Hines U.S. Property Recovery Fund - Elements of Sustainable Development Standards

For developments and redevelopments, HUSPRF is guided by a comprehensive sustainability strategy in the form of Hines Americas' Sustainable Development Standards. Elements are pursued to the extent they are expected to add value to the asset and are consistent with the fund and asset business plans and strategy.

THEME	TOPIC	NO.	ELEMENTS OF SUSTAINABLE DEVELOPMENT STANDARDS
ENVIRONMENTAL	**High Priority Site Selection – Pre-acq**	**0.1**	Avoid development on environmentally sensitive land, promote ecological and community health of a project's surrounding areas, and encourage development in locations shown to have multimodal transportation choices.
ALL	**Integrative Design**	**0.2**	Identify and align on sustainability objectives or strategies by enabling early collaboration across all disciplines involved in a project.
ENVIRONMENTAL	**Biodiversity**	**1.0**	Implement measures that restore ecological project site elements, integrate the site with local and regional ecosystems, preserve and/or enhance biodiversity, and minimize urban heat island effects.
	Climate Change Adaptation	**2.0**	Perform a climate risk assessment and implement strategies to mitigate the most material risks
	Environmental Performance Data Consumption Monitoring	**3.0**	Whole building energy data capture
		3.1	Energy sub-metering strategy
		3.2	Whole building water data capture
		3.3	Water sub-metering strategy
	Operational Energy & Carbon	**4.0**	Complete fundamental commissioning (Cx) plan to establish the scope and responsibilities to be carried out in order to ensure and verify that installed building systems align with the Owner Project Requirements (OPR) and Basis of Design (BOD), as well as HUSPRF's sustainability strategy.
		4.1	Additional commissioning activities
		4.2	Fossil fuel combustion allowance
		4.3	Develop an energy model to meet minimum/baseline levels of energy efficiency for the building and its systems and analyze efficiency measures.
		4.4	Meet operational energy use intensity targets
		4.5	Exceed minimum energy efficiency requirements
		4.6	Consideration of onsite renewable energy technologies or explore renewables procurement in line with best practice
	Refrigerant Management	**5.0**	Reduce ozone depletion and global warming potential
		5.1	Eliminate ozone depletion and global warming potential
	Demand Response	**6.0**	Participate in an existing demand response (DR) program
	Embodied Carbon & Life Cycle Assessments	**7.0**	Perform an embodied carbon assessment or a life cycle assessment
	Water Efficiency & Quality	**8.0**	Minimum efficiency for indoor water use
		8.1	Minimum efficiency for outdoor water use
		8.2	Exceed minimum efficiency for indoor water use
		8.3	Exceed minimum efficiency for outdoor water use
		8.4	Waste water treatment or water re-use considerations

		8.5	Minimum water quality
	Waste Management	9.0	Non-hazardous construction and demolition waste to be prepared for re-use, recycling or other type of diversion from landfill or incineration
		9.1	Occupancy waste support and ongoing waste data tracking
		9.2	Hazardous waste management
	Materials Procurement	10.0	Environmental and/or health attributes of building material and products
SOCIAL	Thermal Comfort	11.0	Promote occupants' productivity, comfort, and well-being by providing quality thermal comfort
	Indoor Air Quality	12.0	Implement minimum indoor air quality (IAQ) strategies that create healthy interiors and promote occupants' health and wellbeing
		12.1	Implement enhanced indoor air quality strategies
		12.2	Install low-emitting building materials on the building interior
		12.3	Install low-emitting building materials on the building interior
	Wellbeing & Productivity	13.0	Implement design features and strategies that promote and optimize health, wellbeing and productivity of residents/occupants
		13.1	Undertake a Health Impact Assessment (HIA) during planning and design of the project
	Social Value, Community Engagement & Diversity	14.0	Community Engagement
		14.1	Placemaking strategy
		14.2	Implement site-level social impact initiatives by leveraging Hines Social Value Toolkit
		14.3	Assess impact on fresh air, sunlight and waterways
		14.4	Assess the socio-economic impact of projects and monitor the impact on the community at different stages
		14.5	Public realm enhancement
		14.6	Supplier diversity
	Accessibility & Affordability	15.0	Implement inclusive design strategies
		15.1	Provision and facilities for bicycles
		15.2	Provision for EV charging and carpooling
		15.3	Consideration for affordable spaces
GOVERNANCE	Building Certification	16.0	Achieve green building certification(s)
		16.1	Exceed minimum green building certification levels
		16.2	Achieve a zero carbon or zero energy building certification
		16.3	Design and construct buildings to meet energy rating requirements and achieve certification
		16.4	Achieve a health and wellbeing building certification
		16.5	Achieve a digital connectivity building certification
	Building Information Modeling	17.0	Building Information Modeling
	Construction Management	18.0	Where feasible, utilize the standard Hines contract for the GC and all significant contracts and monitor compliance and performance.
		18.1	Follow the relevant responsible contractor policy
	Leasing & Tenant Handover	19.1	Building user onboarding
		19.2	Post-construction health and well-being monitoring
		19.3	Implement green leasing language