

ADEEL KHAN

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EVP & CHIEF FINANCIAL OFFICER

Strategic CFO and enterprise leader with 20+ years of experience scaling multi-billion-dollar real estate and infrastructure companies. Proven record in IPOs, M&A, capital markets, and operational transformation, with expertise spanning industrial logistics, digital infrastructure, and energy development.

Areas of Expertise

Capital Markets & Investor Relations	Accounting, FP&A & Ops	SEC Reporting & Compliance
IPOs & Mergers	Systems & Technology	Board & Investor Relations
Debt Structuring & Recapitalization	Transformation & Growth	Risk Management & ESG
Enterprise Strategy & Allocation	Process Automation	Asset Management

PROFESSIONAL EXPERIENCE

Xebec Realty

2023 – Present

Private Registered Investment Advisor: ~\$3.0B Combined Enterprise Value

Chief Financial Officer, Sep 2023 - Present

- Developing forward-looking financial models and analytics to strengthen strategic planning, investor communications, and corporate transparency.
- Structured \$3B platform strategy spanning industrial logistics and 35K-acre Sandow Lakes Ranch.
- Built financial models for 1.2GW power plant and hyperscale data center PPA (in progress).
- Led capital markets strategy for potential recapitalization.

PS Business Parks

2022

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

Chief Financial Officer, Jan 2022 - Jul 2022

- Developed and implemented a forward-looking corporate model and enhanced reporting protocols to further elevate the company brand and investor messaging.
- Launched innovative technology platforms, in the short duration, to further aid the future growth and development of the organization.
- Orchestrated \$7.6B sale to Blackstone, managing all financial, operational, and governance deliverables under accelerated timeline.

Rexford Industrial Realty Inc.

2012 – 2020

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

Chief Financial Officer, 2013 - 2020

- Took company public in 2013, driving 379% portfolio expansion and \$5.2B in equity/debt transactions, contributing to 286% TSR through 2019.
- Scaled accounting, finance, reporting, and IT teams from 6 to 29 professionals in 7 years.

Corporate Controller, 2012 - 2013

- Built 5-year forecast using Yardi's ABF platform and developed executive reporting systems for transparency and timeliness.
- Directed financial audits and created investor reporting templates to support IPO readiness.

MPG OFFICE TRUST INC.

2002 – 2012

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

Accounting Manager → VP & Controller, 2009 - 2012

- Rose through Accounting Manager → VP & Controller, overseeing accounting and reporting for 53 entities and 100+ employees.
- Key contributor on IPO (S-1 prep), \$3.5B acquisition integration, \$2.5B dispositions, and \$1.5B portfolio acquisition.
- Built executive reporting systems, automated payables (50% headcount reduction), and reduced audit/tax fees by \$400K+

EARLIER CAREER

- **Walt Disney Company (2001 – 2002):** Consolidated P&Ls for twelve divisions (\$6.7B revenue) and supported quarterly SEC press disclosures.
- **Arthur Andersen LLP (1999 – 2001):** Promoted to Senior Auditor in 6 months; audited Fortune 500 clients across real estate, media, and financial services.
- **Kubota Tractor Corporation (1996 – 1999):** Staff Accountant managing corporate accounting operations for U.S. subsidiary.

EDUCATION & CERTIFICATIONS

BA, Accounting, California State University at Fullerton, Fullerton, CA, 1995
Certified Public Accountant (Inactive) – State of California

TECHNICAL PROFICIENCIES

Yardi, Power BI, Tableau, Essbase, Microsoft Office Suite