

Hines Responsible Investment Statement

Hines is committed to performing its role as an owner and operator of real estate, and as an investment manager to our investment clients and partners, with the highest ethical standards. We strive to create value through real estate investments that improve the quality of the built environment and enhance the communities in which we operate. While doing so, we engage our tenants, partners, suppliers and employees in sustainable practices to improve asset performance, conserve energy and reduce greenhouse gas emissions. Specifically, we:

- Operate with the highest level of ethical standards, with governance in place to ensure that these standards are followed;
- Work diligently to meet stakeholders' mutually agreed business objectives;
- Engage employees, clients and partners to understand the needs of each and the contribution they make to Hines' business practices;
- Create a work environment that values a capable, diverse work force, provides challenging opportunities for employees, rewards performance and is respectful of work/life balance;
- Enhance and contribute to the communities in which we operate;
- Encourage respect for the environment, identify and implement ways to limit green house gas emissions, reduce energy consumption, limit water use, and minimize waste;
- Encourage vendors and suppliers to engage in sustainable practices and consider those who do so when selecting contractors and vendors.

Hines