



Hines

2019

Sustainability at Hines

EXECUTIVE SUMMARY



At Hines, we strive to improve the built environment for people and communities by creating, managing, and investing in buildings that meet the needs of the present and remain resilient in the future. In order to fulfill our vision of being the best real estate investor, partner, and manager in the world, we integrate sustainability into everything we do.

“Since Dad founded our firm in 1957, we have been committed to quality investments in real estate, a more functional built environment, better cities and a more sustainable world.”

JEFFREY C. HINES, PRESIDENT & CEO

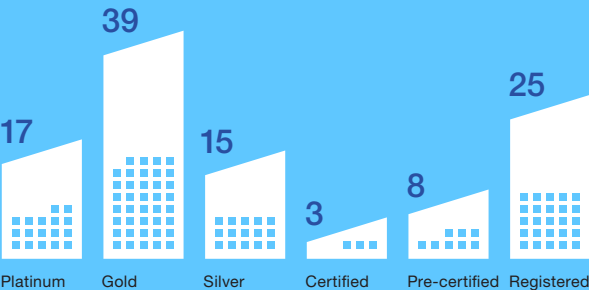
Environmental Stewardship

Hines has helped pioneer sustainability in real estate from the beginning. Focusing on environmental and social impacts and opportunities pushes us to create buildings that meet the needs of the present and remain resilient in the future. We're proud to be on the leading-edge of the green-building and well-building movements, and we continue to set a high bar for sustainable policies and practices across our business and our industry.

2019 CERTIFICATIONS

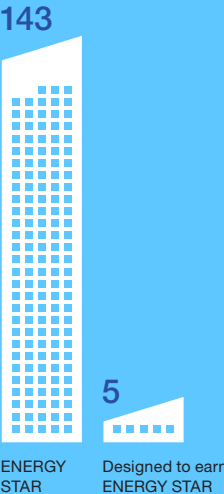
LEED® Buildings

107



ENERGY STAR® Buildings

148



ENERGY STAR Impact

41.6%
More energy efficient than the national median

\$1.51
Average energy cost savings per sf/year

\$21.3M
Total portfolio savings per year

85,098
Metric tons in annual CO₂ reduction

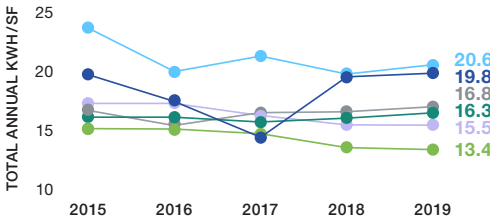


International Green Building Certifications

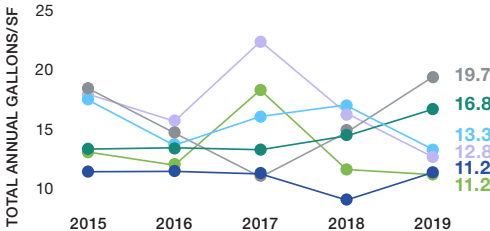


Hines supports environmental performance across our supply chain and the properties we manage, with a particular focus on energy, water, and waste. We also comply with local, state, and federal regulations around hazardous waste disposal.

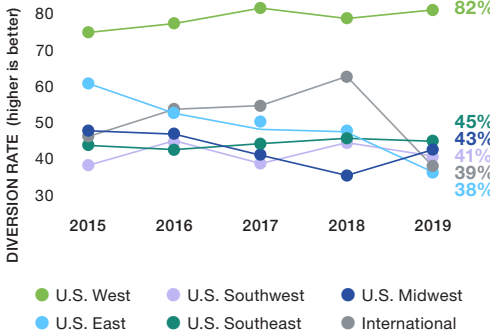
Building Energy Intensity



Building Water Intensity



Landfill Waste Diversion



Responsible Investment

Hines’ investment business builds on our legacy of sustainability, continuous improvement, and industry innovation. Our platform leverages our development expertise and emphasizes our strength as a vertically integrated, global real estate business.

Our investment team places specific emphasis on environmental sustainability and improving the footprint of our assets under management. Our investments are guided by the Hines

Responsible Investment Statement and viewed through the lens of our Sustainability, Resilience, and Responsible Investment Framework. Monitoring ESG factors helps us evaluate opportunities and identify risks. It also helps our investment team ensure that we’re meeting or exceeding legislation, local policies, and community expectations related to important global issues, including energy use and climate emissions, as well as water, waste, and labor impacts.



“We see a market opportunity to create something new in the real estate space, connecting the dots of product innovation and future-proofing, on-the-ground knowledge, and global scale to be a disruptive force of change in the industry.”

DAVID STEINBACH, GLOBAL CIO AND CO-HEAD OF INVESTMENT MANAGEMENT

Our People

We couldn't realize the Hines vision without our people. They bring diverse experiences and expertise, drive innovation across our company and our industry, and propel our growth — and their power and passion fuels our efforts to be a sustainable, responsible business. Because Hines employees are our most valuable asset, we do our best to provide them with an exceptional work environment and career experience.

OUR WORKFORCE

Global Employees

4,562

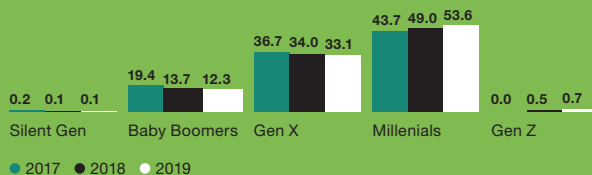
Gender Diversity



Executive Committee Members

3 Female 15 Male

Generational Diversity by %



2019 CAREER ACCELERATION IMPACT

- 8,000+ participants in Hines Learning and Development
- 600+ participants in Hines proprietary real estate classes
- 300+ participants in the Management Acceleration Program (MAP)
- 83% of employees feel Managing Performance and Cultivating Talent (MPACT) has positively enhanced communication with their manager

Giving Back

Hines has an enduring commitment to investing in our communities and our industry. Through these partnerships and contributions, we are able to reach beyond the built environment to help people and places thrive.

CORPORATE PHILANTHROPY

Our corporate giving spans a range of causes, with primary focus on education, health, and supporting our industry's future leaders. We've forged a particularly strong partnership with the Urban Land Institute (ULI), including multi-year funding for the ULI/Gerald D. Hines Student Urban Design Competition and the ULI/Women's Leadership Initiative.

EMPLOYEE VOLUNTEERING

The myCommunity program gives Hines employees an opportunity to support the communities and causes they care about. Since 2011, 1,666 Hines employees have contributed nearly 10,000 volunteer hours to 283 organizations across the U.S.

2019 myCOMMUNITY IMPACT

1,569

volunteer hours



240

employee participants



52

organizations benefitted



Hines references the Global Reporting Initiative (GRI) to report on topics that are material to our business operations.

Click [here](#) to read the full 2019 Sustainability Report or visit hinessustainability.com.