

# Building a Sustainable Future

---

Green Bond Allocation Report  
2020/2021

# We take pride in the communities that are home to our operations

## What matters to us

CenterPoint has expertise in acquiring, developing and operating industrial real estate facilities. But while we work hard to make strides in the marketplace, we also govern our company in a way that 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. That's why sustainability, community involvement and equitable business practices are ingrained in our operations.



## Our commitment to ESG

The green bonds demonstrate the company's Environmental, Social and Governance (ESG) commitment. CenterPoint has a long-standing commitment to sustainability ingrained in its operations. Company leaders believe properly managed real estate can help protect the environment, revitalize local economies and improve the lives of workers. As a result, CenterPoint continually works to incorporate sustainability features into its core business.

CenterPoint strives 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. Sustainability is grounded in the company's operations to help tenants preserve resources for years to come.



# Our long-term commitment to environmental and social impact

## CenterPoint Properties completes final allocation of its first inaugural green bond

In October 2020, CenterPoint announced the closing of its inaugural green bond issuance pursuant to the private placement of \$250 million of long-term, fixed-rate notes (the “green bonds”).

As of April 2021, CenterPoint Properties had fully allocated the net proceeds of the green bonds. As outlined in CenterPoint’s Green Financing Framework, proceeds from the green bonds were used to fund projects, including green building construction expenditures and acquisitions of new, existing or refurbished buildings that have received LEED®, ENERGY STAR® and other industry-leading certifications. In addition, although not allocated as such, proceeds from the green bonds were also eligible for funding energy-efficient projects within the company’s current portfolio related to equipment systems, operational improvements and other sustainable maintenance.

This report reflects the use of proceeds from the green bonds to finance or refinance eligible green projects. The report also includes the achieved or expected level of green building certifications and, where feasible, the expected environmental impact metrics.



Our allocation of bond proceeds to eligible green projects demonstrates our long-term commitment to minimize our environmental impact, drive operational efficiencies and benefit the communities we serve.





## Report of Independent Accountants

To the Management of CenterPoint Properties Trust

We have examined the accompanying management assertion of CenterPoint Properties Trust (“CenterPoint” or the “Company”) that an amount equal to the net proceeds of \$250 million from the October 29, 2020 issuance of the 2.83% Senior Notes, Series J, due October 28, 2030 (“Green Senior Notes”) were used to finance, in whole or in part, existing and new qualifying Eligible Green Projects, as defined in management’s assertion, as included on the CenterPoint Properties Trust Use of Proceeds Report as of April 30, 2021. CenterPoint’s management is responsible for its assertion. Our responsibility is to express an opinion on management’s assertion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management’s assertion is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about management’s assertion. The nature, timing and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management’s assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

In our opinion, management’s assertion that an amount equal to the net proceeds of \$250 million from the October 29, 2020 issuance of the 2.83% Senior Notes, Series J, due October 28, 2030 (“Green Senior Notes”) were used to finance, in whole or in part, existing and new qualifying Eligible Green Projects, as defined in management’s assertion, as included on the CenterPoint Properties Trust Use of Proceeds Report as of April 30, 2021, is fairly stated, in all material respects.

*PricewaterhouseCoopers LLP*

July 7, 2021

One North Wacker Drive Chicago, IL, 60606  
T: (312) 298-2000, F: (312) 298-2001, [www.pwc.com/us](http://www.pwc.com/us)



# Management Assertions

CenterPoint Properties Trust (“CenterPoint” or the “Company”) is responsible for the completeness, accuracy, and validity of the following CenterPoint Properties Trust Use of Proceeds Report as of April 30, 2021. Management asserts that an amount equal to the net proceeds of \$250 million from the October 29, 2020 issuance of the 2.83% Senior Notes, Series J, due October 28, 2030 (“Green Senior Notes”) were used to finance, in whole or in part, existing and new qualifying Eligible Green Projects as defined below, as included on the CenterPoint Properties Trust Use of Proceeds Report as of April 30, 2021.

## Eligible Green Projects Criteria:

Eligible Green Projects are defined as Green Buildings, which relate to 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:

- a. LEED: Certified, Silver, Gold or Platinum**
- b. Florida Green Building Coalition – Silver**



Eligible Green Projects include projects that meet the criteria above with the expenditures and/or certification occurring during the three years prior to the October 29, 2020 issue date of the Green Senior Notes or during the term of the Green Senior Notes.

Note: The Green Senior Notes Private Placement Memorandum definition of Eligible Green Project contains classifications and expenditures in addition to those listed above. For the purposes of this assertion, only those expenditures and classifications related to Eligible Green Projects in the CenterPoint Properties Trust Use of Proceeds Report as of April 30, 2021 have been included.



# Green Bond Use of Proceeds

100% of the fixed-rate note proceeds were allocated to the following green certified buildings totaling nearly 2.8 million square feet in new industrial developments. All projects are in the Green Buildings category.

Project	Certification Rating Achieved	Certification Date <sup>1</sup>	Type	Square Feet (Sf)	Actual Allocations (\$M)
3201 N Airport Way, Manteca, CA	LEED Certified Core & Shell	March 2018	Build-to-Suit	404,657	\$34.7
26600 72nd Ave S, Kent, WA	LEED Certified New Construction	April 2018	Build-to-Suit	223,800	\$25.7
2226 Roth Rd., Manteca, CA	LEED Silver Core & Shell	September 2018	Speculative	551,475	\$66.6
220 GSP Logistics Parkway, Greer, SC	LEED Certified New Construction	May 2019	Build-to-Suit	711,713	\$42.5
226 GSP Logistics Parkway, Greer, SC	LEED Certified New Construction	May 2020	Build-to-Suit	271,890	\$18.7
Maritime St. & 14th St., Oakland, CA	LEED Silver Core & Shell	October 2020	Speculative	466,437	\$59.7
3423 McIntosh Road, Hollywood, FL <sup>2</sup>	Florida Green Building Coalition (FGBC) Silver	June 2020	Build-to-Suit	145,007	\$2.1
<b>TOTAL</b>				<b>2,774,979</b>	<b>\$250</b>

<sup>1</sup> The LEED and FGBC certifications for new construction are obtained as of a point-in-time, approximately when the project reaches substantial completion. Such certifications were obtained within the three year period prior to the issuance date of the Green Senior Notes or subsequent to the issuance date, but prior to April 30, 2021. All eligible expenditures were related to the initial LEED or FGBC certification obtained as of the dates referenced in the chart above.

<sup>2</sup> The costs spent at the 3423 McIntosh Road, Hollywood, FL property totaled \$14.7 million, however only \$2.1 million was funded by the Green Senior Notes proceeds.



# 3201 N. Airport Way Manteca, CA

**404,657 SF**

## LEED SCORECARD

Category	Points Awarded
Sustainable sites	8/28
Water efficiency	4/10
Energy atmosphere	18/37
Materials and resources	4/13
Indoor environmental quality	4/12
Innovation	3/6
Regional priority credits	1/4
<b>TOTAL</b>	<b>42/110</b>

**LEED BD+C: Core  
and Shell v3 (v2009)**



**40% energy reduction**



**31% of building materials  
used contain recycled  
and locally sourced  
materials**



**41% water reduction**



**35% of regionally  
sourced materials**



# 26600 72nd Ave. S Kent, WA

**223,800 SF**

**LEED BD+C: New Construction (v2009)**

LEED SCORECARD	
Category	Points Awarded
Sustainable sites	6/26
Water efficiency	2/10
Energy atmosphere	18/35
Materials and resources	6/14
Indoor environmental quality	5/15
Innovation	4/6
Regional priority credits	0/4
<b>TOTAL</b>	<b>41/110</b>



**40% energy reduction**



**32% of building materials used contain recycled and locally sourced materials**



**31% water reduction**



**33% of regionally sourced materials**







# 2226 Roth Rd. Manteca, CA


**551,475 SF**


**LEED BD+C: Core  
and Shell v3 (v2009)**

LEED SCORECARD	
Category	Points Awarded
Sustainable sites	8/28
Water efficiency	5/10
Energy atmosphere	24/37
Materials and resources	6/13
Indoor environmental quality	5/12
Innovation	3/6
Regional priority credits	0/4
<b>TOTAL</b>	<b>51/110</b>

- 

**53% energy reduction**
- 

**30% of building materials used contain recycled and locally sourced materials**
- 

**39% water reduction**
- 

**26% of regionally sourced materials**



# 220 GSP Logistics Pkwy. Greer, SC

711,713 SF

**LEED BD+C: New Construction (v2009)**

LEED SCORECARD	
Category	Points Awarded
Sustainable sites	5/26
Water efficiency	4/10
Energy atmosphere	18/35
Materials and resources	4/14
Indoor environmental quality	6/15
Innovation	1/6
Regional priority credits	3/4
<b>TOTAL</b>	<b>41/110</b>



42% energy reduction



15% of building materials used contain recycled and locally sourced materials



41% water reduction



17% of regionally sourced materials



# 226 GSP Logistics Pkwy. Greer, SC

**271,890 SF**

**LEED BD+C: Warehouses  
and Distribution Centers  
(v4)**

LEED SCORECARD	
Category	Points Awarded
Sustainable sites	3/10
Water efficiency	7/11
Energy atmosphere	14/33
Materials and resources	2/13
Indoor environmental quality	3/16
Innovation	4/6
Regional priority credits	3/4
Location and transportation	3/18
Integrative process credits	1/1
<b>TOTAL</b>	<b>40/112</b>



**24% energy reduction**



**80% diverted waste**



**35% indoor water reduction**



**71% outdoor water reduction**



**CENTERPOINT LANDING AT OAKLAND SEAPORT**

# Maritime St. & 14th St. Oakland, CA

**466,437 SF**

**LEED BD+C: Core and Shell v3 (v2009)  
SILVER AWARDED**

LEED SCORECARD	
Category	Points Awarded
Sustainable sites	10/28
Water efficiency	4/10
Energy atmosphere	21/37
Materials and resources	6/13
Indoor environmental quality	5/12
Innovation	4/6
Regional priority credits	0/4
<b>TOTAL</b>	<b>50/110</b>



**48% energy reduction**



**40% of building materials used contain recycled and locally sourced materials**



**84% construction waste diverted**



**35% of regionally sourced materials**



**PORT EVERGLADES INTERNATIONAL LOGISTIC CENTER**

3423 McIntosh Road  
Hollywood, FL

145,007 SF

**Florida Green Building Coalition  
SILVER AWARDED**

FLORIDA GREEN BUILDING COALITION	
Category	Points Awarded
Project management	0/11
Water efficiency	39/76
Energy atmosphere	74/130
Materials and resources	3/39
Site	18/81
Health	7/42
Innovation	0/5
Disaster mitigation	11/33
<b>TOTAL</b>	<b>152/417</b>



39% energy reduction



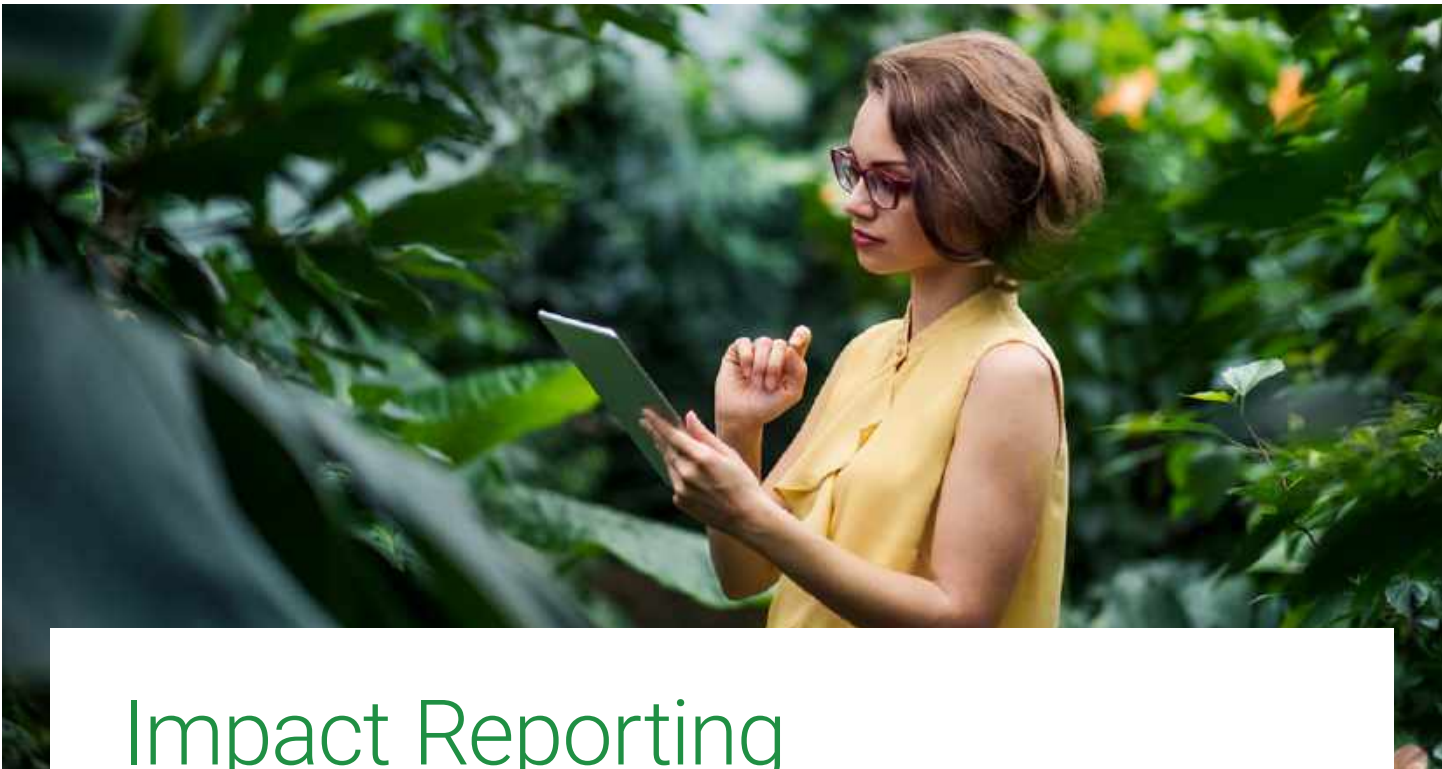
75% construction waste diverted



100% of installed glazing is impact resistant



100% of insulation is free of formaldehyde



# Impact Reporting

The following are the environmental impacts of the green building projects achieved, to which 100% of the net proceeds were allocated.

Project	Energy Reduction	Water Reduction	Recycled Materials	Regional Material Sourcing
3201 N Airport Way, Manteca, CA	40%	41%	31%	35%
26600 72nd Ave S, Kent, WA	40%	31%	32%	33%
2226 Roth Rd., Manteca, CA	53%	39%	30%	26%
220 GSP Logistics Parkway, Greer, SC	42%	41%	15%	17%
226 GSP Logistics Parkway, Greer, SC	24%	35% (indoor) 71% (outdoor)	–	–
Maritime St. & 14th St., Oakland, CA	48%	–	40%	35%
3423 McIntosh Road, Hollywood, FL	39%	–	–	–

**“Doing right by our community, our clients and our world is at the heart of everything we do. We’re proud to steward the land, communities and economies we touch – and we believe it’s our responsibility to do so.”**

#### **About CenterPoint**

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry’s toughest challenges. And it’s those kinds of problems – the delicate, the complex, the seemingly-impossible – that we relish most. Because with an agile team, substantial access to capital, and industry-leading expertise, those are exactly the kinds of problems we’re built to solve. For more information on CenterPoint Properties, visit [centerpoint.com](https://centerpoint.com).

#### **Environmental, Social & Governance Commitment**

CenterPoint Properties is committed to making a positive impact on the environment, community and its employees through better logistics and operational innovation.



**Corporate Address:** 1808 Swift Drive, Suite A, Oak Brook, IL 60523



[centerpoint.com/esg](https://centerpoint.com/esg)