

2024 Sustainability Report

HINES EUROPEAN VALUE FUND 2

Hines

From Our Fund Leadership



Paul White
Fund Manager



Daniel Chang
Head of Sustainability Europe

The Hines European Value Fund 2 (HEVF 2 or the Fund) continues to demonstrate how sustainable investment can enhance asset value, reduce environmental impact, and deliver resilient, high-performing spaces for our tenants.

In 2024, HEVF 2 once again achieved a top score of 100 points in the GRESB assessment and was named Global Sector Leader for the third time in four years – a recognition of our consistency and leadership. Additionally, all assets in the HEVF 2 portfolio either hold or are actively pursuing green building certifications.

As part of the Hines’ Value-Add Fund Series, HEVF 2 invests in buildings that require refurbishment and regeneration to meet evolving market demands. By improving efficiency and performance, addressing climate hazards and minimising risks, and prioritising

people’s needs in and around our buildings, we are transforming our assets to meet the standards of the future.

We believe sustainability enhances asset performance and brings benefit to all our stakeholders – from investors and occupiers to the communities surrounding our assets. We aim to embed it into each stage of the asset life cycle – from planning and development through operation – as an integral part of our overarching Fund strategy. Our team has applied the ambitious targets outlined in Hines’ ESG Development Brief for European countries in all of our refurbishment projects in order to achieve the highest performance levels.

Grainhouse, our flagship London office and retail asset, received the ULI Global Award for Excellence and the British Council for Offices (BOC) Best Corporate Workplace in

London award, and was a finalist for the MIPIM Award’s Best Conversion Project. Hines’ European headquarters, Grainhouse is a model of efficient, low-carbon operations. The heating, ventilation, and air conditioning systems are fossil fuel free, the building is equipped with intelligent optimisation systems, and it holds top-tier environmental certifications.

This past year, we adopted Hines’ new Sustainability Framework and began aligning our Fund strategy to its themes, focus areas, and key performance targets. Designed to create and protect investment value while furthering business objectives, this new framework is helping our team drive decision-making and evaluate performance.

We also launched a rolling programme of energy optimisation across the portfolio and expanded our use of data tools to support

building performance, climate risk management, and transparent reporting. We continued our focus on decarbonisation and tenant engagement, as well utilising Hines’ tools such as the Hines Occupier ESG Engagement and Value Creation Guide and our enhanced Green Lease Templates to collaborate with tenants and drive measurable progress.

You will notice this report is shorter than in previous years; this is intentional. We aim to highlight the most important achievements of the year while providing opportunities for Deep Dives on specific topics.

We hope you enjoy learning more about the initiatives the HEVF 2 team is undertaking to create and protect value for people and the planet, and we thank you, our investors, partners, and stakeholders, for your continued support and collaboration.



01	HEVF 2 Overview
02	Investment Value Creation and Protection
03	Environmental Stewardship
04	Thriving Communities
05	Annex

HEVF 2 Overview¹

HEVF 2 is a Luxembourg-domiciled investment fund sponsored by Hines. As part of the firm's European value-add strategy series, HEVF 2 aims to drive investment performance by improving and repositioning buildings across living, office, retail, and logistics.

The Fund also strives to achieve best-in-class sustainability standards and meet the ever-evolving requirements of occupiers, investors, and regulators. By embedding sustainability initiatives across the building life cycle, we aim to transform real estate investments into resilient assets that drive long-term value for stakeholders while minimising environmental impact.

Total Equity Commitments

€1.1B

Number of Project Investments²

15

Total Asset Allocation³

92%

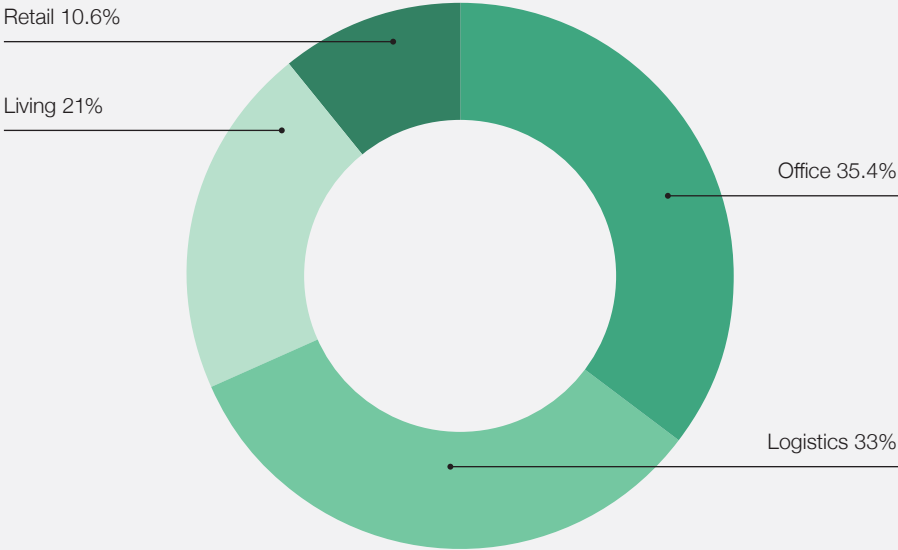
Cities

Florence
London
Madrid
Milan
Munich
Tiel
Paris

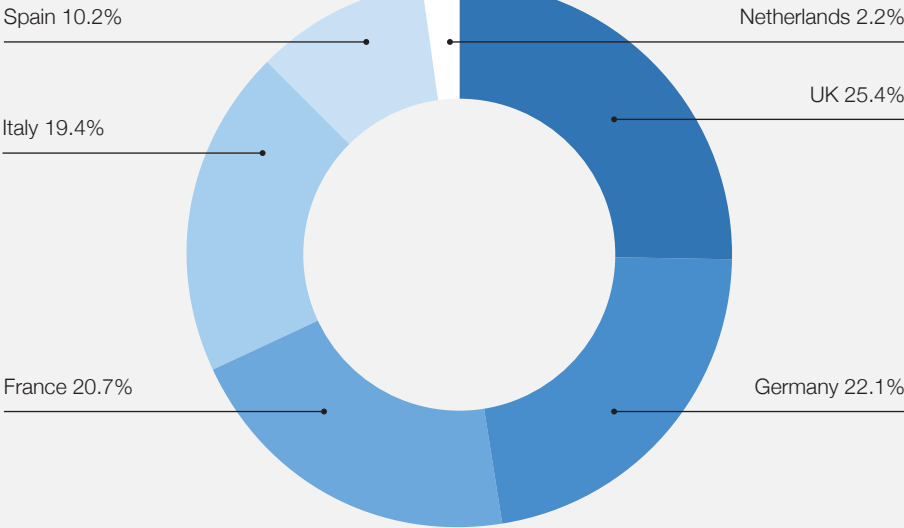
Countries

France
Germany
Italy
Netherlands
Spain
United Kingdom

Allocation by Sector³



Allocation by Country³



New Bond Street, London

DEEP DIVE ↗

View the full HEVF 2 portfolio

2024 HEVF 2 Highlights



Global Sector Leader

Five out of five stars



7

Whole Life Carbon Assessments Completed

to reduce carbon footprint

100%

of developments / major refurbishments utilised
the Hines' European
ESG Development Brief

100%

of portfolio has achieved or is targeting
green building certifications

Grainhouse

was awarded

Global Award for Excellence



Best Corporate Workplace in London



Finalist,
Best Conversion Project



Our Sustainability Focus and Goals

HEVF 2 has a performance-focused sustainability strategy that goes beyond legal compliance to further energy efficiency, health and well-being, and social inclusivity in and around our buildings.

We believe early adoption of sustainability principles has contributed to HEVF 2’s strong investment and asset management performance. It remains integral to our investment strategy, with considerations embedded across the investment process and entire asset life cycle, and aligns to the Hines Sustainability Framework.



The Hines Sustainability Framework

The latest evolution of Hines’ Sustainability Framework was introduced in 2024. It sharpens the focus on the most material and important global challenges and opportunities Hines can address, ensuring we remain proactive and engaged in a rapidly changing world. The framework builds upon Hines’ legacy of leadership and innovation while supporting broader efforts to deliver client-centric solutions on a global scale.

The Sustainability Framework is composed of three themes, nine

focus areas, and key foundational elements, which align firm-wide targets, policies, and standards to drive value creation. It applies across all aspects of Hines – from corporate strategy and investment impact, to development and operations – and is reinforced by strong firm-wide governance.

The framework helps our Fund prioritise environmental and social initiatives that create and protect value at our assets and for our stakeholders.



Foundations: Data, Policies, Processes, Disclosures, and Reporting

DEEP DIVE ↗

Read more about our firm's Sustainability Framework

HEVF 2 Sustainability Goals Overview

DEEP DIVE ↗

Review our detailed sustainability commitments and progress

THEMES	FOCUS AREAS	2025 SUSTAINABILITY GOALS
Investment Value Creation and Protection <small>Sustainable Development Goals (SDGs): 9, 11, 12, 13, 17</small>	Investment Intelligence	<ul style="list-style-type: none">• Prior to Fund investment period closing, all new acquisitions had utilized the IC process to identify and underwrite sustainable value creation and protection opportunities into deal structures, with guidance and review from Europe sustainability leads. HEVF 2's investment period is now closed (as of December 2023).
	Portfolio Management	<ul style="list-style-type: none">• Continue to submit to GRESB in 2025 and seek to achieve Peer Group Leader status, as well as maintain the current score as new assets are included within the submission.• The Fund aims to utilise tools and resources alongside Research to inform our business plans, such as the Carbon Impact Assessment (CIA) Tool, Climate X.• Monitor progress of Fund-specific sustainability objectives alongside the 2025 Sustainable Value Creation Goals.• Produce Annual Fund Sustainability Report. Continue to produce the INREV aligned sustainability Section in the Funds Annual Report.
	Innovation Leadership	<ul style="list-style-type: none">• Monitor opportunities for sustainable innovation and integrate initiatives where appropriate.
Environmental Stewardship <small>SDGs: 9, 11, 12, 13, 17</small>	Building Operations and Performance	<ul style="list-style-type: none">• Continue to achieve 100% coverage of Green Building Certifications. For New Developments and Major Refurbishments, a minimum target of BREEAM 'Excellent', or equivalent is required. Europe sustainability to take ownership of instruction and to assist with submission as required, alongside identifying opportunities to improve scores.• Complete asset decarbonization prioritization exercise by 2025 year-end, with input from with input from Hines' sustainability leads.• Apply the European Occupier Engagement Plan and European Green Lease Clauses during negotiations/ leasing events with tenants.
	Sustainable Design and Materials Circularity	<ul style="list-style-type: none">• The Fund aims to continue to utilise the Whole Life Carbon Assessment Scoping document and complete a WLCA for all New Developments and Major Refurbishments, guided by Hines' sustainability leads.
	Climate and Nature Risk	<ul style="list-style-type: none">• All existing investments hold valid physical climate risk (PCR) assessments, which have been completed in coordination with Hines' sustainability leads.• All standing investments identified as 'High Risk' will continue to complete a PCR Management Plan and evaluate strategies to manage risk within underwriting and business plans.
Thriving Communities <small>SDGs: 3, 5, 8, 10, 11, 12, 13, 17</small>	People-Centric Places	<ul style="list-style-type: none">• Continue to target and obtain Health and Well-being Certifications, for all New Developments and Refurbishments, with a minimum standard of WELL 'Gold' or equivalent and Wired Scored 'Gold', with the aspiration of achieving 'Platinum'.
	Talent and Culture	<ul style="list-style-type: none">• Work with Strategic Sourcing to evaluate procurement processes for alignment against Hines ethical & sustainable sourcing considerations, when available.
	Building Economic Resilience	<ul style="list-style-type: none">• Fund team aims to continue to host an annual volunteering day and series of events to improve community engagement, which we will log on OurCommunity.
Foundations <small>SDGs: 12, 13, 17</small>		<ul style="list-style-type: none">• 100% of Landlord energy data will be uploaded to the CIA Tool, and tenant data where available will also be uploaded.• Upload all relevant portfolio information to Scaler.• Fund Management will review progress against the Goals on a regular basis in co-ordination with support sustainability teams and allocate sufficient resources to support the implementation of these Goals.• Encourage all employees to set sustainability-linked MPACT objectives aligned with Firm or business unit sustainability objectives and agreed with their manager. All other employees will be encouraged to set sustainability-linked MPACT objectives.



Investment Value Creation and Protection

HEVF 2 enhances investment value by managing, repositioning, and future-proofing assets to align with evolving market demands. We integrate sustainability principles into investment decisions, reducing environmental impact, and maintaining a competitive portfolio through green building certifications, WLCAs, and strong GRESB performance.

Investment Intelligence

The HEVF 2 team leverages data to drive value creation and manage risk across our portfolio. We follow

Hines' Investment Committee (IC) process for all acquisitions, incorporating guidance from Hines' sustainability experts to identify opportunities for value creation and asset resilience. This approach helps us align investments with market expectations and profitability goals.

To enhance decision-making, we source investment intelligence that helps us understand and assess tenant and market demand for green, low-carbon spaces over the next five to seven years. By analysing supply-demand dynamics in key markets, we identify potential imbalances that could impact leasing velocity, liquidity, and asset valuation.



80 New Bond Street, London



Prioritising EPC Reviews at Project Blackbird

Project Blackbird is an aggregation of multi-let industrial assets across the UK. As part of our due diligence, we procured Energy Performance Certificate (EPC) reviews and upgrade reports across the portfolio, underwriting CapEx to aid compliance while targeting EPC A where feasible.

Upgrades include:

- Installing insulation
- Replacing gas-fired heating with electric radiant heaters
- Upgrading LED lighting
- Installing passive infrared sensors

These improvements align with lease expirations or vacancies, supporting smooth execution and minimal tenant disruption. They also reflect our proactive response to UK Minimum Energy Efficiency Standards (MEES), which require a minimum EPC B rating by 2030.

The team is pursuing BREEAM In-Use assessments across Project Blackbird, as well, leveraging quick-win strategies to maximise certification ratings¹.



Shenstone Trading Estate, UK

Due Diligence

Every potential acquisition is evaluated using **Hines ESG Due Diligence Scoping Document** and **Hines ESG Development Brief** (for developments and major refurbishments), assessing key criteria such as alignment with the Carbon Risk Real Estate Monitor (CRREM), energy consumption data, fossil fuel presence, and feasibility for on-site renewables. The review also considers certifications, regulatory compliance, and physical climate risks.

Our process includes third-party evaluation of potential physical risks and climate hazards across nine Intergovernmental Panel on Climate Change (IPCC) aligned scenarios and three time horizons. With the help of the **Carbon Impact Assessment Tool** and

District Energy Guide, we also estimate the costs of energy performance upgrades and decarbonisation measures at initial underwriting. We integrate these into the business plans for each asset to drive progress toward performance standards while aligning with our sustainability commitments.

Mitigating Risk

To further mitigate risk, Hines created a Climate Risk Analyser in 2024, leveraging risk assessment data to estimate the financial impact of climate hazards on current and potential assets. This analysis informs our investment planning, helping us to proactively identify vulnerabilities, enhance resilience, and support long-term value.

DEEP DIVE

Learn more about Hines' asset-level sustainability due diligence tools

Portfolio Management

We aim to drive environmental, social, and financial performance across the asset life cycle. We actively reduce carbon emissions and enhance energy efficiency through design, material selection, and operational improvements.

We aim to create assets for core/core+ buyers seeking green buildings aligned to regulations and industry certifications. For all developments and refurbishments, we collaborate with supply chain partners to support sustainable practices, aligning the portfolio with investor and occupier expectations while optimising risk-adjusted returns.

A key component of the Fund’s approach is our **Environmental Management System (EMS)**, part of Hines’ **ISO 14001-certified** EMS for European countries, which is reviewed annually by Bureau Veritas. This structured framework follows the Plan-Do-Check-Act model to set objectives, track progress, and drive improvement. Additionally, we apply our ESG Development Brief to maintain best-in-class sustainability standards in developments, refurbishments, and acquisitions.

DEEP DIVE ↗

Learn more about our Sustainability Policy and EMS



HEVF 2 Team Members Attend Europe Sustainability League Offsite

In 2024, HEVF 2 asset and development managers joined Hines Europe’s Sustainability offsite in Paris, engaging in discussions on investor perspectives, decarbonisation, and the financial benefits of energy efficiency.



BUREAU
VERITAS



Sustainability Expertise

The HEVF 2 portfolio benefits from Hines’ holistic approach to sustainability strategy and implementation.

A team of experts drive a comprehensive agenda across Hines’ European platform, providing guidance from acquisition to implementation, including:

- Coordinating regional carbon reduction standards and initiatives
- Defining social programs that support stakeholder engagement
- Implementing transparent and accountable governance frameworks

The Europe Sustainability League fosters knowledge-sharing and upskilling across key roles in asset management, development, property management, and acquisitions. Country-level task forces align local initiatives with Fund and regional goals, driving effective implementation and continuous improvement.

HEVF 2 portfolio managers participate in role-specific sustainability training as well as GRESB training and integrate sustainability objectives into their annual goals.

This structured approach enhances consistency across our portfolio.

Standards and Frameworks

We are committed to transparency and accountability, aligning with key global frameworks to drive sustainable investment practices.

We incorporate the **United Nations Sustainable Development Goals (SDGs)** into our strategy, supporting environmental stewardship, community benefit, and positive impact.

HEVF 2 aligns with the Task Force on Climate-related Financial Disclosures (TCFD), addressing governance, strategy, risk management, and metrics to address climate-related risks proactively.

The portfolio was included in the Hines Europe Real Estate Investments Limited (HEREI) (acting as Portfolio Manager for the Fund) **Climate Risk report**, which aligns to **TCFD** and is required by the **FCA**. This was published in 2024 and is publicly available [here](#).



Valdebebas, Madrid



EU Taxonomy Alignment

In 2024, we began assessing EU Taxonomy alignment using Hines' proprietary **EU Taxonomy Tool**. This tool tracks improvements and promotes ongoing compliance with EU Taxonomy standards, helping us evaluate assets across operational, refurbishment, and development categories.

GRESB Global Sector Leader

(out of 8) – Diversified, Office/Retail, Non-listed



Five out of five stars

100/100

points (peer group average is 86)

Participation and score



HEVF 2 has reported to GRESB since 2021, using the platform to benchmark progress, demonstrate accountability, and provide transparency. In 2024, HEVF 2 was again named Global Sector Leader in the Europe, non-listed, value-add, diversified office/retail category — making it the third time in four years the Fund has received this top distinction.



Innovation Leadership

We integrate innovative technologies, forward-thinking design, and cutting-edge sustainability tools into our investment management process. As part of our value-add strategy, we push the boundaries of sustainability in both development and refurbishment projects, setting ambitious targets that drive smart, energy-efficient buildings.



Innovation in Action

In 2024, Hines Europe introduced an Occupier ESG Engagement and Value Creation Guide to help asset management teams link sustainability CapEx to rental income growth and asset valuation.

Using this innovative resource, we're working to align energy efficiency improvements with tenant cost savings and premium rents, boosting both sustainability and financial performance across our portfolio.



Milan Living Portfolio, Italy

Environmental Stewardship

HEVF 2 leverages Hines' comprehensive ESG Development Brief to guide developments and refurbishments in our portfolio. To reduce environmental impacts across the building life cycle, we integrate environmental standards into our project plans, design and construction practices, and material purchases. We also track and report on environmental metrics when feasible.

This strategic approach supports long-term value for investors while meeting the growing demand for high-performing, environmentally responsible real estate.



Data Collection

We believe good data helps us understand and improve performance.

We use Hines' proprietary Carbon Impact Assessment tool, powered by the CRREM framework, to assess the challenges, opportunities, and CapEx associated with reducing operational carbon at our assets. This tool provides a standard, central platform for collecting and evaluating asset- and portfolio-wide operational data, including stranding risk analysis.

To improve efficiency in multi-tenant logistics assets, our team is onboarding Metry, an automated data collection platform. We are also aligning with Hines' global efforts to integrate data into the Scaler Sustainability platform, which intends to complement the Carbon Impact Assessment Tool and the firm's global data hub to enhance portfolio-wide sustainability metrics and insights.

Building Operations and Performance

HEVF 2 focuses on enhancing building performance and reducing operational carbon emissions through energy-efficient practices and sustainable innovations. Our strategy includes monitoring energy consumption and integrating renewable energy solutions, conserving water with high-efficiency fixtures and grey water recycling, and managing waste, reinforcing our holistic approach to sustainability. We also use green building certifications to demonstrate high performance standards while driving measurable environmental and social impact.

Decarbonisation

In accordance with our ESG Development Brief, we aim for HEVF 2 buildings to be net zero aligned upon completion. We align relevant developments and refurbishments with CRREM 2040 energy and carbon intensity targets or UK Green Building Council (UKGBC) guidance (whichever is more rigorous) to mitigate transition risk and support long-term asset resilience.

DEEP DIVE ↗

Read more about Hines' asset-level decarbonisation tools and resources

Grainhouse: Historic Transformation into a Modern Workplace

Grainhouse, in London's Covent Garden, reopened in September 2023, following a three-year restoration. Hines' European headquarters, this flagship mixed-use asset operates to high environmental standards across energy, emissions, and resource use.

Energy: Grainhouse is fossil fuel-free for heating and cooling via air source heat pumps and operates on a 100% renewable energy contract (excluding retail units). With a predicted energy use intensity of 91 kilowatt hours per square metre per year, the building outperforms UKGBC net zero targets and aligns with the Fund's decarbonisation roadmap. An updated energy report was commissioned in 2024 to support ongoing performance.

Waste: Its building-wide waste strategy includes segregated streams, weight-based waste tracking, and regular carbon and recycling reporting.

Water: Low-flow taps and showers reduce water use by an estimated 40%, supported by a bottle filling station that tracks plastic offset. The landscaped roof terrace features native, drought-resistant planting and automated irrigation, and creates habitats for birds and insects.

Data Collection: Grainhouse includes real-time utilities tracking, supported by advanced metering and optimisation tools.

Amenities: Showers, lockers, a library, and wellness rooms enhance tenant well-being.

Tenant Engagement: Under the Fund's sustainable policy, all tenants are required to sign green leases. Grainhouse plans to launch a Green Building Committee to engage with tenants on sustainability issues. Pop-up recycling events and other sustainability-engagement initiatives are being reviewed for wider rollout.

Awards and Certifications

- BREEAM New Construction Excellent
- WiredScore Platinum
- WELL Core Platinum (CAT A and CAT B) – WELL Platinum to be obtained once occupied
- SmartScore Platinum
- GRESB (HEVF 2)
- ISO 14001 Certified by Bureau Veritas

DEEP DIVE ↗

Learn more about Grainhouse

2024 WINNER

ULI EUROPE AWARDS FOR EXCELLENCE

Grainhouse earned a ULI Global Award for Excellence in 2024. This longstanding program recognises development projects around the world which represent the highest standards of achievement in the land use profession.



Energy Optimisation

In 2024, we began implementing a rolling programme of energy performance improvements across the HEVF 2 portfolio. Efforts include procuring and implementing recommendations from energy optimisation reports to enhance EPC ratings and green building certifications.

We also participated in the Hines European Energy Reduction Competition, with Grainhouse competing alongside 16 European office buildings to optimise whole-building performance and reduce energy consumption over six months. Our active tenant engagement programme, which supports collaborative energy savings, was central to this effort.



Grainhouse, London



On-site Renewables at Tiel

Tiel Logistics is a tenant-controlled logistics asset in the Netherlands. HEVF 2 partnered with occupiers to install 4,800 rooftop solar panels. This €1.59 million investment is expected to generate 1.9 megawatts annually, with a seven-year payback period and the potential to enhance investment performance.

We have also established a decarbonisation roadmap for Tiel and are implementing measures to reduce energy use and emissions at the 40,000-square-meter site. Ranging from low-cost behavioural changes to upgrades to the building fabric, systems, and equipment, these actions will help drive performance and resilience.



Above and Right: Golden Portfolio, Italy

Pursuing BREEAM at the Golden Portfolio

In 2024, we were in the process of obtaining BREEAM In-Use certification at all operational assets across the Golden Portfolio.



100%

of the HEVF 2 portfolio holds or is targeting green building certification¹

DGNB	1
BREEAM	5
LEED	7
EPC A	13

Green Building Certification

HEVF 2 pursues leading certifications, including BREEAM, DGNB, and LEED®, to benchmark our performance. We aim for ‘Excellent’ or ‘Outstanding’ certification levels at all assets, highlighting our commitment to measurable performance.

DEEP DIVE ↗
Review our certifications by asset



CASE STUDY

Fostering Creativity and Community at Florence Student Housing



Florence Student Housing is a 16,000-square-metre purpose-built living project in the city's regenerated Manifattura Tabacchi district, near leading institutions including Polimoda and the University of Florence. Originally a tobacco warehouse, the building is being transformed through a partnership with Prelios SGR into a modern residence for students.

Energy Efficiency

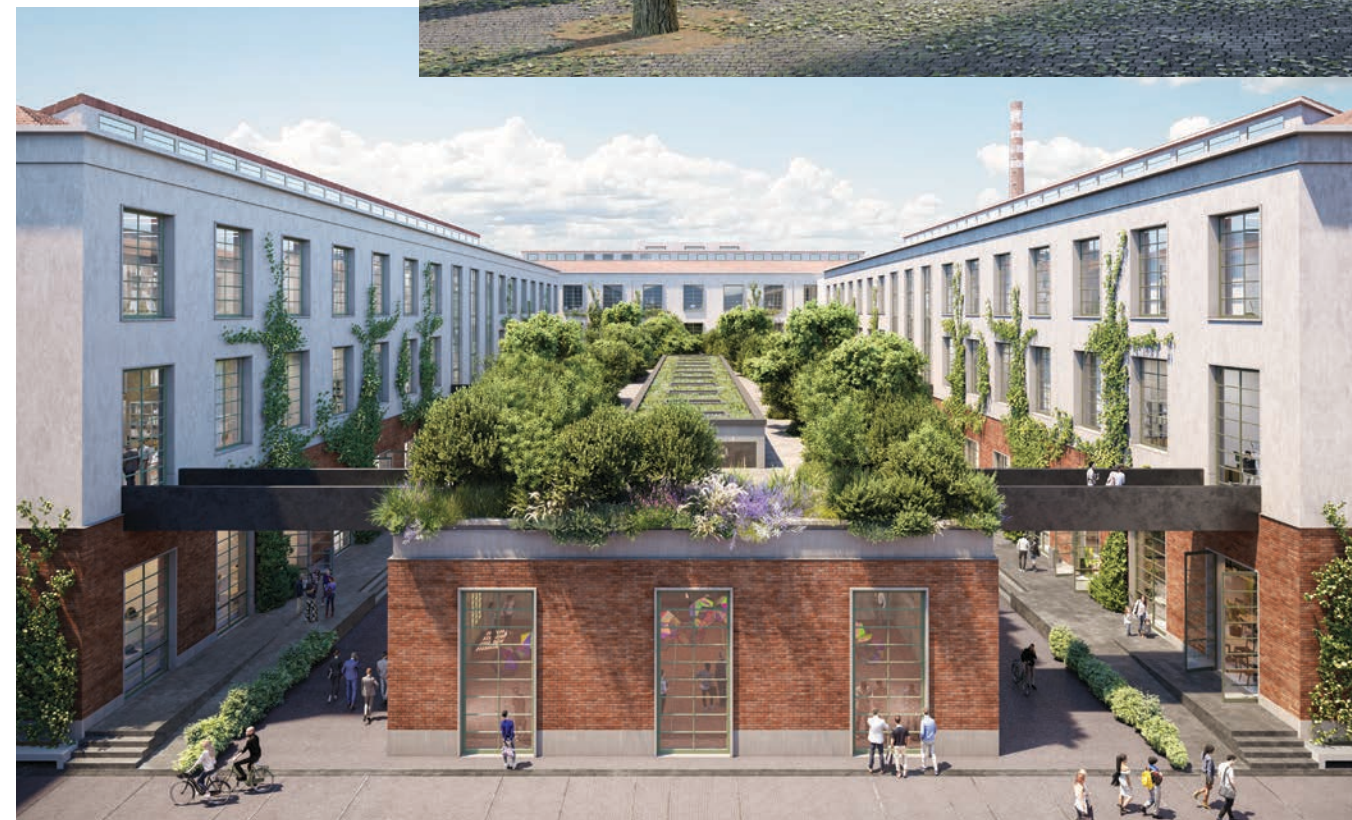
The project is targeting LEED Gold certification and is designed to exceed Italy's low-carbon building standards

by at least 10%. On-site renewable energy and an all-electric design will help reduce operational carbon and enhance long-term asset resilience. Just minutes from Santa Maria Novella station, with direct access to the new T4 tram line, the project will also promote active, low-carbon transportation.

Resident Well-Being

The residence will provide approximately 400 beds across a mix of apartments and short-stay hostel rooms, addressing strong housing demand from Florence's

expanding student population, 20% of whom are international. In addition to living spaces, the building will feature a broad range of high-quality shared amenities, including study rooms, a gym, yoga space, cinema, laundry facilities, and an exhibition atelier, all curated to foster well-being, creativity, and community among residents. ■



Tenant Engagement

Tenant engagement is a key part of our efficiency and performance strategies. By building strong partnerships with tenants, and embedding sustainability into building rules, fit-out guidelines, and ongoing communication, we align our collective goals and keep them front of mind as a shared priority. Programmes like **Hines GREEN OFFICE™ (HinesGO)** and **Hines GREEN RETAIL™ (HinesGR)** provide our tenants with tools to set, implement, and track sustainability objectives, supporting collaborative, measurable progress.

Green Leases

We use Hines’ Green Lease Templates for European markets, which include tailored clauses for specific asset classes, to embed sustainability provisions into tenant agreements. These templates emphasise energy efficiency, data sharing, and renewable energy procurement, with both minimum and aspirational clauses to drive improvement. Our green leasing language also requires tenants to designate a sustainability contact who will support key initiatives, and includes split-incentive clauses to support shared benefits.



Above and right: Milan Living Portfolio, Italy



Sustainable Fit-outs

Created in 2024, Hines’ Sustainability Tenant Fit-out Guide helps occupants understand the benefits of prioritising sustainability in a fit-out – including greater flexibility, energy savings, reduced costs, and improved well-being – and how to accomplish it. We use best efforts to present the guide to all stakeholders involved in fit-out projects at the earliest possible stage, to help drive decision-making.

**Sustainability
Tenant Fit-out Guide**

DEEP DIVE ↗
Learn more about our tenant-focused sustainability resources

Sustainable Design and Materials Circularity

We integrate circular principles into the HEVF 2 portfolio by leveraging WLCAs on key projects. These assessments guide our decision-making throughout the asset life cycle, from construction and operation to demolition and material reuse, prioritising low-carbon goals.

Our team also focuses on responsibly sourced materials, circular design, and waste diversion in construction to cut carbon emissions from material production, transport, and disposal. We incorporate recyclable and green façade elements, high-quality insulation, sensor-controlled LED lighting, and added roof load capacity for solar panels to enhance circularity across developments.



Valdebebas, Madrid

Climate and Nature Risk

We proactively identify, evaluate, and manage climate-related risks to protect HEVF 2 asset value and long-term resilience.

Using insights from a best-in-class third-party platform that relies on predictive modelling, we are evaluating hazards such as flooding and heat stress across multiple climate scenarios and time horizons to inform investment decisions and asset management strategies. Insights from these assessments are helping us identify vulnerabilities and shape risk mitigation plans that protect long-term value at new and existing investments.

Biodiversity

We recognise the built environment's role in supporting biodiversity on-site and within surrounding ecosystems. Aligned with our ESG Development Brief and 10% Biodiversity Net Gain target, we are commissioning a **Taskforce on Nature-related Financial Disclosures (TNFD)** gap analysis with third-party experts. This initiative is helping us identify biodiversity opportunities and integrate nature-related risks and benefits into the Fund's strategy.



Thriving Communities

Our firm's long-term commitment to giving back to community extends to HEVF 2. Guided by the ESG Development Brief, we set targets across key social impact areas, including purposeful construction and placemaking. Our development and refurbishment projects prioritise affordability, healthy and prosperous communities, and workforce well-being, helping built environments enhance quality of life.

People-Centric Places

As part of Hines' focus on placemaking, we integrate people-centric design and amenities into our developments and refurbishments, creating spaces that promote health, well-being, and productivity. Our team uses health and connectivity certifications to drive progress and highlight success.

HEALTH AND CONNECTIVITY CERTIFICATIONS

WELL

2

WIREDSCORE

3

SMARTSCORE

2



Grainhouse, London

“

When designing aer, it was important for us to create a place for future tenants where they feel comfortable and are willing to take on the daily commute to work. If parameters are right and the working environment inspires, the question of whether I like going to the office answers itself.”



CHRISTIAN MEISTER
Managing Director



aer: A Working Environment that Inspires

aer is a high-quality, office-led, mixed-use project in Munich. The two assets on site comprise more than 87,100 square metres located next to Einkaufs-Center Neuperlach, Munich’s largest shopping mall, and exceptional public transport links.

Due to the timing of the refurbishment – which began in 2020 – aer required a special focus on return-to-office. To create an attractive working environment, our asset management team prioritised environmental and social sustainability leveraging natural and upcycled materials, green space and amenities, and connectivity and transparency, through a tenant app.

This strategy has been a success; Bosch Technologies chose aer as its new Munich headquarters.



aer, Munich

Community Engagement

HEVF 2 is committed to strengthening asset communities by fostering local engagement, social impact, and economic opportunity. We support local charities, fundraising events, and community vitality initiatives, helping our investments create lasting benefits beyond the built environment. We set social impact targets that encourage asset teams to collaborate with Business Improvement Districts, neighbourhood groups, and local authorities to boost community well-being.

We also prioritise community partnerships, integrating local suppliers, contractors, and social enterprises into development projects. Efforts include initiatives such as hosting school groups, offering apprenticeships, and incorporating public enhancements into projects.



A Community Hub

Grainhouse has become a hub for community gatherings.

In 2024, Hines hosted a number of events at Grainhouse, including a reverse mentoring session with Real Estate Balance (pictured at right) and the LandAid strategy launch, revealing the programme's ambitious plan for ending youth homelessness.



Above and right: Attendees gather at Grainhouse for LandAid's strategy launch.



Social Enterprise UK

We actively integrate social enterprise partnerships into our asset operations. Hines UK, an active member of Social Enterprise UK (SEUK), participates in the Buy Social Corporate Challenge, prioritising suppliers that generate positive social or environmental outcomes. At Grainhouse, we continue to engage social enterprises for essential services, ensuring that procurement decisions contribute to local community benefits.



05

Annex

HEVF 2 Assets as of December 31, 2024

OVERVIEW ↗
See our portfolio overview

ASSET INFORMATION

BUILDING CERTIFICATION

Investment Name	Asset Type	Certifications	Applicable Energy Ratings/Level ¹	On-site Renewables (Planned)
80 New Bond Street London, UK	Mixed Use	BREEAM Outstanding, WiredScore + SmartScore Platinum, WELL Platinum	EPC A targetted	Yes
Grainhouse London, UK	Mixed Use	BREEAM Excellent, WiredScore Platinum, WELL Platinum	EPC A targetted	Yes
Project Valle 47 Madrid, Spain	Logistics	BREEAM Excellent	EPC A targetted	Yes
Optimus Portfolio (11) Various across France	Logistics	BREEAM In-Use (Target)	EPC A-G	Yes, feasibility studies completed
aer Munich, Germany	Office	DGNB Gold, WiredScore Platinum (Achieved), SmartScore Platinum	EPC A targetted	Yes
Tiel Tiel, Netherlands	Logistics	BREEAM Excellent	EPC A	Yes
Valdebebas Madrid, Spain	PRS	BREEAM Very Good	EPC A targetted	Unknown
FAP Brescia + Montichiari Milan, Italy	Logistics	BREEAM Excellent	EPC A targetted	Unknown



Investment Name	Asset Type	Certifications	Applicable Energy Ratings/Level ¹	On-site Renewables (Planned)
Golden (21 assets) Various across Italy	Logistics	BREEAM In Use (Under evaluation)	EPC A-G	Yes, feasibility studies planned
Manifattura Tabacchi Florence, Italy	Living	LEED Gold (Target)	EPC A targetted	Yes
Milan Living Portfolio (asset 1) Milan, Italy	Living	LEED Gold (Target)	EPC A targetted	Yes
Milan Living Portfolio (asset 2) Milan, Italy	Living	LEED Gold (Target)	EPC A targetted	Yes
Milan Living Portfolio (asset 3) Milan, Italy	Living		EPC A targetted	Yes
Project Blackbird Various across UK	Logistics	BREEAM In Use (Under evaluation)		

HEVF 2 Sustainability Commitments and Targets

Environmental Commitments

FOCUS AREA	2024 TARGET AND PROGRESS	2025 OBJECTIVES / TARGETS
Green Building Certifications	Target: <ul style="list-style-type: none">Achieve green building certification (e.g. BREEAM or equivalent) on new development/ refurbishment projects.'Excellent' rating with the aspiration of 'Outstanding', or equivalent.For operational assets, achieve in-use green building certification.Minimum EPC (Energy Performance Certificate) 'A' rating for new developments and refurbishments.See table on p21 for full green building certification update.All assets have progressed toward obtaining green building certifications as part of their refurbishment / construction process.	<ul style="list-style-type: none">Continue to target green building certification (e.g. BREEAM or equivalent) on all new development/ refurbishment projects; targeting 'Excellent' rating or equivalent.Continue to target at least WiredScore Gold (with the aspiration of Platinum) for all new development/ refurbishment projects.
Energy Efficiency & Operational Carbon	Target: <ul style="list-style-type: none">For new development projects, seek to achieve operational energy intensity in line with best practice industry benchmark.For major refurbishments target the 2040 CRREM 1.5°C pathway relevant to asset type and location.Explore feasibility of incorporating on-site renewable technologies and all-electric building services to enable net zero carbon in operation.At New Bond Street where we are targetted a 35% reduction in operational carbon emissions against baseline.Net Zero Carbon reports obtained for Tiel, Optimus and a sample of assets from the Golden portfolio. Implementation measures to improve EPCs and reduce Carbon were kicked off.There are several refurbishments works at multiple assets to improve energy efficiency/ carbon performance, such as for example at Grain House in London, where we are targeting a 40% reduction in operational carbon emissions against baseline.	<ul style="list-style-type: none">Continue to target the operational energy intensity targets outlined within the ESG development brief.
Renewable Energy	Progress: <ul style="list-style-type: none">New Bond Street, Milan Living Portfolio, FAP portfolio, Project Valle, and Tiel have included on-site solar panelsAt Tiel, Netherlands, the Fund has installed ca. 4,800 solar panels producing an initially estimated 1.9MW of electricity per year.aer is now utilising ground source heat pumps and solar photovoltaics during operations.	<ul style="list-style-type: none">Continue to explore feasibility of incorporating on-site renewable technologies to enable net zero carbon in operation on new developments and major refurbishments.Make efforts to engage with tenants to have them convert to green tariffs for their leased spaces.
Embodied carbon	Target: <ul style="list-style-type: none">Embodied carbon assessments were conducted at New Bond Street, Grainhouse, and aer. Assessments are underway for the Milan Living Portfolio and Florence Student Housing.	<ul style="list-style-type: none">Continue to complete robust embodied carbon assessments for new build / refurbishment projects and work towards reduction.
Biodiversity	Target: <ul style="list-style-type: none">Continue to share Sustainable Fit-Out Guide with tenants in advance of fit-outs.Continue to incorporate green lease clauses into tenancy agreements and engage with tenants on the benefits of reducing consumption of finite resources.Tenant satisfaction surveys (carried out in Q4 of 2022 and to be carried out every three years thereafter) included questions on sustainability considerations that are important to occupiers.	<ul style="list-style-type: none">Continue to consider ecological enhancement opportunities.

HEVF 2 Sustainability Commitments and Targets

OVERVIEW ↗
See our high-level sustainability goals

Social Commitments

FOCUS AREA	2024 TARGET AND PROGRESS	2025 OBJECTIVES / TARGETS
Tenant engagement	<p>Progress:</p> <ul style="list-style-type: none">• Several assets are integrating plants into roof terrace design and interior greenery.• Grainhouse and 80 New Bond Street have achieved over the minimum 10% biodiversitynet gain.• Continued to promote health, safety, well-being, and productivity during tenant engagement meetings.• A revised Sustainability Fit-Out Guide was released in 2024. This was continued to be shared with tenants in advance of fit-outs.	<ul style="list-style-type: none">• Continue to incorporate green lease clauses into tenancy agreements and engage with tenants on the benefits of reducing consumption of finite resources.• Continue to create asset class specific green lease clauses – for example for retail and logistics.• Survey tenants to gauge their satisfaction and interest in sustainability.• Promote health, safety, well-being, and productivity amongst building users.
Employee engagement	<p>Target:</p> <ul style="list-style-type: none">• Continue to embed sustainability objectives into performance reviews.• Promote our people practices by adopting workplace policies that achieve greater equity, retention, and representation.• Continue to deliver sustainability-focused training.• Continue to carry out workstation and / or workplace checks for all employees.• Continue to coordinate the European Sustainability League meetings and activities to align best practices across the European platform. <p>Progress:</p> <ul style="list-style-type: none">• Specific sustainability trainings were provided to the country asset managers on HEVF 2 sustainability commitments and goals throughout the year.• Employee sustainability objectives were broadened from investment management functions to the European platform as a whole and inclusion of these objectives is now tracked. 310 employees included sustainability objectives in 2023.• Several Diversity and Inclusion and Health and Well-being trainings were provided by Human Resources over the course of 2024.• Hines employees received multiple internal sustainability training sessions. sustainability training was also delivered by external partners, with sessions covering GRESB, sustainability best practice, sustainability legislation and key emerging topics.	<ul style="list-style-type: none">• Continue to embed sustainability objectives into performance reviews.• Promote our people practices by adopting workplace policies that achieve greater equity, retention, and representation.• Continue to deliver sustainability-focused training by separate roles and target reaching a broader audience.• Continue to carry out workstation and / or workplace checks for all employees.• Continue to coordinate the European Sustainability League meetings and activities to align best practices across the European platform.
Community engagement	<p>Target:</p> <ul style="list-style-type: none">• Ensure all managed assets continue to complete and track sustainability-related community engagement.• Consider opportunities to utilize local suppliers / contractors, employees, and engagement with voluntary, community, or social enterprises. <p>Progress:</p> <ul style="list-style-type: none">• The HEVF 2 Fund and Portfolio Management teams undertook litter picking in Southwark Park with a UK based charity CleanupUK.	<ul style="list-style-type: none">• Continue to develop community engagement plans appropriate to the project and report on initiatives undertaken across the project lifecycle.• Continue to consider opportunities to utilize local suppliers / contractors, employees, and engagement with voluntary, community, or social enterprises.• The HEVF 2 Fund and Portfolio management team will strive to participate in charity events throughout the year.
Well-being certification	<p>Progress:</p> <ul style="list-style-type: none">• Aer, Munich achieved a WiredScore Platinum 100 out of 100, the first in Munich.• At 80 New Bond Street the re-development will be WELL Platinum enabled.• At Grainhouse, London, we are targeting a WELL Platinum certificate.	<ul style="list-style-type: none">• Continue to explore feasibility of achieving WELL certification (Silver rating or higher) or Fitwel (2 star rating or higher) on new refurbishments, with consideration to stakeholder demand.



HEVF 2 Sustainability Commitments and Targets

Governance Commitments

FOCUS AREA	2024 TARGET AND PROGRESS	2025 OBJECTIVES / TARGETS
GRESB	<p>Target:</p> <ul style="list-style-type: none">Continue to participate in GRESB to support benchmarking and communicate transparent sustainability performance. <p>Progress:</p> <ul style="list-style-type: none">During 2024, the Fund achieved the highest possible score and rating of five green stars out of five for a third year in a row, attaining a score of 100 out of 100.	<ul style="list-style-type: none">Participate in GRESB in July 2025 – based on 2024 calendar year – in order to support benchmarking and communication of sustainability performance.
Climate risk and resilience	<p>Target:</p> <ul style="list-style-type: none">Continue to report in line with TCFD recommendations.Continue to perform climate-risk assessments on all future acquisitions. <p>Progress:</p> <ul style="list-style-type: none">Maintained alignment with TCFD recommended disclosures as summarised in this report.A Sustainability Risk Report is generated for the Fund annually and provides a holistic perspective on physical and transitional risks that HEVF 2 assets are exposed to.	<ul style="list-style-type: none">Look to transition to the IFRS S2 (Climate-related Disclosures) for future reports.Continue to perform climate-risk assessments on all existing acquisitions and seek to further embed climate change adaptation and resilience related risks into wider risk-management strategies and acquisition processes.
Acquisition due diligence	<p>Progress:</p> <ul style="list-style-type: none">Sustainability Acquisition Due Diligence checklists were complete for 100% of the Fund's acquisitions in 2024.Checklist reviewed in line with industry best practice.	<ul style="list-style-type: none">Fund is fully committed so no new acquisitions expected.
Construction Management	<p>Target:</p> <ul style="list-style-type: none">Local teams are working with appointed contractors to promote site safety and minimize the environmental impacts of our projects.	<ul style="list-style-type: none">Continue to promote site safety and minimize environmental impacts during the construction process.

Compliance

INREV Alignment

This ESG Review is aligned with the 2016 INREV Sustainability Reporting Guidelines.

Vehicle Long Term ESG Strategy (INREV ref: ESG-LTS 1.1)

The Fund has an ESG Policy and an environmental management system framework that is reviewed annually, and which serves as the foundation for its short and long-term Environmental, Social and Governance (ESG) strategy. Moreover, HEVF 2 has formally committed to establishing, implementing and maintaining sustainability objectives and targets as part of its strategy in order to drive continual improvement within the portfolio. To support the implementation of the ESG strategy, the Fund maintains and documents the following management procedures:

An ESG policy;

ESG objectives and targets (short and long term);

- An ESG monitoring and measurement approach;
- the identification of key roles and responsibilities of its team members; and,
- clear guidance for communication of ESG performance.

These formal ESG management documents are intended to outline and support achievement of strategic goals for HEVF 2.

ESG Regulatory Compliance (INREV ref: ESG LTS 1.2 / ESG-ANN 1.2 / ESG-POR 1.2)

HEVF 2 ensures compliance with all current and applicable regulation relating to ESG issues by actively monitoring requirements throughout the holding period and responding accordingly. At acquisition, the Sustainability Due Diligence Checklist supports identification of ESG regulatory risks among other items. During construction/ refurbishment works, local asset managers and the appointed contractors are responsible for the identification and management of relevant ESG regulatory risks.

HEVF 2 will obtain EPCs (energy ratings) for buildings once refurbished/completed to support understanding of energy efficiency performance and the associated legislative risks. Throughout the holding period, the local asset and property management teams track and report changing

regulations to determine compliance implications for each asset. Furthermore, HEVF 2 seeks to obtain green building certifications for development/major refurbishment projects.

No enforcement notices have been received or applied to HEVF 2 for ESG related issues. The Fund, to the best of our knowledge, is compliant with legislation. Local development management, asset management and property management teams will continue to monitor regulatory compliance through the 2021 reporting period and identify potential impacts of changing ESG regulations through quarterly reporting.

Sustainable Finance Disclosures Regulation (SFDR)

The Fund's private placement memorandum ('PPM') ensures compliance with article 6 of Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector, (the 'SFDR'), by setting out (1) how sustainability risks are integrated into the investment decision-making in respect of the Fund and (2) the likely impact of sustainability risks on the returns of the Fund. There is no suggestion that any of the Fund's investments are 'sustainable investments' pursuant to the SFDR or otherwise 'taxonomy-aligned' investments pursuant to the Regulation (EU) 2020/852 on the establishment of a framework to facilitate sustainable investment.

Environmental Data (INREV ref: ESG-ENV 1.1)

All assets in the Fund are either currently undergoing redevelopment/refurbishment or are without operational control, therefore the disclosure of operational environmental performance data is not included.

Disclaimer

For use by professional/institutional investors only.

The statements in this document are based on information which we consider to be reliable. This document does not, however, purport to be comprehensive or free from error, omission or misstatement. We reserve the right to alter any opinion or evaluation expressed herein without notice. Statements presented

concerning investment opportunities may not be applicable to particular investors. Liability for all statements and information contained in this document is, to the extent permissible by law, excluded.

Confidential

The reproduction of this document, in whole or in part, is prohibited. You are not permitted to make this document or the information contained herein available to any third parties. This document is not to be used for any purpose other than the purpose for which it was provided to you. Except as otherwise provided in a written agreement between the recipient and Hines or its affiliates, if the recipient receives a request under any applicable public disclosure law to provide, copy or allow inspection of these materials or other information regarding or otherwise relating to Hines or any of its affiliates, the recipient agrees (at its own cost and expense) to (i) provide prompt notice of the request to Hines, (ii) assert all applicable exemptions available under law and (iii) cooperate with Hines and its affiliates to seek to prevent disclosure or to obtain a protective order or other assurance that the information regarding or otherwise relating to Hines or any of its affiliates will be accorded confidential treatment.

Not an offer

This marketing communication does not constitute an offer to sell or the solicitation of an offer to buy or subscribe for securities, units or other participation rights described herein by any party including Hines or its affiliates ("Hines").

Any such offer will be made only pursuant to a confidential private placement memorandum and the definitive documents of the Fund (the "Definitive Documents"), which will be furnished to qualified investors at their request in connection with any such offering and should be referred to before making any investment decisions. The information contained in this presentation is qualified by reference to the Definitive Documents, which will entirely supersede this presentation. The information in this document should not be relied on because it is incomplete and remains subject to change.

Preliminary, Selective Information Only

This document summarizes certain characteristics of a proposed investment program. It is presented solely for purposes providing you with initial and general information at your own responsibility. This document is not suitable to inform you of the legal and factual circumstances necessary to make an informed judgement about any prospective investment. Prospective investors are requested to inform themselves comprehensively and, in particular, to verify the Definitive Documents which is are expected to be provided in the future. Hines reserves the right, in its sole and absolute discretion, without notice, to alter the terms or conditions of the Fund and/or to terminate the potential investment opportunity described herein. Unless otherwise noted, the information contained herein is unaudited and may be preliminary and speaks as of the date of this document or the specific date specified. Hines disclaims any obligation to update this document in any manner, even in the event that the information becomes materially inaccurate.

In no event should this document be viewed as legal, business, tax, accounting, investment or other advice. Any statements of federal tax consequences contained in this presentation were not intended to be used and cannot be used to avoid penalties under the Internal Revenue Code or to promote, market or recommend to another party any tax related matters addressed herein. This document does not constitute any regulated investment (MIFID) advice.

Real Estate Related Risks

Investments in real estate funds such as those described herein, are subject to numerous risks and uncertainties, including risks inherent in private, real estate funds, such as lack of liquidity, lack of diversification and dependence on key personnel of the fund sponsor, as well as risks inherent in the types of investments such funds make, competition for investment opportunities, changes in market conditions, regulatory and environmental risks, entitlement and development risks and risks of tenant, purchaser or seller defaults on contractual obligations. Investors in real estate funds must be able to evaluate and bear the potential consequences of these and other risks, including the potential loss of their entire investment. The characteristics of investments

to be made by the Fund may vary from the characteristics of those shown herein and may not have comparable risks and returns. An investment in the Fund is speculative and involves significant risks, including loss of the entire investment and is suitable only for sophisticated investors who fully understand and are capable of bearing the risks of an investment in the Fund. The Fund should be considered illiquid, as there is limited to no secondary market for interests in the Fund and there are restrictions to redemptions and/or transfers of interests in the Fund. A recipient who has preliminary interest in the Fund should understand these risks and have the financial ability and willingness to accept such risks for an extended period of time before considering making an investment in the Fund. Please refer to the Definitive Documents for detailed information on the risks and rewards of the Fund.

Prior or Targeted Performance

Any investment entails a risk of loss, including loss of the entire investment. In considering any performance data contained herein, each recipient should bear in mind that past performance is not indicative of future results, and there can be no assurance that an investment program will achieve comparable results or will achieve any target or estimated results.

The Fund will make investments in different economic conditions than those prevailing in the past. Thus, no guarantee is made that the Fund will have the same types or diversity of investment opportunities as prior vehicles. While Hines believes all performance targets and estimates to be reasonable and sound under the current circumstances, actual returns will depend on, among other factors, future operating results, the value of the assets and market conditions at the time of disposition, legal and contractual restrictions on transfer that may limit liquidity, any related transaction costs and the timing and manner of sale, all of which may differ materially from the assumptions and circumstances on which the estimated future cash flows and exit values used in the performance estimates and targets contained herein are based. Accordingly, nothing herein should be deemed to be a prediction or projection of future performance of the Fund and actual realized returns on

unrealized investments may be materially different from the returns indicated herein. Additional information on the performance and other numbers presented herein is available from Hines upon request. Please refer to the Definitive Documents for detailed information on Fund performance.

Track Record

The Hines property investments and investment programs referred to herein were made at different times, with materially different terms and in materially different market conditions than those contemplated for the Fund. The results of the investment programs presented illustrate results that could be achieved in certain conditions if the underlying assumptions prove to be correct. In considering all of the track record and performance information contained herein, prospective investors should bear in mind that past performance is not indicative of future results, and there can be no assurance that the Fund will achieve comparable results to historical transactions or that the Fund will be able to implement its investment strategy and investment approach or achieve its investment objective.

Third Party Information

This document contains information in the form of charts, graphs and/or statements that Hines indicates were obtained by it from published sources or provided to it by independent third parties, some of whom Hines pays fees for such information. Hines considers such sources to be reliable. It is possible that data and assumptions underlying such third-party information may have changed materially since the date referenced. You should not rely on such third-party information as predictions of future results. None of Hines, its affiliates or any third-party source undertakes to update any such information contained herein. Further, none of Hines, its affiliates or any third-party source purports that such information is comprehensive, and, while it is believed to be accurate, it is not guaranteed to be free from error, omission or misstatement. Hines and its affiliates have not undertaken any independent verification of such information. Finally, you should not construe such third-party information as investment, tax, accounting or legal advice, and neither Hines nor any of its affiliates nor any of their respective partners, officers, affiliates,

employees, agents or advisors has verified or assumes any responsibility for the accuracy, reliability or completeness of such information.

Distribution by Hines

This document is being provided to you as a professional investor. The distribution of this document may be restricted in certain jurisdictions. It is the responsibility of the recipient of this document to comply with all relevant laws and regulations. For the purposes of distribution in the UK, this financial promotion has been distributed by Hines Europe Real Estate Investments Ltd , which is authorized and regulated by the Financial Conduct Authority. The address is 6 Dryden Street, London WC2E 9NH, United Kingdom, +44 207 292 1900. Companies House registration number: 07331555. In the European Union distribution is by Hines Luxembourg Investment Management S.à.r.l, which is authorized and regulated by the Commission de Surveillance du Secteur Financier. The address is 2 Rue du Fort Bourbon, Luxembourg, L-1249, +352 26 43 37 1. In the Dubai International Financial Centre, distribution is by HEREI Representative Office Regulated by the Dubai Financial Services Authority as a Representative Office. The address is Unit 1701B, Level 17, Emirates Financial Towers, DIFC, PO Box 113355, Dubai, UAE, +971 4 375 3965. In the US, distribution is by Hines Private Wealth Solutions LLC, a registered broker-dealer with the SEC, and a member of FINRA. The address is 845 Texas Ave, Suite 3300, Houston, TX, 77002, +1 888 446 3773.

ESG

It should not be assumed that any sustainability initiatives, standards, or metrics described herein will apply to each asset in which in the Fund invests or that they have applied to each of Hines’ prior investments. Sustainability is only one of many considerations that Hines takes into account when making investment decisions, and other considerations can be expected in certain circumstances to outweigh sustainability considerations. The information provided herein is intended solely to provide an indication of the sustainability initiatives and standards that Hines applies when seeking to evaluate and/or improve the sustainability characteristics of an asset as part of the larger goal of maximizing financial returns on

investments. Accordingly, certain investments may exhibit characteristics that are inconsistent with the initiatives, standards, or metrics described herein. The decision to invest should take into account all of the characteristics of the fund as described in the Definitive Documents and not just ESG characteristics.

There is no suggestion that any of HEVF 2’s investments are ‘sustainable investments’ pursuant to the EU’s Sustainable Finance Disclosure Regulation or otherwise ‘taxonomy-aligned’ investments pursuant to the EU’s Taxonomy Regulation.

Forward Looking Statements

This document contains projected results, forecasts, estimates, targets and other “forward-looking statements” concerning proposed and existing investment funds and other vehicles. Due to the numerous risks and uncertainties inherent in real estate investments, actual events or results, or the actual performance of any of the funds or investment vehicles described, may differ materially from those reflected or contemplated in such forward-looking statements. Accordingly, forward-looking statements cannot be viewed as statements of fact. The projections presented are illustrations of the types of results that could be achieved in the given circumstances if the assumptions underlying them are met. Prospective investors should not rely on such forward-looking statements in deciding whether to make an investment.

Definitions

ASHRAE: American Society of Heating, Refrigerating and Air-Conditioning Engineers
CIBSE: Chartered Institution of Building Services Engineers.

BREEAM is the world’s leading science-based suite of validation and certification systems for a sustainable built environment. It provides independent third-party certification of the assessment of the sustainability performance of individual buildings, communities and infrastructure projects. Participants pay for the certification process.

The BREEAM ratings range from Unclassified, Pass, Good, Very Good, Excellent to Outstanding and it is reflected in a series of stars on the BREEAM certificate. The higher the

percentage score and higher number of stars reflected on the certificate indicate a higher over-all rating. “Outstanding” -- 85 percent score; “Excellent” -- 70 percent; “Very Good” -- 55 percent score; “Good” -- 40 percent score; “Pass” -- 25 percent score; “Acceptable” -- 10 percent score and “Unclassified” -- < 10 percent score.

CRREM (Carbon Risk Real Estate Monitor) aims to provide the European commercial real estate industry with appropriate science-based carbon reduction pathways at building, portfolio and company level and with financial risk assessment tools to cost-effectively manage carbon mitigation strategies. CRREM resources are free to market participants; though companies are charged to refer to CRREM in reports and register their compliance with CRREM pathways officially.

Offered by the German Sustainable Building Council, DGNB is a holistic certification process by the German Green Building Council that measures environmental quality, economic quality, sociocultural and functional quality of new buildings, existing buildings, refurbishments and buildings in use. Hines pays to submit projects for certification.

GRESB is a mission-driven and investor-led organization that provides actionable and transparent Environmental, Social and Governance (ESG) data to financial markets. GRESB collects, validates, scores and benchmarks ESG data to provide business intelligence, engagement tools, and regulatory reporting solutions. Hines pays to participate in GRESB.

LEED (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world. LEED is for all building types and all building phases including new construction, interior fit outs, operations and maintenance and core and shell. To earn LEED certification, a project team must demonstrate compliance with all mandatory prerequisites and select a number of optional credits to pursue. Hines pays registration and certification fees.

The Pension Real Estate Association (PREA) established the annual PREA Real Estate Investment ESG Awards to recognize PREA members at the forefront of ESG within real estate investing, and to provide the industry with examples of best practices in ESG. To be

eligible for PREA’s Open-end ESG Award, the fund must be an open-end real estate fund, the firm managing the fund must be a PREA member and the fund must participate in GRESB. Winner is selected based on the fund’s GRESB score and an expert panel’s subjective rating of the fund’s ESG program.

PERE is the leading publication for the world’s private real estate markets. For the PERE awards, PERE’s editorial team selects a short list of submissions based on their experience with the firm’smaking the submissions. Award nominations are highly subjective and include qualitative and quantitative criteria, looking for evidence of a firm’s activity capital raising, deal execution and/ or innovation.

SmartScore certification recognizes and promotes technologically advanced smart buildings globally. SmartScore is offered by WiredScore.

Projects pursuing WELL Certification can earn points based on performance outcomes for various policy, design and operational strategies and can achieve one of four certification levels: Bronze, Silver, Gold or Platinum. Hines pays to submit a project for certification.

WiredScore is the global digital connectivity rating system, working with landlords to assess, improve, benchmark and promote their buildings. A WiredScore Certified building proves that it is of satisfactory levels of digital connectivity. To achieve WiredScore Certified status, a building must be digitally capable to meet the majority of tenants’ technological demands. SmartScore identifies best in class smart buildings that deliver an exceptional user experience, drive cost efficiency, meet high standards of sustainability and are fully future-proof. Hines pays to undergo the process to achieve the score.

Urban Land Institute, a non-profit research and education organization focused on land use and real estate development.

The Best Corporate Workplace award, presented by the British Council for Offices (BCO), recognizes outstanding office buildings that are either owner-occupied or developed for a specific occupier.

MIPIM is a four-day international real estate event held annually in Cannes, France. It’s a leading platform for networking, deal-making, and thought leadership within the global real estate industry. Grainhouse was a Finalist in the Best Conversion Project category in 2024.

Published June 2025.

This report is a snapshot of the Hines European Value Fund 2 as of December 31, 2024. Unless otherwise noted, all data in this report is as of December 31, 2024.

For a comprehensive disclosure of INREV-compliant sustainability data, please email Daniel Chang: daniel.chang@hines.com.

Endnotes

- 1 There is no guarantee HEVF 2 will achieve all of its ESG objectives.
- 2 15 total project investments (two of which were disposed as of Q4 2024).
- 3 Based on equity committed only to investments (i.e., excludes fund costs and unallocated equity), including realised investments. Gross equity requirement before partnership expenses, management fees, and promote.

About Hines

Hines has been a leader in real estate investment, development, and management for more than six decades. Founded by Gerald D. Hines in 1957, Hines is now one of the largest privately held real estate firms in the world, with a global presence and extensive experience across all property types and investment risk profiles.

Since our beginning, we have focused on creating and preserving value in the built environment through spaces that set industry standards for quality and efficiency, uplift cities and communities, and enable our tenants and other stakeholders to flourish. We believe prioritising value creation through sustainability leverages our vertical integration and broad expertise – and differentiates us as a company.

We use sustainability as a lens to support decision-making, goal-setting, and continuous improvement across our business lines. Our commitment to positive environmental and social impact inspires us to tackle pressing climate challenges through innovation and supports our company vision: to be the best real estate investor, partner, and manager in the world.

DEEP DIVE ↗

Learn more about our firm-wide focus on sustainability

Investment Management

Paul White
Fund Manager
Senior Managing Director
+44 20 7292 1900
paul.white@hines.com

Sustainability Europe

Daniel Chang
Head of Sustainability Europe
Managing Director
+44 20 7292 1900
daniel.chang@hines.com

Hannah Brown
Sustainability Senior Associate – Europe
+44 20 7292 1900
hannah.brown@hines.com