

ADEEL KHAN

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EVP & CHIEF FINANCIAL OFFICER

Executive and Entrepreneur, with over twenty years of experience in building and leading multi-billion-dollar real estate organizations. Equally comfortable in start-ups or established organizations.

Expertise spans Capital Markets & Banking Relationships, Investor Relationships, and more. Transacted over \$15.0B in real estate transactions.

Continually initiate process and reporting improvements – Hands-on work ethic that helped shape infrastructure (people, policies, processes, and systems) to support high growth enterprise level operations.

Hands-on leader and business partner. Able to recruit top talent and build high-performing teams. Reputation for ongoing “right sizing” and helping teams understand and accept corporate change.

Areas of Expertise

- ♦ Capital Markets & Banking Relationships
- ♦ Board, Investor Meetings & Reporting
- ♦ Accounting, Finance & Reporting Operations
- ♦ IPO & Mergers
- ♦ Tax Reporting Financial Planning & Analysis
- ♦ Debt Reporting & Restructuring
- ♦ SEC Reporting & Compliance
- ♦ Sarbanes Oxley
- ♦ Portfolio Acquisitions & Dispositions
- ♦ Asset Management
- ♦ Information and System Technology
- ♦ Human Resources

PROFESSIONAL EXPERIENCE

PS Business Parks – Glendale, CA

2022

Public Real Estate Investment Trust: ~\$7.6B Combined Enterprise Value

Chief Financial Officer, Jan 2022 - Jul 2022

- Helped launch a robust forward looking corporate model, added enhanced reporting protocols to further elevate the company brand and investor messaging
- Helped launched added technology platforms, in the short duration, to further aid the future growth and development of the organization
- Successfully completed a \$7.6 billion merger with affiliates of Blackstone for an all-cash sale of the company

Rexford Industrial Realty Inc. – Los Angeles, CA

2012 – 2020

Public Real Estate Investment Trust: ~\$10.5B Combined Enterprise Value

Chief Financial Officer, 2013 - 2020

- Key member of the management team that helped grow the company from 5.5M SF to 22.6M SF (~379% growth in SF since 2013 IPO to 12-31-19)
- Successfully transacted ~\$5.2 billion in capital via equity and debt while strengthening the balance sheet (12.3% Net Debt to total combined market capitalization as of 12-31-19)
- Key contributor in generating 286% total shareholder return since 2013 IPO to 12-31-19
- Reorganized and structured five private real estate funds in six months leading to a successful IPO in 2013.
- Successfully restructured the accounting, finance, reporting and IT department over 7 years from six people to twenty-nine people.
- Built a sophisticated corporate earnings model, which provided insightful vision into future, as well as ability to offer precision guidance on future transactions.

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- Managed and implemented several automated processes in accounting, budgeting, forecasting, reporting, construction, leasing, and document control achieving significant savings in time and better financial control.

Corporate Controller, 2012 - 2013

- Built company's first 5-year forecast using Yardi's Advanced Budgeting & Forecasting platform.
- Built company's first executive management reporting system from the ground up leading to transparency and timeliness.
- Created quarterly investor reporting templates for the private funds that allowed for accuracy and transparency.
- Directed financial audits and provided and installed numerous procedural improvements.

MPG OFFICE TRUST INC. – Los Angeles, CA

2002 – 2012

Public Real Estate Investment Trust with ~\$2.3B AUM and 100+ employees

VP & Controller, 2009 - 2012

Promoted, retaining full Corporate Controller functions, and expanding scope to include consolidated corporate cash forecast, earnings call schedules and tax compliance activities. Provide information/participate in executive-level strategic decision-making. Prepare board of director's presentation/discussion with CFO. Six direct, twenty-one indirect reports.

- Built company's first executive management reporting system from the ground up. Gained transparency and timeliness, and eliminated the need for two full-time accountants, saving ~\$200K annually.
- Reduced annual audit fees 25% (KPMG) as well as tax advisory fees \$200K (Deloitte) over 2 years.
- Migrated manual payable processing to an online payable management system using new proprietary software, Avid Xchange, reducing A/P group by 50%
- Continually balanced accounting team with AUM, requiring continuous right sizing.

Corporate Controller, 2007 - 2009

Promoted to direct full-scope accounting operations, financial reporting (53 entities), A/P, Treasury, Payroll, and all Tax Filings. Coached department leaders on financial and operational performance issues. Initiated analyses, models, tools, templates, and process upgrades to continually improve planning/reporting. At peak, managed nine direct/41 indirect reports.

- Completed a \$3.5B acquisition in aggressive 2.5-month timeframe, requiring accounting group to grow by 25 FTEs. Reporting accuracy resulted in no accounting treatment changes in year-end audit.
- Independently managed all accounting aspects of \$2.5B dispositions, including accounting position memos and impairments.
- Transitioned Common Area Maintenance reconciliation process from Finance to Accounting, including planning, execution, and training. Gained monthly vs. quarterly views, greater transparency, better controls, GAAP compliance, and improved accuracy on \$4-\$5M annual forecasts.
- Automated payroll allocations across entities using Excel. Enabled reduction of 1 FTE (~\$100K per year).

Assistant Controller, 2004 - 2007

Promoted because of contributions to IPO team. Emphasis on SEC reporting. Performed GAAP/FASB Accounting research and its related impact on the company financials.

- Completed all accounting aspects of \$1.5B portfolio acquisition, including accounting due diligence, portfolio integration and reporting.
- Independently created/executed an accounting plan and complete reporting to support a new, complex joint venture with an Australian partner. Sold 5 properties valued at \$1B+ while retaining 20% ownership and management function.

Accounting Manager, 2002 - 2004

Recruited for "public company/large numbers" experience to clean up accounting records for private company targeting an IPO. Established and maintained accounting policies and procedures as well as SOX compliance across Accounting, Reporting and Operations Management.

- Played key role on 3-person team involved with IPO. Prepared S-1 filing, 2002-2003.

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WALT DISNEY COMPANY – Burbank, CA

2001 – 2002

~\$188.3B global entertainment company.

Senior Financial Analyst

Consolidated P&Ls for twelve divisions of Walt Disney Studios impacting more than \$6.7B revenue. Analyzed/provided variance explanations vs. forecast, budget, and prior year. Developed financial information for the quarterly post-10Q press release. Prepared annual budgets and documented financial processes

- Scaled learning curve in 2 months to deliver quarterly consolidation to CFO and senior team.
- Managed Essbase database housing markets' P&L information.

ARTHUR ANDERSEN – Los Angeles, CA

1999 – 2001

Multibillion-dollar global audit and consulting firm. Firm no longer in business.

Senior Auditor

Audited public corporations in the media/technology, real estate, and financial services industries. Scope spanned Compliance, Credit Operations and Treasury functions, including cash, receivables, prepaids, inventory, deferred taxes, liabilities, and analyses of balance sheet and P&L accounts. Emphasis on internal controls and process efficiencies.

- Audited more than ten companies over tenure, including the Los Angeles Unified School District, Trust Company of the West, and CB Richard Ellis.
- Selected for numerous independent audit assignments because of strong leadership qualities. Required little direction from engagement Partner.
- Promoted from Auditor to Senior Auditor in 6 months vs. typical 2-year timeframe.

PREVIOUS ACCOUNTING EXPERIENCE:

Staff Accountant, KUBOTA TRACTOR CORPORATION, 1996-1999

EDUCATION & CERTIFICATIONS

BA, Accounting, California State University at Fullerton, Fullerton, CA, 1995

Certified Public Accountant (Inactive) – State of California

TECHNICAL PROFICIENCIES

Yardi, Microsoft Office Suite, Essbase, YSL, QuickBooks Pro, Kardin,
Argus, Avid Xchange, Windows, Mac OS X