

INDUSTRIAL LOGISTICS PROPERTIES TRUST

(Nasdaq: ILPT)

ILPT is a REIT focused on owning and leasing high-quality distribution and logistics properties that serve the growing needs of e-commerce.

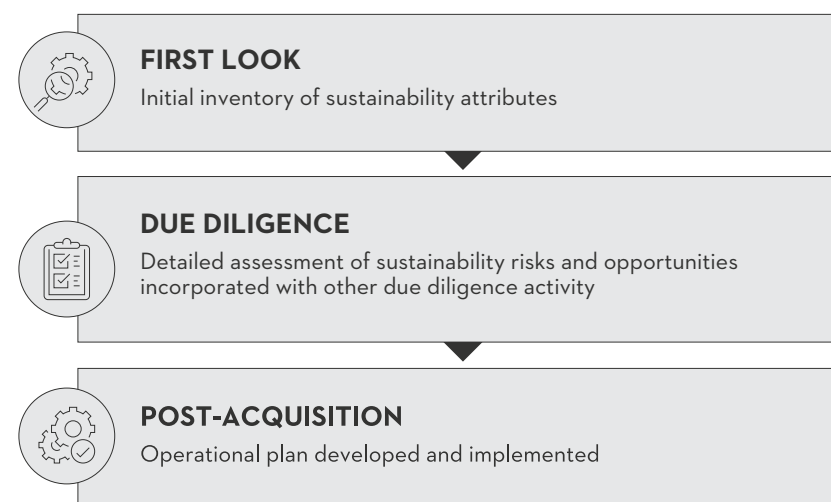
ILPT owns \$1.9 billion in assets that include 288 industrial and logistics properties located in 31 states, including Hawaii.

Our business strategy incorporates a focus on sustainable approaches to operating our properties in a manner that benefits our shareholders, tenants and the communities in which we are located. We seek to operate our properties in ways that improve the economic performance of their operations, while simultaneously ensuring tenant comfort and safety, managing energy and water consumption, as well as greenhouse gas emissions.

Further details can be found in The RMR Group's [2021 Sustainability Report](#).

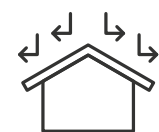
DUE DILIGENCE PROCESS

We seek to invest capital in our properties that both improves environmental performance and enhances asset value. During the acquisition of properties, RMR assesses, among other things, environmental sustainability opportunities and physical and policy driven climate-related risks as part of the due diligence process.



ENVIRONMENTAL HIGHLIGHTS

PERFORMANCE



63%

of building square feet confirmed to have white or highly reflective roofs



26%

of building square feet confirmed to have low-flow or hands-free sinks and water closets



19%

of building square feet confirmed to have exterior LED lighting



12%

of building square feet confirmed to have interior LED lighting



▲ 16290 West Commerce Drive, Goodyear, AZ

SOCIAL HIGHLIGHTS

We have no employees of our own. We rely on our manager, RMR, to hire, train and develop a workforce that meets the needs of our business, contributes positively to our society and helps reduce our impact on the natural environment. RMR's Sustainability Report can be found [here](#).

Board diversity and company recognition highlights include the following:

14% Underrepresented Community
29% Women

DIVERSITY HIGHLIGHTS

Woman as President and COO

HONORS HIGHLIGHTS

The *Boston Business Journal* Middle Market Leaders 2021, 2022

For more information on RMR's social and environmental programs, see

THE 2021 RMR ANNUAL SUSTAINABILITY REPORT

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TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

Our existing business practices are intended to align with the TCFD framework across both physical and transition risks and opportunities. For more information on our approach to climate risks and opportunities, please see the 2021 Sustainability Report of our manager, RMR LLC.

DISCLOSURE	DISCLOSURE RESPONSE
GOVERNANCE	
a) Describe the board's oversight of climate-related risks and opportunities.	Good Governance - ESG Oversight, page 11 Good Governance - Risk Management and Compliance, page 13 2022 Proxy Statement - Our Board's Role in Oversight of Risk Management, pages 4-6
b) Describe management's role in assessing and managing climate-related risks and opportunities.	Environmental Leadership - Alignment with TCFD Framework, page 24 Good Governance - ESG Oversight, page 11 Good Governance - RMR Acquisitions Sustainability Overview, page 12
STRATEGY	
a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Physical and transitional risks vary by asset type and geographical location. Both climate events and local, state and federal policy developments are monitored for portfolio impact. Programs are deployed where risks and opportunities exist. Physical risk review is coordinated with property insurance brokers. Transition Risks: <ul style="list-style-type: none"> • Energy disclosure regulations • Energy and emissions regulations • Water disclosure regulations • Carbon pricing • More stringent building codes • Market-driven/tenant interests • Reputational risks Physical Risks: <ul style="list-style-type: none"> • Storm surge and frequency • Sea level rise • Hail storm • Convective storm • Wildfire • Heat stress and drought stress • Inland riverine and coastal flooding Environmental Leadership - Alignment with TCFD Framework, page 24 2021 Form 10-K Annual Report - Item 1A. Risk Factors, pages 18-27
b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Environmental Leadership - Alignment with TCFD Framework, page 24 2021 Form 10-K Annual Report - Item 1A. Risk Factors, pages 18-27
c) Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	Environmental Leadership - Alignment with TCFD Framework, page 24 2021 Form 10-K Annual Report - Item 1A. Risk Factors, pages 18-27

DISCLOSURE	DISCLOSURE RESPONSE
RISK MANAGEMENT	
a) Describe the organization's processes for identifying and assessing climate-related risks.	Good Governance - RMR Acquisitions Sustainability Overview, page 12 Good Governance - Risk Management and Compliance, page 13 2022 Proxy Statement - Sustainability, pages 2-3
b) Describe the organization's processes for managing climate-related risks.	<ul style="list-style-type: none"> • Action plans and programs are developed and implemented where risks and opportunities exist. • Technology is deployed to help manage programs. • Team members are trained to execute plans and track metrics and targets. • Operational activities at regional and property levels keep risk and opportunity awareness high. Good Governance - Risk Management and Compliance, page 13 2022 Proxy Statement - Sustainability, pages 2-3
c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	Good Governance - RMR Acquisitions Sustainability Overview, page 12 Good Governance - Risk Management and Compliance, page 13 Environmental Leadership - Alignment with TCFD Framework, page 24
METRICS AND TARGETS	
a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Environmental Leadership - Greenhouse Gas Emissions and Climate Change, pages 20-21 Environmental Leadership - Energy Management, page 22 Environmental Leadership - Water and Waste Management, page 23 Appendices F to J, pages 43-49
b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Appendices F to J, pages 43-49
c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Environmental Leadership - At a Glance, page 18 Environmental Leadership - Greenhouse Gas Emissions and Climate Change, pages 20-21