

REXR · NYSE · WEEK ENDED 24 JUL 2026

Weekly Investor Report

Rexford Industrial Realty Inc · Real Estate · Reit - Industrial

LATEST CLOSE

39.00 USD

4.1% latest week

Weekly setup

Mixed setup

The weekly trend is not active. Price is 8.5% above the Trend Line and sits at 62.2% of its 52-week range. The latest completed week returned 4.1%, after a 15.0% four-week move. The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is neither clearly cheap nor expensive. Options positioning is bullish with 43/100 conviction, while the latest news-sentiment score is 54/100. Near-term considerations: earnings are due in 76d.

Technical setup score 55/100. This score describes the weekly technical setup; the conclusion above also considers fundamentals, positioning, sentiment, and event risk.

LATEST CLOSE

39.00 USD

24 Jul 2026

1W RETURN

4.1%

latest completed week

4W RETURN

15.0%

short-term follow-through

12W RETURN

11.3%

quarterly tape

TREND BREADTH

44.2%

23 of 52 weeks active

VOLUME RATIO

1.5x

vs 13-week average

What is working

- Price is above the Trend Line, keeping the weekly tape constructive.
- Activity pressure is positive on the latest completed week.
- Volume is elevated versus the 13-week average, confirming attention.
- Latest weekly return ranks in the strongest part of its sector group.

What could go wrong

- The trend backdrop is inactive, so price action has not confirmed a constructive regime.
- Price is below Fair Value, so the market is still discounting the latest tape.
- Activity pressure is weak, so confirmation is not yet broad enough.

What to watch next

- Trend Line remains the key weekly regime level.
- Activity pressure is the gauge to monitor for confirmation or fade.
- A volume ratio above 1.5x would show stronger participation in the next move.

This week's evidence at a glance

PRICE FOLLOW-THROUGH

4.1%

Latest completed week; four-week move 15.0%.

INDICATOR STACK

24/80

Trend and activity pressure are weighted against the latest 12-week confirmation window.

TREND BACKDROP

Active

The trend backdrop defines the current weekly regime.

PATIENT CAPITAL

Quiet

Activity-pressure buy-signal status for institutional accumulation timing.

OPTIONS PRESSURE

Bullish

43/100 conviction; expected move 6.3%.

NEWS SENTIMENT

54/100

76 relevant articles in the latest sentiment read.

EVENT RISK

76d

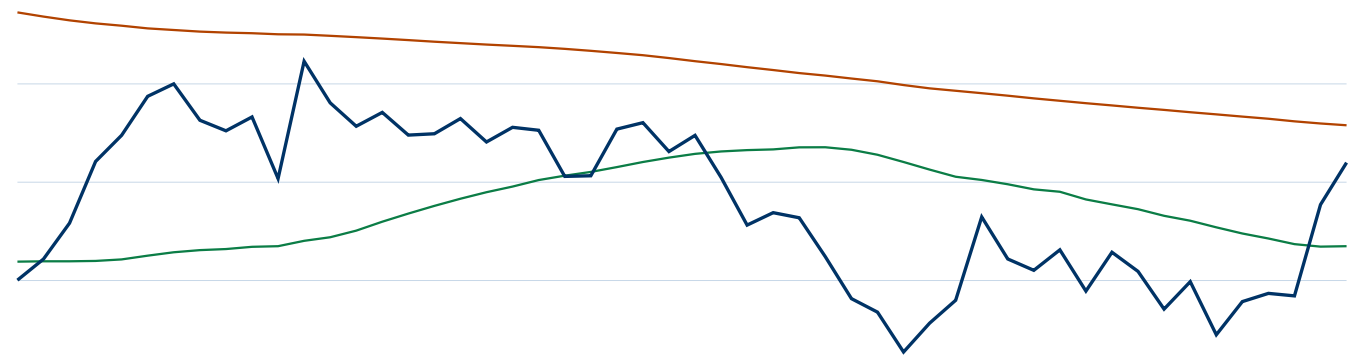
Next report is scheduled for 14 Oct 2026; event risk rises as the date approaches.

01 · PRICE ACTION

Where price is—and whether the trend supports it

The weekly trend is not active. Price is 8.5% above the Trend Line and sits at 62.2% of its 52-week range. The latest completed week returned 4.1%, after a 15.0% four-week move.

52-week price path



Blue: weekly close · Green: Trend Line · Orange: Sharemaestro Fair Value

Position in the 52-week range Trend Close Fair 31.89 USD 43.32 USD Latest close sits at 62.2% of the 52-week range.	RANGE LOCATION 62.2% Shows where the latest close sits between the 52-week low and high.	TREND DISTANCE 8.5% Price premium or discount versus the weekly Trend Line.
	FAIR-VALUE GAP -3.4% Premium demand or model discount versus Sharemaestro Fair Value.	HIGH-WATER GAP -10.0% Distance from the latest 52-week high.

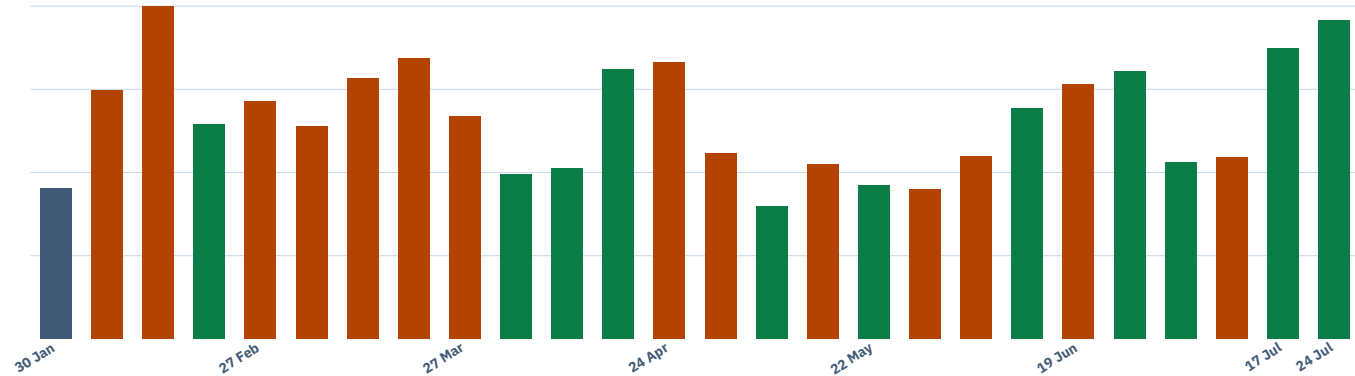
02 · VOLUME AND DEMAND

Is real participation confirming the move?

Latest weekly volume is 1.5x the 13-week average. Participation is unusually strong and confirms that the move is attracting attention.

26-week volume confirmation

Bar height shows weekly volume. Green marks an up week; orange marks a down week.



PARTICIPATION 1.5x Latest volume versus the 13-week average.	BASELINE 11.8M 13-week average volume.	ONE-YEAR BASE 11.7M 52-week average volume.	LATEST WEEKLY VOLUME 18.1M Most recent completed week.
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Demand beneath price

Activity pressure and institutional-style signals

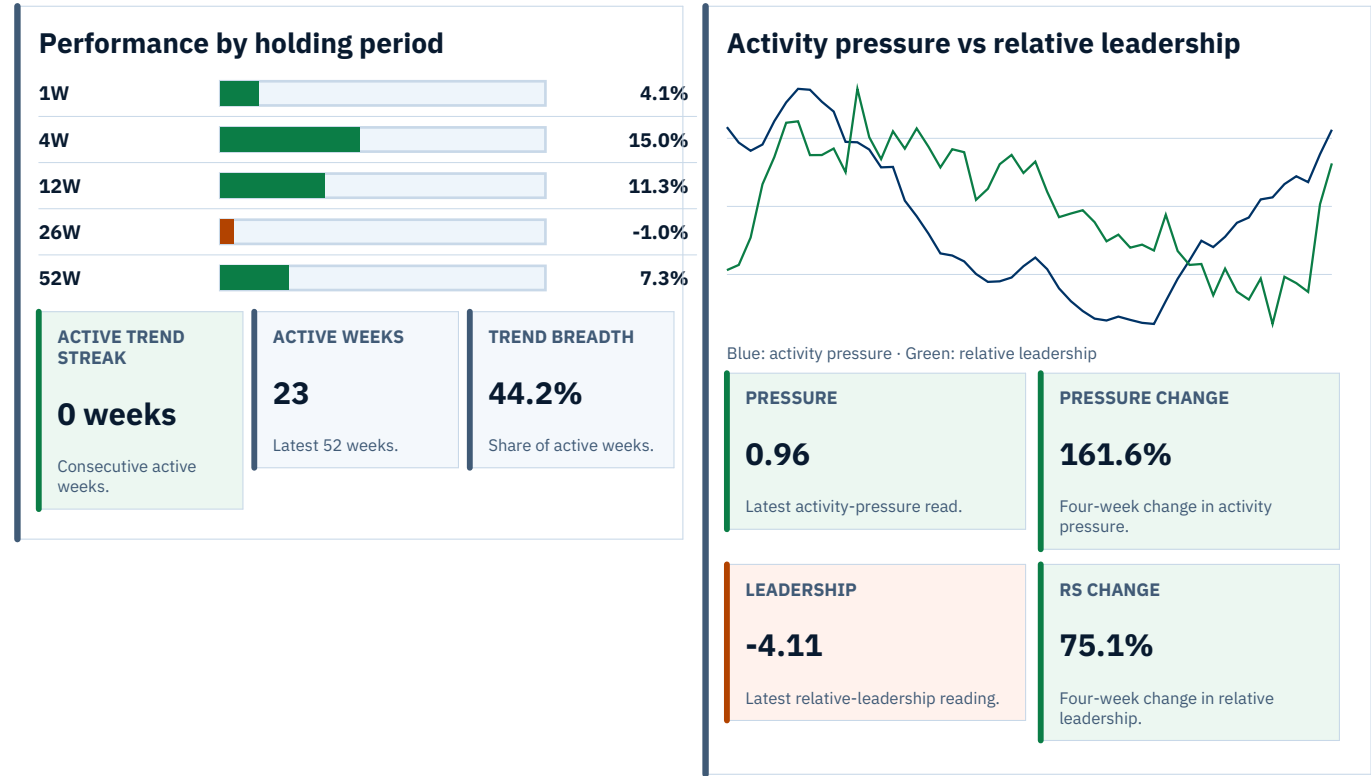
These indicators assess whether participation is improving beneath price. They are supporting evidence, not proof of institutional buying.



03 · MOMENTUM AND LEADERSHIP

Is performance persistent—and is the stock leading?

Performance is 15.0% over four weeks, 11.3% over 12 weeks, and 7.3% over one year. The current trend has remained active for 0 consecutive weeks.



Technical setup scorecard

Trend		24
Momentum		95
Activity Pressure		80
Relative Leadership		44
Next-Week Expectancy		50
Volume		64
Smart Money		23
Risk Control		62

04 · FUNDAMENTALS AND VALUATION

What investors are paying for—and the quality behind it

The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is neither clearly cheap nor expensive.

FACTOR WEEK 26 Jul 2026 Latest published factor snapshot.	STATEMENTS THROUGH 31 Dec 2025 Financial reporting period used.	FIELD COVERAGE 94% Available factor fields.	MODEL CONFIDENCE 94% Snapshot confidence.
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Relative factor standing Higher display scores are better. Each score is converted from the underlying universe rank, where rank 1 is best.		
Overall factor strength		27/100
Value		29/100
Quality		71/100
Momentum		30/100
Growth		66/100

Valuation How much investors are paying for earnings, sales, and cash flow.	Business quality Margins and the return generated on invested capital.
P/E - Price divided by trailing earnings.	GROSS MARGIN 61.0% Gross profit retained from each unit of revenue.
PRICE / SALES 8.8x Market value relative to trailing revenue.	OPERATING MARGIN -30.7% Operating profit retained from revenue.
EV / EBITDA 6002.1x Enterprise value relative to operating cash earnings.	FREE-CASH-FLOW MARGIN 88.9% Free cash flow generated from revenue.
FREE-CASH-FLOW YIELD 7.0% Free cash flow as a share of enterprise value.	RETURN ON INVESTED CAPITAL -2.1% Operating return generated on invested capital.

04 · FUNDAMENTALS AND VALUATION · CONTINUED

Growth, shareholder returns, and balance-sheet strength

The second half of the fundamental read separates recent business growth from cash returned to shareholders and financial leverage.

Growth and financial strength	Shareholder return and balance sheet
Recent business growth and accounting strength.	Cash returned to owners and financial leverage.
REVENUE GROWTH-0.2%	DIVIDEND YIELD4.4%
Latest one-year revenue growth.	Cash dividends relative to market value.
EPS GROWTH-	BUYBACK YIELD-2.6%
Latest one-year earnings-per-share growth.	Net share repurchases relative to market value.
FREE-CASH-FLOW GROWTH-	SHAREHOLDER YIELD1.8%
Latest one-year free-cash-flow growth.	Dividend yield plus net buyback yield.
PIOTROSKI F-SCORE6/9	NET DEBT / EBITDA1593.8x
Nine-point accounting-strength checklist.	Balance-sheet debt relative to operating cash earnings.

How to read this

Quality and valuation are separate questions. A strong company can still carry a demanding valuation, so profitability, growth, balance-sheet strength, and the price paid for those characteristics should be assessed independently.

The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is neither clearly cheap nor expensive.

05 · OWNERSHIP, OPTIONS, AND SENTIMENT

What other market participants are doing

Options, insider transactions, market sentiment, and activity-pressure signals can confirm or challenge the price story. None should be used alone.

Options positioning

Bullish

REXR shows bullish options pressure with a 43/100 conviction score, put-call volume ratio of 0.08, expected move of 6.3%, and Sharemaestro trend signal inactive.

CONVICTION

43/100

Options signal conviction.

EXPECTED MOVE

6.3%

Nearest-chain pricing.

PUT/CALL VOLUME

0.08

Contract volume balance.

Pressure

87

Speculation

5

Volatility

51

Trend agreement

0

Insider activity

9 / 7

9 acquisitions and 7 disposals in the latest 180-day insider tape. Acquisitions / disposals over the latest 180 days. Insider activity is context, not a stand-alone signal.

News sentiment

54/100

Weighted news tone is neutral across 76 relevant articles.

19 positive · 50 neutral · 7 negative

Patient Capital

Quiet

Activity-pressure buy-signal evidence highlights potential institutional accumulation windows. No recent buy signal

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Not financial advice. Market and fundamental data may be delayed, incomplete, or inaccurate. See the full disclosure on the final page.

06 · CATALYSTS AND RISK

What can move the shares—and how volatile the path has been

Event timing, options-implied movement, drawdown, and weekly gains and losses frame the risk around the current setup.

NEXT EARNINGS
76d
Next report is scheduled for 14 Oct 2026; event risk rises as the date approaches.

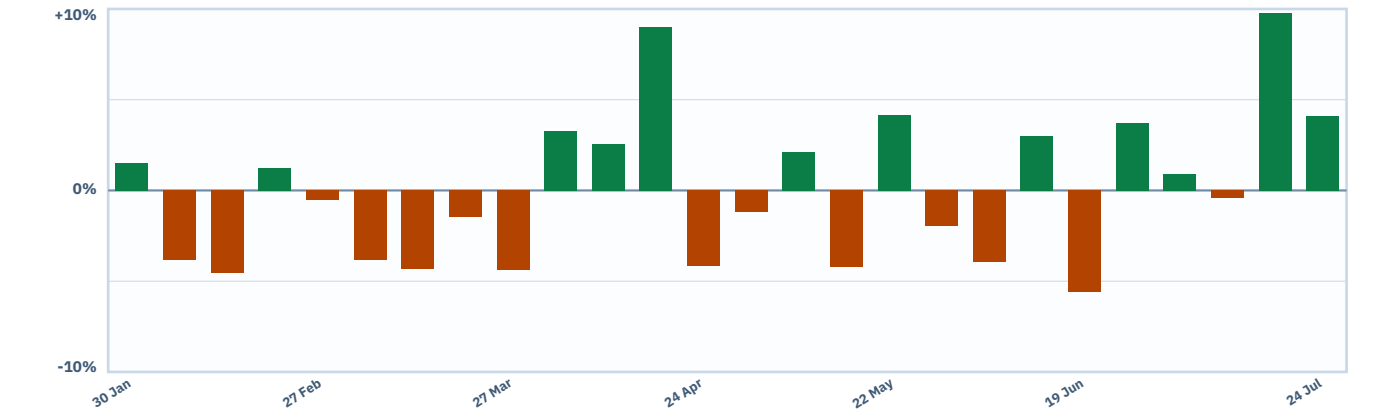
OPTIONS EXPECTED MOVE
6.3%
Nearest-chain priced movement where available.

52-WEEK DRAWDOWN
-10.0%
Distance below the 52-week high.

13-WEEK VOLATILITY
4.1%
Standard deviation of weekly returns.

Weekly gains and losses

Each bar is one completed week. Gains rise above zero; losses fall below it. Taller bars mean a larger move.



WEEKS HIGHER
12 of 26
14 weeks finished lower.

BEST WEEK
+9.8%
Week of 17 Jul.

WORST WEEK
-5.6%
Week of 19 Jun.

LATEST WEEK
+4.1%
Week of 24 Jul.

Shape of recent returns

Strong gains		4
Modest gains		8
Flat weeks		-
Modest losses		8
Sharp losses		6

RECENT VOL
4.1%
13-week weekly-return volatility.

BASE VOL
3.9%
52-week weekly-return volatility.

UP/DOWN SPLIT
27/25
Count of positive and negative weeks in the 52-week window.

AVERAGE SKEW
3.2% / -3.0%
Average positive week versus average negative week.

07 · SECTOR AND PEER CONTEXT

Is this stock leading—or simply moving with its group?

Sector and industry breadth distinguish company-specific strength from a broad group move.

Sector · US Real Estate

4-WEEK RANK	GROUP AVERAGE	TREND BREADTH
1 / 100	1.4%	66.0%
Standing within the tracked group.	Average four-week return.	Share of peers with an active trend.

Peer	Exchange	1W return	4W return	Trend
REXR	NYSE	4.1%	15.0%	Inactive
SBRA	NASDAQ	11.2%	14.4%	Active
VTR	NYSE	4.6%	13.6%	Active
AHR	NYSE	0.5%	13.2%	Active
BEKE	NYSE	-8.7%	11.4%	Inactive

Industry · US Reit - Industrial

4-WEEK RANK	GROUP AVERAGE	TREND BREADTH
1 / 17	2.7%	94.1%
Standing within the tracked group.	Average four-week return.	Share of peers with an active trend.

Peer	Exchange	1W return	4W return	Trend
REXR	NYSE	4.1%	15.0%	Inactive
LXP	NYSE	3.9%	10.8%	Active
TRNO	NYSE	-3.2%	10.2%	Active
FR	NYSE	-2.7%	6.2%	Active
PLD	NYSE	-1.4%	5.5%	Active

08 · EVIDENCE AND WEEKLY DATA

The underlying research record

Every top-level statement should be traceable to a stored market, fundamental, event, or positioning observation.

Cross-signal evidence matrix

Evidence pillar	Score / read	Summary	Detail
Weekly tape	48/100	Trend, activity pressure, participation, and risk combine to a 48/100 tape read.	
Indicator analysis	26/100	Latest 12-week confirmation: trend 0/12, activity pressure 8/12, relative leadership 0/12.	Activity pressure 0.18; No reversal markers
Factors	39/100	O'Shaughnessy factor stack blends value, quality, momentum, and confidence.	Buyback Yield rank 80; Small Cap Core rank 82
Patient Capital	Quiet	Activity-pressure buy-signal evidence highlights potential institutional accumulation windows.	No recent buy signal
Options	43/100	REXR shows bullish options pressure with a 43/100 conviction score, put-call volume ratio of 0.08, expected move of 6.3%, and Sharemaestro trend signal inactive.	Bullish · Call-side pressure · Expected move 6.3%
Sentiment	54/100	Weighted news tone is neutral across 76 relevant articles.	Dimensional Fund Advisors LP Raises Stock Position in Rexford Industrial Realty, Inc. \$REXR
Insiders	9 / 7	9 acquisitions and 7 disposals in the latest 180-day insider tape.	
Earnings	76d	Next report is scheduled for 14 Oct 2026; event risk rises as the date approaches.	

Current evidence clusters

PRICE FOLLOW-THROUGH 4.1% Latest completed week; four-week move 15.0%.	INDICATOR STACK 24/80 Trend and activity pressure are weighted against the latest 12-week confirmation window.	TREND BACKDROP Active The trend backdrop defines the current weekly regime.	PATIENT CAPITAL Quiet Activity-pressure buy-signal status for institutional accumulation timing.
OPTIONS PRESSURE Bullish 43/100 conviction; expected move 6.3%.	NEWS SENTIMENT 54/100 76 relevant articles in the latest sentiment read.	EVENT RISK 76d Next report is scheduled for 14 Oct 2026; event risk rises as the date approaches.	

08 · EVIDENCE AND WEEKLY DATA · CONTINUED

Recent completed weeks

The completed weekly bars behind the report provide a compact audit trail for price, trend, Fair Value, activity pressure, leadership, and volume.

Week	Close	Return	Trend Line	Fair Value	Pressure	Leadership	Volume	Trend
24 Jul 2026	39.00 USD	4.1%	35.94 USD	40.37 USD	0.96	-4.11	18.1M	Off
17 Jul 2026	37.46 USD	9.8%	35.92 USD	40.43 USD	0.69	-8.59	16.5M	Off
10 Jul 2026	34.12 USD	-0.3%	36.01 USD	40.51 USD	0.39	-18.21	10.3M	Off
03 Jul 2026	34.21 USD	0.9%	36.22 USD	40.61 USD	0.45	-17.25	10.0M	Off
26 Jun 2026	33.91 USD	3.7%	36.40 USD	40.69 USD	0.37	-16.55	15.2M	Off
19 Jun 2026	32.70 USD	-5.6%	36.63 USD	40.77 USD	0.22	-21.73	14.5M	Off
12 Jun 2026	34.64 USD	3.0%	36.87 USD	40.85 USD	0.20	-16.75	13.1M	Off
05 Jun 2026	33.63 USD	-3.9%	37.05 USD	40.93 USD	0.00	-19.05	10.4M	Off
29 May 2026	35.02 USD	-2.0%	37.29 USD	41.01 USD	-0.05	-18.18	8.5M	Off
22 May 2026	35.72 USD	4.1%	37.47 USD	41.09 USD	-0.21	-15.66	8.7M	Off
15 May 2026	34.29 USD	-4.2%	37.65 USD	41.18 USD	-0.32	-18.58	9.9M	Off
08 May 2026	35.81 USD	2.1%	37.93 USD	41.27 USD	-0.25	-15.15	7.5M	Off
01 May 2026	35.05 USD	-1.2%	38.02 USD	41.35 USD	-0.46	-15.25	10.6M	Off
24 Apr 2026	35.47 USD	-4.2%	38.21 USD	41.45 USD	-0.67	-13.73	15.7M	Off

How to use this report

This is a completed-week research summary. It explains the available evidence and its conflicts; it does not predict a guaranteed outcome or replace your own risk assessment. Fundamental figures may refer to an earlier financial reporting period, which is shown in the fundamentals section.

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