



SUSTAINABLE CONSTRUCTION & DEVELOPMENT POLICY

At INDUS Realty Trust, Inc. (“INDUS”), our industrial/logistics properties not only provide essential services for our tenants and their teams, but our properties also have an impact on the environment broadly, the communities in which they are located and also on the staff who work within these properties. Our buildings are an essential part of logistical supply chains and the performance of our buildings directly impacts our tenants’ operating costs. To ensure that our industrial/logistics properties will continue to meet evolving tenant needs and have lasting value, we are committed to integrating innovative, sustainable building design features in alignment with Leadership in Energy & Environmental Design™ (LEED®), including constructing buildings to mirror LEED criteria, and offering options for certification to tenants in all new developments where feasible and requested, or otherwise considered on a case-by-case basis.

Purpose of the Sustainable Development Policy (the “Policy”)

The Policy is intended to increase the operational efficiency of our buildings and promote sustainable design principles that will provide value for our tenants, their employees and the communities that we serve. With INDUS’s focus on a select numbers of markets, it is important that we consider the impact of our construction efforts on those communities where our new developments will be located. INDUS understands that new construction can result in significant environmental impacts within and around the site and, as such, we are committed to applying the following strategic measures, as applicable, to help reduce environmental impact and mitigate overall risk.

INDUS will develop industrial/logistics properties which will follow sustainable building practices, as broadly grouped into the following categories:

Materials and Resources

- **Sourcing Locally:** Construction practices will include sourcing local products and services, where feasible, to reduce vehicle miles traveled as well as incorporating recycling and monitoring of construction waste.
- **Reclaimed Materials:** Additionally, INDUS will seek to salvage or repurpose existing materials on sites where it plans to construct new buildings or take on renovations of existing properties.

Site Sustainability & Water Efficiency

- **Xeriscaping & Irrigation:** Where viable, landscaping will be developed that requires no additional water and native or adapted plant species that are drought tolerant will be selected.
 - If irrigation is required, advanced irrigation timeclock systems will be installed where feasible that may include irrigation controllers set to timers or weather sensors and provide alerts when leaks are detected.
 - Additionally, where feasible and where irrigation is required, INDUS will use onsite stormwater detention as a water source for its irrigation systems to enhance groundwater recharging.
 - In a manner best replicating natural site hydrology processes, INDUS will also manage the on-site runoff from developed sites for a high percentile of regional or local rainfall events using low-impact development (LID) and green infrastructure.
- **Low-Flow Fixtures:** For eligible plumbing fixtures, International Building Code (IBC) toilets, urinals, faucets, and showerheads will be installed.

Energy, Atmosphere and Air Quality

- INDUS will comply with the heating, ventilating and air conditioning (HVAC) requirements, including equipment efficiency, economizers, and ventilation for the appropriate ASHRAE Advanced Energy Design Guide and climate zone.
- Construction will be designed to the ASHRAE standard of ventilation for acceptable indoor air quality, and ENERGY STAR HVAC equipment will be installed where feasible.
- Construction will be designed to include clerestory windows to maximize exposure to daylight and, where applicable, construction will also include white roof decks in warm-weather climate zones to maximize efficiency of heating & cooling systems.
- Construction will feature eco-friendly paints and flooring (carpets, carpet glue, etc.) in order to reduce or eliminate the release of VOCs in indoor spaces.
- Lighting will be LED as applicable and automated with occupancy sensors, timers, or photosensors where cost-effective.
- Commissioning of mechanical, electrical, plumbing, and renewable energy systems and assemblies will be implemented according to ASHRAE guidelines relating to energy, water, indoor environmental quality, and durability.

Transportation & Vehicle Emissions

- Beginning with deliveries in 2022, all new construction will feature bicycle racks for use by employees and tenants in INDUS properties.
- INDUS will continue to evaluate mass transit capabilities as an important criterion in site selection for new developments.
- INDUS will continue to provide power stations for tractor trailers at its industrial/logistics properties and in all new developments, which allow trucks requiring constant battery power (e.g., freezer/cooler vehicles or temperature-controlled vehicles) to park for extended durations without reliance on gasoline power.

Innovation

- INDUS will evaluate opportunities to incorporate solar panels on its existing property rooftops where feasible and will make an effort to incorporate solar panels on all new construction going forward. Beginning with deliveries in 2022, all new construction will feature roofing with additional load capacity to accommodate solar panel installation.
- INDUS will provide its tenants with the opportunity to access an online energy monitoring database in which they can track their energy and water consumption and view historical trends.
- INDUS will evaluate opportunities to integrate charging stations for electric vehicles into property parking lots and truck courts, where feasible, on all new construction. Beginning with deliveries in 2022, all new construction will feature electric charging stations.