

CenterPoint Properties (“CenterPoint”) Green Financing Framework



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Contents:

1. Introduction
2. Approach to Sustainability
3. Rationale for Issuance
4. Alignment with the Green Bond Principles, 2018
 - 4.1 Use of Proceeds
 - 4.2 Process for Project Evaluation and Selection
 - 4.3 Management of Proceeds
 - 4.4 Reporting
5. External Review
 - 5.1 Assurance



1. Introduction

Since the beginning, we've built our business on forward-thinking logistics solutions. We've invested in the coastal and inland port markets that anchor North America's most important freight lanes—so we can masterfully streamline supply chains.

CenterPoint began industrial real estate operations in 1984 under the name Capital and Regional Properties Corporation. After opening our Chicago corporate headquarters in 1991, we acquired and consolidated our operations with FCLS Investors Group.

In the years that followed, we cemented our presence in the Midwest. Between 1993 and 2006, we completed our first development in West Chicago, opened regional offices in Milwaukee, made the biggest acquisition in Chicago history and executed the largest build-to-suit Illinois had ever seen.

Between 2008 and 2014, we grew into a truly national company—expanding our footprint to the coasts and western U.S. by opening regional offices U.S. by opening regional offices in Los Angeles, CA, Oakland, CA, Norfolk, VA, Ft. Lauderdale, FL, and Saddle Brook, NJ.

Today, we're still expanding and breaking new ground—with sustainable developments, last-mile shipping solutions and innovative real estate deals. As markets change and supply chains evolve, we plan to stay ahead of the curve.

2. Approach to Sustainability

CenterPoint has a long-standing commitment to sustainability engrained in our operations and the way we do business. We are proud to govern our company in a way that we believe benefits our communities and our world. We believe properly managed real estate can help protect the environment, revitalize local economies and improve the lives of workers. As a result, we are constantly working to incorporate sustainability features into our core business.

We believe industrial real estate presents an opportunity and a responsibility to make our world a little greener. We strive to find smart logistics solutions to cut carbon emissions, develop energy-efficient buildings that save resources, and ensure proper disposal of hazardous materials to make tenants, communities and local environments safer. We ground our operations in sustainability so we can preserve resources for years to come.

Sustainable operations are a cornerstone of our industrial portfolio. When we evaluate our properties, we take a critical look at our carbon footprint and seek opportunities to implement more efficient, cost-effective measures. For example, we are committed to rebuilding and



revitalizing brownfield real estate. We strive to developed brownfields into highly efficient, sustainable properties that create new jobs and improve infrastructure.

CenterPoint also has years of experience adhering to green standards and environmental regulations. Over the past few years, we have grown our portfolio of properties certified by USGBC Leadership in Energy and Environmental Design (LEED)—and our commitment to meeting these standards continues. We also continually monitor and improve our water usage, energy utilization and overall carbon footprint of our properties using ENERGY STAR® Portfolio Manager.

Our sustainability dedication extends to local communities and does not stop with the way we do business. CenterPoint invests in the environment and local communities because it is the right thing to do. We are proud to be a leader in our field by prioritizing sustainability, community service and responsible business practices in an effort not only to make our organization stronger but also to support our commitment to transition to a low-carbon sustainable economy.

3. Rationale for Issuance

Through the issuance of our Green Financings, we aim to finance the transition to low-carbon economy through expenditures that align with our sustainability priorities and are core, material, and relevant to our business. We continuously strive to improve our environmental, social and governance performance and invest in sustainable solutions that will further reduce our impact on the environment. We hope the issuance of our Green Financings will inspire other similar companies to do the same.

4. Alignment with the Green Bond Principles

The Green Bond Principles, 2018 (“GBP”), as administered by the International Capital Market Association (“ICMA”), are voluntary process guidelines for best practices when issuing Green Bonds. The GBP recommend transparency, disclosure and promote integrity in the Green Bond Market. We believe that the CenterPoint Green Financing Framework (the Framework) is aligned with the four core components of the GBP.

4.1 Use of Proceeds

We intend to allocate an amount equal to the net proceeds from each Green Financing to the financing or refinancing, in whole or in part, of Eligible Green Projects.

“Eligible Green Projects” are defined as:

GBP Eligible Project Category	Eligibility Criteria and Example Projects
Green Buildings	Expenditures related to construction, development, operation, maintenance, and acquisition of new, existing or refurbished buildings that have received at least one of the following classifications: <ul style="list-style-type: none"> • LEED: Certified, Silver, Gold or Platinum • BREEAM US: Good, Very Good, Excellent or Outstanding • ENERGY STAR • Florida Green Building Coalition – Silver
Energy Efficiency	Expenditures related to energy optimization projects including equipment, systems, operational improvements and maintenance examples include: <ul style="list-style-type: none"> • Smart meters, reflective efficient roofs and other energy efficient low-emitting construction materials, LED and other efficient lighting, high efficiency HVAC systems

We currently intend to allocate a majority of the net proceeds we receive in this offering to the Green Buildings category.

Eligible Green Projects include projects that meet the eligibility criteria above with the expenditures and/or certification occurring during the three years prior to the issue date of the notes or during the term of the notes.

4.2 Process for Project Evaluation and Selection

Our Chief Development Officer and Vice President of ESG will select Eligible Green Projects for the review and approval of our Chief Financial Officer.

4.3 Management of Proceeds

We intend to allocate an amount equal to the net proceeds from each Green Financing to finance or refinance, in whole or in part, one or more Eligible Green Projects. Pending such allocation, the net proceeds of the Green Financing may be used to repay borrowings outstanding on our unsecured senior line of credit and may be held in cash and cash equivalents.

As long as each Green Financing is outstanding, our internal records will show the allocation of the amount equal to the net proceeds of such financing to Eligible Green Projects. Payment of

principal and interest on each Green Financing will be made from our general funds and will not be directly linked to the performance of any Eligible Green Projects.

Any portion of the amount equal to the net proceeds from a Green Financing allocated to Eligible Green Projects that have been sold, prepaid or otherwise become ineligible shall be reallocated to other Eligible Green Projects.

4.4 Reporting

During the term of each Green Financing, until such time as an amount equal to the net proceeds from the Green Financing has been fully allocated to Eligible Green Projects, we will publish annual updates in a Green Bond Allocation Report on our website ESG landing page (www.centerpoint.com/esg) detailing, at a minimum, the allocation of an amount equal to the net proceeds from such financing to Eligible Green Projects, together with the achieved or expected level of Green Building certification and, where feasible, relevant expected impact metrics on a portfolio basis such as annual GHG emissions reduced/avoided in tonnes of CO₂ equivalent, percent reduction in water consumption, percent reduction in energy consumption, tons (or percentage) of construction waste reduced and/or diverted from landfills.

5. External Review

5.1 Assurance

Our updates will be accompanied by (i) an assertion by management as to the amount related to each Green Financing that has been invested in Eligible Green Projects, and (ii) a limited review report from an independent accountant in respect of the independent accountant's examination of management's assertion conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

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