG+R Screenings *Ongoing*	▪ Our Supplier Code of Conduct outlines the standards to which LXP expects third-party vendors to adhere to in our facilities and operations.

Materiality

LXP surveys our stakeholders and reviews ESG+R industry best practices to create a successful and impactful strategy. Through conducting a Materiality Assessment, we have analyzed the issues that are most significant to our stakeholders and business objectives, identifying a matrix of material topics. The results of our analysis, discussions, surveys and document reviews are summarized in the Materiality Matrix* shown to the right. This matrix was created in 2025 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.*



Material Topics
(Top Issues)

Environmental

1. **Energy Conservation**
2. Greenhouse Gas (GHG) Emissions Reductions
3. Renewable Energy
4. Sustainable Materials
5. Waste Management and Recycling
6. Water Conservation
7. Indoor Air Quality (IAQ) and Pollution Mitigation
8. Responsible Land Use
9. Sustainable Service Providers/ Suppliers
10. Green Building Certifications
11. Biodiversity

Social

12. **Stakeholder Engagement**
13. Fair Housing
14. **Employee Policies and Practices**
15. Health and Wellbeing
16. Engagement
17. Community Impact
18. Responsible Contractors
19. Innovation and Technology

Governance

20. **Transparency**
21. **Cybersecurity and Data Privacy**
22. **Leadership/ Corporate Governance**
23. **Legal Compliance**
24. **Ethics/ Code of Conduct**
25. Industry Groups and Associations

Resilience

26. **Financial Risk Due to Climate Change**
27. Resilience
28. Systematic Risk Mitigation
29. Sustainability Compliance and Benchmarking Risk

Disclosures

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 transition risks caused by climate change, which may impact LXP and our assets.

LXP will continue to reference recommendations from TCFD as a foundational framework for our climate-related disclosures. As TCFD has merged with the International Sustainability Standards Board (ISSB), we are monitoring the development and implementation of the International Financial Reporting Standards (IFRS) S1 and S2 standards, which build on the TCFD structure.

We will evaluate future alignment with IFRS S1 and S2 as expectations and regulatory requirements evolve.

GOVERNANCE

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 transition risks caused by climate change, which may impact LXP and our assets.

STRATEGY

LXP's climate-related risks are characterized as physical or transition 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	■ Extreme weather events, including earthquakes, wildfires, floods and storms
Medium Term 4-7 Years	■ Natural disasters ■ Drought ■ Exacerbated extreme weather events
Long Term 8+ Years	■ Heat Stress ■ Sea-Level rise ■ Water Stress

TRANSITION 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 transition risks can be found in the table below. The financial impacts related to these transition 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	■ Increased building benchmarking
Medium Term 4-7 Years	■ Audit and performance mandated requirements ■ Emerging technologies
Long Term 8+ Years	■ 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. Implementing resiliency measures and futureproofing at the property level also provides LXP the opportunity to add value that can be passed along to investors, stakeholders and tenants.

TCFD

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 bi-annual 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.

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:
  - **20M+ Square Feet** of green building certified floor area across the portfolio
- ANNUAL RENEWABLE ENERGY:
  - **1,405 MWh** of off-site renewable energy in 2024
  - **2,154 MWh** of on-site renewable energy in 2024
- BENCHMARK, AUDIT AND PERFORMANCE/ ORDINANCE:
  - Seven properties were located in jurisdictions with city or state benchmarking or audit ordinances and performance mandate requirements in 2024.
- SCOPE 1, SCOPE 2 AND SCOPE 3 GHG EMISSIONS*
  - Scope 1: **235 MTCO_2e**
  - Scope 2: **149 MTCO_2e**
  - Scope 3: **48,459 MTCO_2e**

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 and corporate offices, such as natural gas. Scope 2 emissions are the indirect GHG emissions associated with landlord-controlled energy purchased from a utility at the properties and corporate offices, such as the emissions associated with the generation of electricity or district steam. Scope 3 emissions encompass all indirect emissions, such as those from tenants, business travel, and employee commuting. Scope 3 emissions are only accounted for when data is available, such as tenant-controlled utility data, travel activity records, or employee commuting information.

These numbers reflect 2024 emissions data from LXP properties only and do not include emissions from corporate offices, business travel, or employee commuting. This additional data will be incorporated following completion of the 2025 GHG Inventory, which covers 2024 emissions and is expected in late 2025. As a result, these numbers are subject to change in future versions of this report.

Data Disclosure Table

	2023	2024	% Change from 2023 to 2024
ENERGY PERFORMANCE			
Total Energy (kBtu)	501,558,349	465,275,164	-7.2%
Floor Area Energy (Square Feet)	20,846,404	18,795,960	-9.8%
Energy Use Intensity (EUI) (kBtu/Square Feet)	24.1	24.8	2.9%
Building Count (Energy)	54	52	--
GHG EMISSIONS*			
Scope 1 ($MTCO_2e$)	0	235	N/A**
Scope 2 ($MTCO_2e$)	78	149	92.3%
Scope 3 ($MTCO_2e$)	50,636	48,459	-4.3%
Total Emissions ($MTCO_2e$)	50,713	48,843	-3.7%
Floor Area Energy (Square Feet)	20,846,404	18,795,960	-9.8%
$MTCO_2e$/Square Feet - Total	0.0024	0.0026	6.8%
Building Count (Energy)	54	52	--
WATER PERFORMANCE			
Total Water (gal)	76,921,900	90,148,646	17.2%
Floor Area Water (Square Feet)	16,749,394	17,275,394	3.1%
Water Use Intensity (WUI) (gal/Square Feet)	4.6	5.2	13.6%
Building Count (Water)	46	46	--
WASTE PERFORMANCE			
Total Waste (lbs)	2,066,340	1,018,125	-50.7%
Floor Area Waste (Square Feet)	5,507,884	5,507,818	-0.001%
Waste Use Intensity (lbs/Square Feet)	0.4	0.2	-50.7%
Diversion Rate (%)	22.2%	23.4%	5.5%
Building Count (Waste)	11	11	--

** These numbers reflect emissions data from LXP properties only and do not include emissions from corporate offices, business travel, or employee commuting.*
***Unable to calculate year over year percent change for Scope 1 emissions as the 2023 baseline value was zero. Scope 1 emissions reported for 2024 are attributable to fuel consumption during a period of building vacancy.*

SASB

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.

Data disclosed in this table is for both the consolidated and non-consolidated portfolio.

This is the fifth year that LXP has disclosed ESG+R data using the SASB Real Estate Standard.

ACTIVITY METRICS

SASB CODE	ACCOUNTING METRIC	UNIT OF MEASURE	LXP RESPONSE
IF-RE-000.A	Number of assets, by property subsector	Number	Industrial: 148 Office: 9 **157 Assets Total**
IF-RE-000.B	Leasable floor area, by property subsector	Floor Area (SF)	Industrial: 67,155,637 GFA Office: 1,290,296 GFA **68,445,933 GFA Total**
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	Percentage (%) by floor area	Industrial: 100% Indirectly Managed Office: 100% Indirectly Managed
IF-RE-000.D	Average occupancy rate, by property subsector	Percentage (%)	Industrial: 94%* Office: 85%

** For stabilized portfolio.*

SASB

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	Industrial: 27.5% Office: 27.8% **Relevant factors that influence whole-building energy coverage include the following:** • Tenant privacy and net property types: Due to its net lease nature, the LXP portfolio is primarily 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: 468,578.8 GJ Office: 22,286.5 GJ
	Percentage grid electricity, by property type	Percentage (%)	Industrial: 70.2% Office: 99.9%
	Percentage renewable, by property type	Percentage (%)	Industrial: 2.7% Office: 0% This data reflects on-site solar generation reported by tenants and tracked by LXP, as well as Renewable Energy Credits (RECs) purchased and tracked by LXP. Renewable energy not reported to LXP is not tracked and, therefore, not reflected in this report.
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Percentage (%)	Industrial: -6.6% Office: 12.1%

SASB

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: 24.4% Office: 7.6%
	Percentage of eligible portfolio that is certified to ENERGY STAR®, by property subsector	Percentage (%) by floor area	Industrial: 12.9% Office: 0% 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. 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.
IF-RE-130a.5w	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Discussion and Analysis	LXP strategically implements energy management strategies to reduce its environmental impact. During acquisition due diligence, properties are evaluated for ESG+R factors, including energy and GBC eligibility, efficient lighting and renewable energy. 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 1,404.5 MWh of renewable energy credits (RECs) to offset its 2024 carbon emissions. 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 nineteen total properties achieving certification.

SASB

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	Industrial: 25.2% Office: 27.8% Relevant factors that influence whole-building water coverage include the following: • Tenant privacy and net lease property types: The portfolio is primarily 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 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	Industrial: 20% Office: 0%
IF-RE-140a.2	Total water withdrawn by portfolio area with data coverage, by property subsector	Thousand cubic meters (m^3)	Industrial: 308,582 m^3 Office: 9,210 m^3
	Percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Percentage (%)	Industrial: 5% Office: 0%
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Percentage (%)	Industrial: 23% Office: 242%*

** The substantial increase in like-for-like water data is primarily attributable to elevated water consumption associated with construction activities at 8900 Freeport Parkway during 2024.*

SASB

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	Water management risks occur across the portfolio, spanning environmental impacts, financial exposure, 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. 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. 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.

SASB

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: 89% 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: 95% Office: 89%
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

MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS

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: 3,046,373 GFA Office: 0 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	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. 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 IPCC 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. The software identified the following number of assets as High or Red Flag risks: • Earthquakes: 0 asset • Floods: 44 assets • Heat stress: 139 assets • Hurricanes and Typhoons: 31 assets 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.

GRI & UN SDG Alignment

LXP has reported the information cited in this GRI content index for the period January 1, 2024, through December 31, 2024, with reference to the GRI Standards. We have also included our alignment with the United Nations Sustainable Development Goals (UN SDGs) in this table to show how we are making an impact on these shared, global goals.

Disclosure	Location of Disclosure	SDG Alignment
GENERAL STANDARD DISCLOSURE		
GRI 2: General Disclosures 2021		
2-1 Organizational details	Company Overview p. 03	
2-2 Entities included in the organization's sustainability reporting	Company Overview p. 03	
2-3 Reporting period, frequency and contact point	About this report p. 02 and back cover p. 39	
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 p. 03 and Stakeholder Engagement p. 22	
2-7 Employees	Employees p. 11	8, 10
2-8 Workers who are not employees	Stakeholder Engagement p. 22	
2-9 Governance structure and composition	Governance p. 17	
2-10 Nomination and selection of the highest governance body	Policies and Principles p. 18	5, 16
2-11 Chair of the highest governance body	Message from Our CEO p. 03	
2-12 Role of the highest governance body in overseeing the management of impacts	Message from Our CEO p. 03 and ESG+R Taskforce p. 17	16
2-13 Delegation of responsibility for managing impacts	ESG+R Approach p. 04 and ESG+R Taskforce p. 17	
2-14 Role of the highest governance body in sustainability reporting	Message from Our CEO p.03 and ESG+R Approach p.04 and ESG+R Taskforce p. 17	16
2-15 Conflicts of interest	No conflicts of interest	
2-17 Collective knowledge of the highest governance body	Message from Our CEO p. 03 and Governance p. 17	
2-22 Statement on sustainable development strategy	A Message From Our CEO p. 03	
2-23 Policy commitments	ESG+R Approach p. 04 and Policies and Principles p 18	
2-24 Embedding policy commitments	ESG+R Approach p. 04 and Policies and Principles p 18	
2-25 Processes to remediate negative impacts	Policies and Principles p. 18 and Stakeholder Engagement p. 22	

GRI & UN SDG Alignment

Disclosure	Location of Disclosure	SDG Alignment
GENERAL STANDARD DISCLOSURE		
GRI 2: General Disclosures 2021		
2-26 Mechanisms for seeking advice and raising concerns	Policies and Principles p. 18 and Stakeholder Engagement p. 22	16
2-27 Compliance with laws and regulations	Not applicable, no instances of noncompliance	
2-28 Membership associations	LXP is associated with the Bloomberg Gener-Equality Index, Women's Empowerment Principles, CREW Network, Nareit and CEO Action for Diversity & Inclusion	
2-29 Approach to stakeholder engagement	Stakeholder Engagement p. 22 and Materiality p. 23	
2-30 Collective bargaining agreements	Not applicable	
GRI 3: Material Topics 2021		
3-1 Process to determine material topics	Materiality p. 23	
3-2 List of material topics	Materiality p. 23	
3-3 Management of material topics	Materiality p. 23	
GRI 201: Economic Performance 2016		
201-1 Direct economic value generated and distributed	LXP Financials	8 9
201-2 Financial implications and other risks and opportunities due to climate change	TCFD p. 24	13
GRI 203: Indirect Economic Impacts 2016		
203-2 Significant indirect economic impacts	LXP Financials	1 3 8
GRI 204: Procurement Practices 2016		
204-1 Proportion of spending on local suppliers	Company Overview p. 03	8

GRI & UN SDG Alignment

Disclosure	Location of Disclosure	SDG Alignment
GENERAL STANDARD DISCLOSURE		
GRI 206: Anti-competitive Behavior 2016		
206-1 Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Policies and Principles p. 18	16
GRI 302: Energy 2016		
302-1 Energy consumption within the organization	SASB Table p. 27	7 8 12 13
302-3 Energy intensity	SASB Table p. 27	7 8 12 13
302-4 Reduction of energy consumption	SASB Table p. 27	7 8 12 13
GRI 303: Water and Effluents 2018		
303-3 Water withdrawal	SASB Table p. 27	6
303-5 Water consumption	SASB Table p. 27	6
GRI 305: Emissions 2016		
305-1 Direct (Scope 1) GHG emissions	GHG Inventory p. 07	3 12 13 14 15
305-2 Energy indirect (Scope 2) GHG emissions	GHG Inventory p. 07	3 12 13 14 15
305-3 Other indirect (Scope 3) GHG emissions	GHG Inventory p. 07	3 12 13 14 15
305-4 GHG emissions intensity	SASB Table p. 27	13 14 15
305-5 Reduction of GHG emissions	GHG Inventory p. 07 and SASB Table p. 27	13 14 15
GRI 306: Waste 2020		
306-3 Waste generated	SASB Table p. 27	3 6 12 14 15
306-4 Waste diverted from disposal	SASB Table p. 27	3 12
GRI 308: Supplier Environmental Assessment 2016		
308-1 New suppliers that were screened using environmental criteria	Suppliers p. 15 and Stakeholder Engagement p. 22	

GRI & UN SDG Alignment

Disclosure	Location of Disclosure	SDG Alignment
GENERAL STANDARD DISCLOSURE		
GRI 401: Employment 2016		
401-1 New employee hires and employee turnover	Employees p. 11	5 8 10
401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	Stakeholder Engagement p. 22 and https://www.lxp.com/careers/	3 5 8
401-3 Parental leave	Stakeholder Engagement p. 22 and https://www.lxp.com/careers/	5 8
GRI 402: Labor/Management Relations 2016		
402-1 Minimum notice periods regarding operational changes	Policies and Procedures p. 18 and Stakeholder Engagement p. 22	8
GRI 403: Occupational Health and Safety 2018		
403-1 Occupational health and safety management system	https://www.lxp.com/social/ and https://www.lxp.com/careers/	8
403-4 Worker participation, consultation, and communication on occupational health and safety	https://www.lxp.com/careers/	8 16
403-6 Promotion of worker health	https://www.lxp.com/careers/	3
GRI 404: Training and Education 2016		
404-1 Average hours of training per year per employee	Professional Development p. 13	4 5 8 10
404-2 Programs for upgrading employee skills and transition assistance programs	Professional Development p. 13	8
404-3 Percentage of employees receiving regular performance and career development reviews	Professional Development p. 13 and Stakeholder Engagement p. 22	5 8 10
GRI 405: Diversity and Equal Opportunity 2016		
405-1 Diversity of governance bodies and employees	Employees p. 11	5 8

GRI & UN SDG Alignment

Disclosure	Location of Disclosure	SDG Alignment
GENERAL STANDARD DISCLOSURE		
GRI 406: Non-discrimination 2016		
406-1 Incidents of discrimination and corrective actions taken	Policies and Principles p. 18	5 8
GRI 413: Local Communities 2016		
413-1 Operations with local community engagement, impact assessments, and development programs	Communities p. 16 and Stakeholder Engagement p. 22	
GRI 414: Supplier Social Assessment 2016		
414-1 New suppliers that were screened using social criteria	Suppliers p. 15 and Stakeholder Engagement p. 22	5 8 16
GRI 416: Customer Health and Safety 2016		
416-1 Assessment of the health and safety impacts of product and service categories	Stakeholder Engagement p. 22	
GRI 417: Marketing and Labeling 2016		
417-1 Requirements for product and service information and labeling	Sustainability Reference Guides p. 07 and Green Building Certifications p. 09	12
GRI 418: Customer Privacy 2016		
418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	Policies and Principles p. 18	16

LXP INDUSTRIAL TRUST

For questions regarding
this report, please contact:
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or visit our website for
more information at
www.lxp.com