



SUSTAINABILITY POLICY

PURPOSE

The purpose of this policy is to establish and maintain the standards and guidelines for sustainability for all employees.

SCOPE

The Policy and Guidelines apply to all directors, officers, principals, employees, contractors, agents and any other persons assisting or doing business on Hines' behalf. As used herein, "Hines" or "Company" refers to Hines, its affiliates and any other ventures in which Hines has an economic interest.

POLICY

Hines recognizes that development, construction, management and investment in real estate impacts our stakeholders and the communities in which we operate. In recognition of these impacts, Hines maintains policies and procedures to mitigate negative environmental effects, engage stakeholders, and enhance our investment performance.

COMMITMENT

Hines is committed to researching new technologies and embracing leading practices that create new opportunities to advance sustainable practices within the real estate industry. Hines commits to minimize the impact of our business practices on the environment within the confines of our responsibilities to our partners, investors, tenants and employees.

OBJECTIVES

- Comply with the applicable environmental laws, regulations, legislation and implement industry best practices and ownership objectives.
- Advance Hines' environmental performance and excellence through innovative practices that reduce the properties' impact on the environment. This includes conservation of natural resources, energy, water, waste minimization and enhancing health and safety.
- Communicate the firm's environmental and sustainability commitment to employees and other stakeholders.
- Adjust the policy as needed from time to time.

IMPLEMENTATION AND PERFORMANCE

- Communicate and provide access to this Sustainability Policy for all employees.
- Develop and implement programs, processes and practices as needed to comply with laws, regulations, legislation, industry practices and ownership objectives.
- Encourage Hines business leaders to incorporate sustainability issues into the overall business practices of investment, development, construction, renovation and management.
- Evaluate and report the firm's performance and progress.
- Leverage Hines Sustainability Report as the platform to communicate our performance and objectives in sustainability.



- Encourage, recognize and communicate achievements of environmental leadership and innovation of Hines employees.
- Encourage Hines' contractors to employ sustainable practices and incorporate these requirements into contracts as appropriate.
- Participate with industry and governmental organizations in the evolution of environmental performance as appropriate to the real estate industry.

GOVERNANCE:

- Hines will periodically review the company's Sustainability performance.
- Hines will report its environmental performance and set improvement objectives.



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DOCUMENT – REVISIONS

| REVISION # | PREPARED BY | DATE | REVIEWED BY | DATE | AMENDMENT DETAILS |
|------------|-------------|-----------|-------------|------|-------------------|
| 001 | | 6.16.2020 | | | Draft |