

Sustainability Definitions

Sustainability Certifications

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 HQE™ certification is a voluntary process for construction, renovation and maintenance of all building types. It shows balance between respect of the environment (energy, carbon, water, waste, biodiversity, etc.), quality of life and economic performance through a comprehensive approach. Fees are based on the scale and scope of a project.

DGNB, offered by the German Sustainable Building Council, 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.

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.

Fitwel, developed by public health professionals, evaluates a project's certification documentation using a double-blind process. Two independent reviewers assess each project and then confirm a numerical score. Hines pays to submit a project for certification. International Well Building Institute sponsors WELL.

The WELL certification program is a global building standard aimed at enhancing occupant health and wellness. 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.

Global Real Estate Sustainability Benchmark (GRESB) is a mission driven, investor-led organization that provides actionable and transparent environmental, social, and governance data to financial markets. GRESB collects, validates, scores, and benchmarks this data to provide business intelligence, engagement tools, and regulatory reporting solutions. Hines pays to participate in GRESB.

ActiveScore is a global green building certification program that assesses and rates buildings specifically on their "Active Travel" provision. It evaluates the infrastructure and services that support non-motorized transportation modes like cycling, walking, running, and scootering. The certification aims to enhance tenant well-being, promote sustainable design, reduce Scope 3 emissions (from commuting), and boost a building's ESG (Environmental, Social, and Governance) credentials by encouraging world-class facilities for active commuters.

Sustainability Ratings

ENERGY STAR®, a joint program of the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy, recognizes excellence in energy performance, reduced operating costs and environmental leadership. Organizations who have consistently earned Partner of the Year for several years in a row may be awarded Sustained Excellence. Annual achievements must continue to surpass those in previous years. Sustained Excellence is presented to a partner at EPA's discretion. Hines does not pay to participate in ENERGY STAR.