

# Hudson Square Properties

2023 ESG REPORT

Hines





Welcome to our second annual ESG report for the Hudson Square Properties (HSP) portfolio, a joint venture of Trinity Church Wall Street, Norges Bank Investment Management, and Hines. In this and future annual reports, we will report on our responsible investing strategy, performance, successes, and challenges during the year.

Trinity Church Wall Street is an active Episcopal parish that has been an integral part of New York City's history for more than 325 years. During this time, Trinity has gifted hundreds of acres of land to aid other churches and invests its current portfolio in support of its ministries and philanthropic efforts. Today, these include emergency and ongoing support of our neighborhood and community and grants spanning housing and homelessness, leadership development, mission real estate development, and racial justice.

Trinity Church Wall Street has a three-pronged approach of underwriting tenants and new investments for sustainability and

inclusion, strengthening and supporting the transitions of its buildings and external asset managers toward sustainability and inclusion, and direct action in support of well-being and fairness within its investment and real estate value chains.

In 2023, our portfolio was recognized as an industry leader in sustainability by GRESB. We also commissioned New York's first speculative building to begin construction during the pandemic, 555 Greenwich Street, designed in full embrace of New York City's Climate Leadership and Community Protection Act (CLCPA). 555 Greenwich celebrates the transformation of a former manufacturing district into a vibrant mixed-use hub as one of the first large commercial buildings in New York to go all-electric and deploy geothermal and radiant heating and cooling systems. The original construction of the balance of the portfolio in the early 1900s increases its sustainability over its whole life cycle. This combination of the portfolio's longevity and sustainability are

differentiating, particularly for tenants who track and report on embodied carbon to their stakeholders.

We remain committed to fostering our portfolio's transition to sustainability and inclusion in alignment with our core values of stewardship, social justice, and inclusiveness, and with the goal of enhancing value for tenants, communities, individuals, investors, and other stakeholders in the future.

**Sujohn Sarkar**

Chief Executive Officer  
Hudson Square Properties  
Managing Director, Asset Management  
Trinity Church Wall Street



We are pleased to share our second annual ESG Report for Hudson Square Properties, a joint venture (JV) of Trinity Church Wall Street, Norges Bank Investment Management and Hines. As the JV's operating partner, Hines takes great pride in optimizing building operations and introducing new technology for sustainability to reduce and ultimately eliminate the use of fossil fuels for heating the portfolio.

Some notable activity in 2023 was the completion and initial occupancy of 555 Greenwich Avenue. The 13th building in the Hudson Square Properties portfolio, it is one of the most technologically advanced and efficient buildings in New York City. The project aims to exceed NYC's 2030 climate targets for office buildings by over 45 percent and align with the state's 2050 carbon-neutral targets.

A 1931 concrete and masonry office building situated on nearly an entire city block, 345 Hudson is completing a

comprehensive decarbonization retrofit by using an ambient loop thermal energy network within the building and phasing out on-site fossil fuel use over time as leases expire. The building-wide design will utilize on-floor water source heat pumps, rooftop air source heat pumps and fluid coolers, and an outside air energy recovery system. By 2030, the total building carbon impact intends to be reduced to 85% compared to a 2019 baseline. As the initial floors are retrofitted to this new model, the industry will see that older buildings at risk of future carbon costs can be converted into green assets fully readied for an all-electric, low-carbon future.

Neighborhood beautification projects include King Street sidewalk widening and landscaping creating additional greening and traffic calming between two of the portfolio's largest buildings. A component of this project continues our loading dock door mural painting on the six overhead roll-up doors fronting King Street.

We have supported the Hudson River Park financially and with volunteer labor for several years now by participating in the annual clean-up, weeding, and planting work sessions. The section of the park between Morton and Vestry Street borders the portfolio and provides significant outdoor space for our Hudson Square tenants and neighbors.

Finally, the portfolio retained its 11 LEED Gold certifications, achieved GRESB 5 Stars – the highest rating and recognition for being an industry leader – and 11 buildings achieved an ENERGY STAR® certification, top 25th percentile for energy efficiency.

We hope that you enjoy reading this report and learning about our approach to ESG and achievements at Hudson Square Properties.

**Jason Alderman**

Senior Managing Director  
City Head, New York Office

Norges Bank Investment Management (NBIM) is proud to share this second ESG report for the Hudson Square Properties portfolio in collaboration with our joint venture partners Trinity Church Wall Street and Hines.

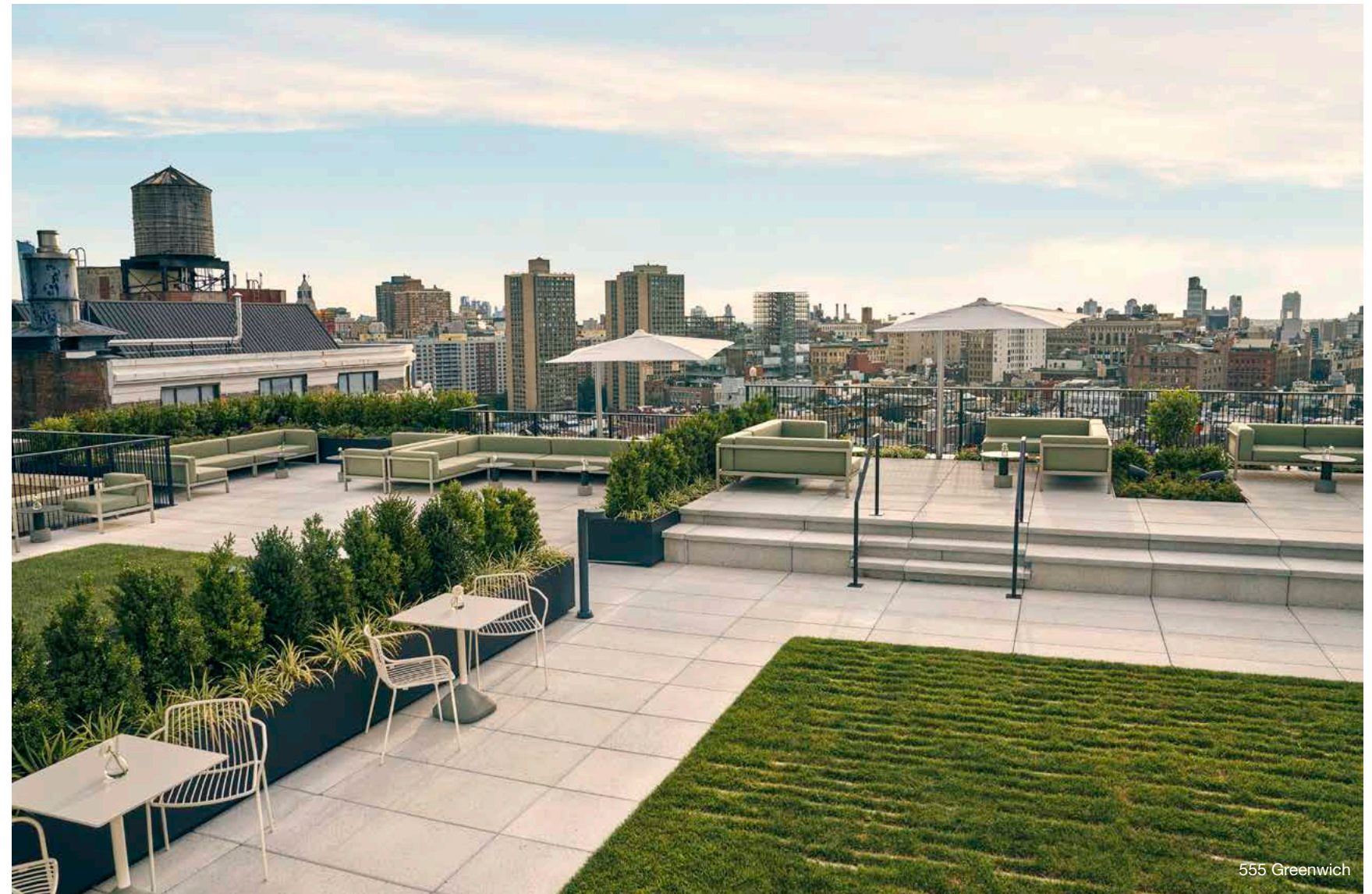
NBIM manages the Norwegian Government Pension Fund Global assets, worth more than 16,000 billion Norwegian kroner, or about 1.6 trillion U.S. dollars. The Government Pension Fund Global invests in international equity markets, fixed-income markets, unlisted renewable infrastructure, and real estate. The real estate platform invests in direct ownership of real estate (“unlisted”) and publicly traded REITs (“listed”). The U.S. unlisted team currently manages a portfolio totaling over \$19 billion in gross asset value and more than 24 million square feet.

Our investment mandate and strategy as a long-term, global, and diversified financial investor allows NBIM to take a holistic view on promoting ESG initiatives across our real estate portfolio. NBIM’s long-term return depends on sustainable economic,

environmental, and social development, as well as well-functioning, legitimate, and efficient markets. Our approach is based on internationally recognized principles such as the UN Global Compact, the UN Guiding Principles on Business and Human Rights, the G20/OECD Principles of Corporate Governance, the OECD Guidelines for Multinational Enterprises, and other global standards.

Hudson Square Properties is one of the largest and most concentrated investments in NBIM’s global unlisted real estate portfolio. We believe the joint venture’s shared core values – transparency, integrity, and innovation – coupled with the portfolio’s scale and community integration, give us a unique opportunity to lead by example in sustainable practices and ESG initiatives.

**Norges Bank Investment  
Management Team**



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# 1



Hudson Square  
Properties Overview

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# 2



ESG Strategy,  
Policy, and Priorities

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# 3



Environmental  
Stewardship

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# 4



Social Impact

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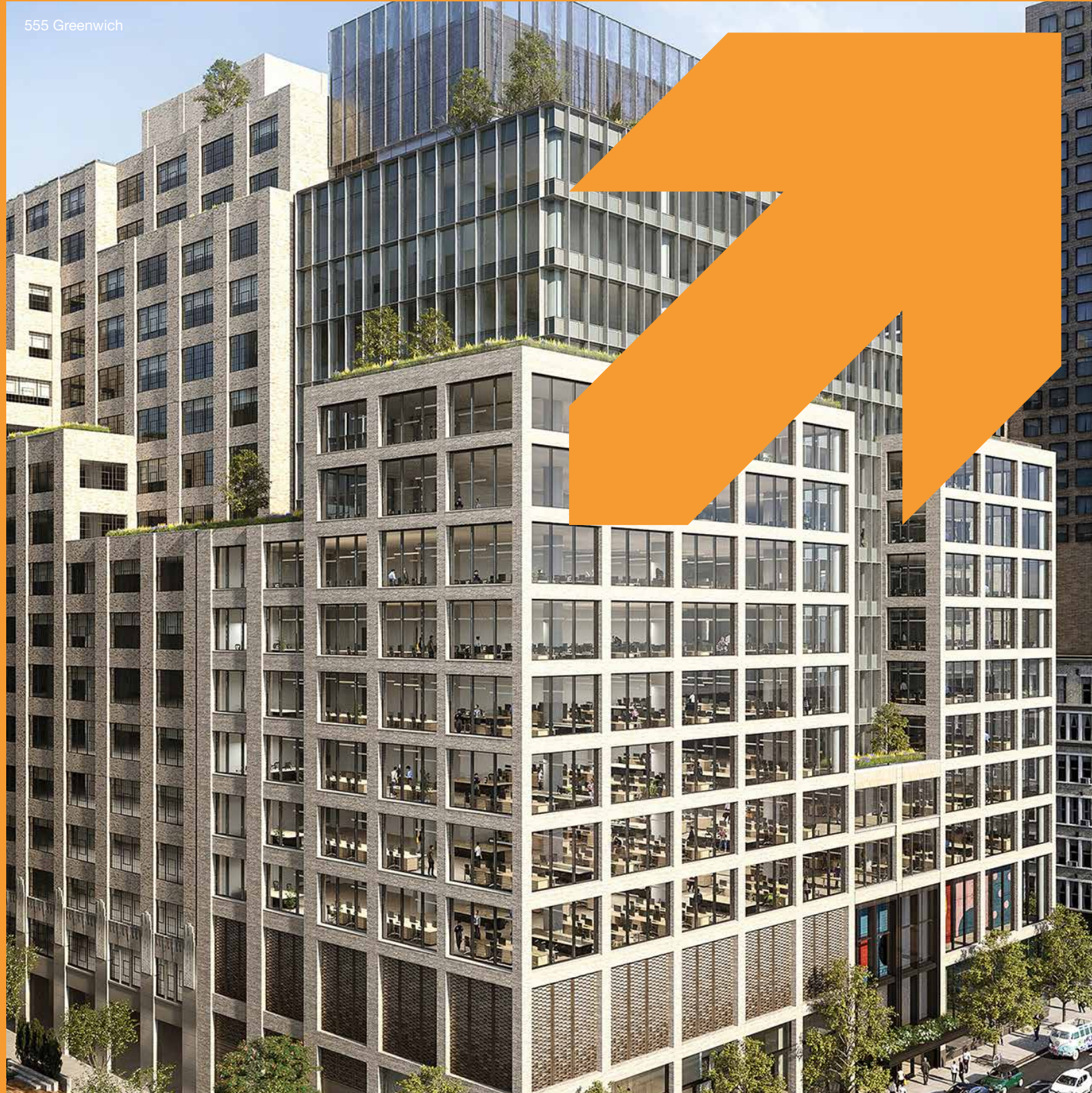
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About Hines

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555 Greenwich



# Hudson Square Properties Overview

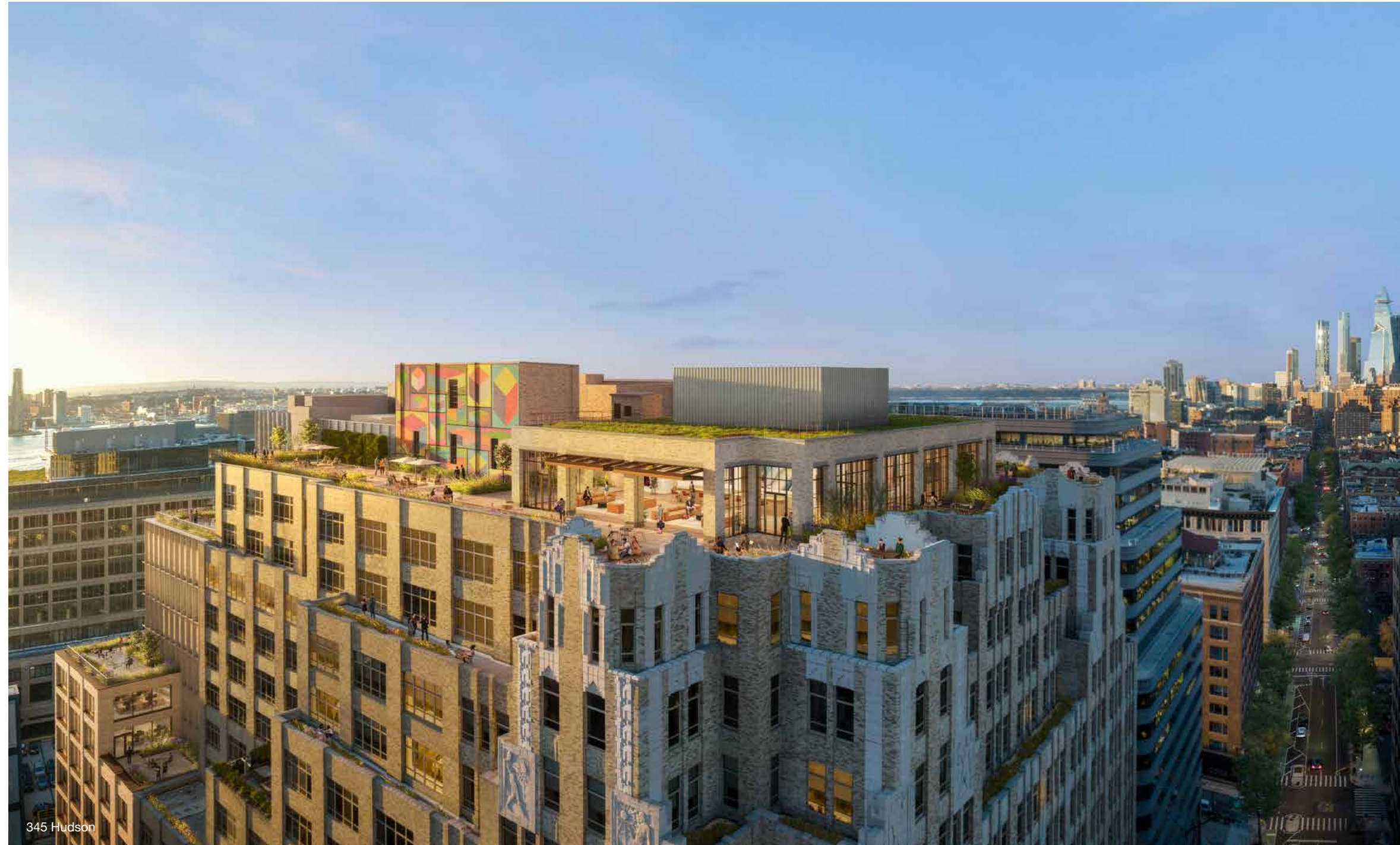


# Hudson Square Properties Overview

## Enhancing value for tenants, investors, and community

Chartered in 1697, Trinity Church received a 215-acre land grant from Queen Anne in 1705. Hudson Square Properties sits on what remains of the land grant. In December 2015, Trinity and Norges Bank formed a joint venture partnership comprising 11 office buildings with 4.9 million square feet of commercial space in Hudson Square. In April 2016, the joint venture selected Hines as the operating partner for the portfolio.

Today, Hudson Square Properties is a 13-building portfolio with approximately 6.2 million rentable square feet. The office buildings are being redeveloped into a hub for creative industries and businesses that are drawn by the energy of this vibrant neighborhood and the flexibility of the space.



HUDSON SQUARE PROPERTIES AT A GLANCE\*

Total Assets Under Management

\$4.3 B  
6.0M sf

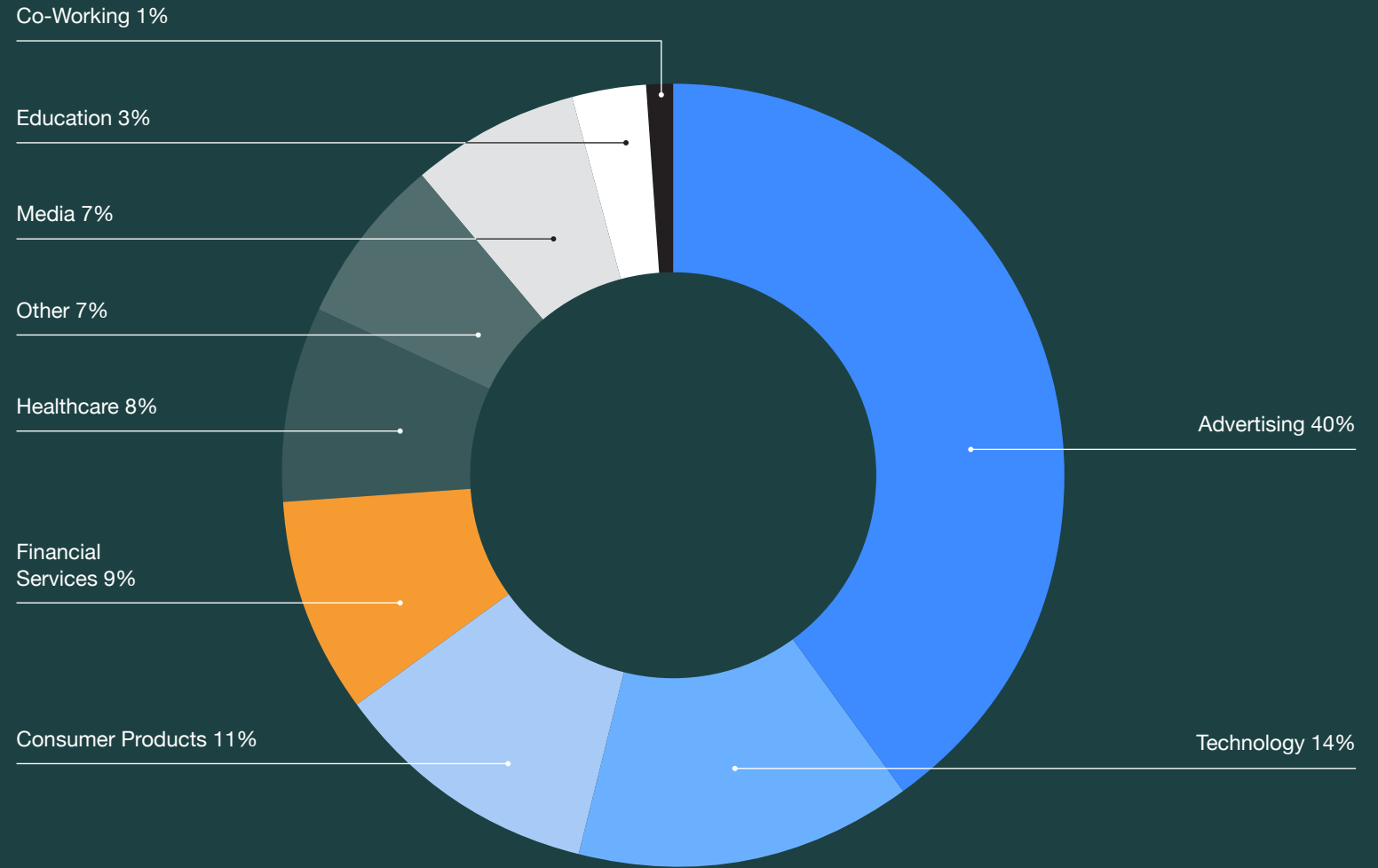
Number of Properties

13

Occupancy

73%

Office Tenants by Industry



\* As of December 31, 2023



# HSP ESG HIGHLIGHTS

## 2017

JV purchases 375 Hudson Street.  
HSP eliminates use of fuel oil for heating purposes.  
Team begins replacing back-of-house fluorescent lighting with LED lighting.



## 2019

Backwater valves are installed to prevent sewage backup from potentially overwhelmed sewer system.

## 2021

HSP submits to GRESB for the first time.  
HSP is awarded a \$5M grant to move forward with energy retrofits to make 345 Hudson carbon neutral by 2032.  
HSP breaks ground on 555 Greenwich, which is slated to be one of the most sustainable, efficient buildings in New York City.



## 2023

HSP celebrates the grand opening of 555 Greenwich Street, which is anticipated to be one of NYC's most sustainable and energy-efficient office buildings.  
HSP earns 5 stars and scores 9th in our GRESB peer group of 26 and improved our score by six points.

Hudson Square Properties (HSP) is formed by the joint venture of Trinity Church Wall Street, Norges Bank, and Hines Interests LP.

## 2016

Team begins to remove legacy oil tanks.  
Green roof construction is implemented at several portfolio buildings.

## 2018



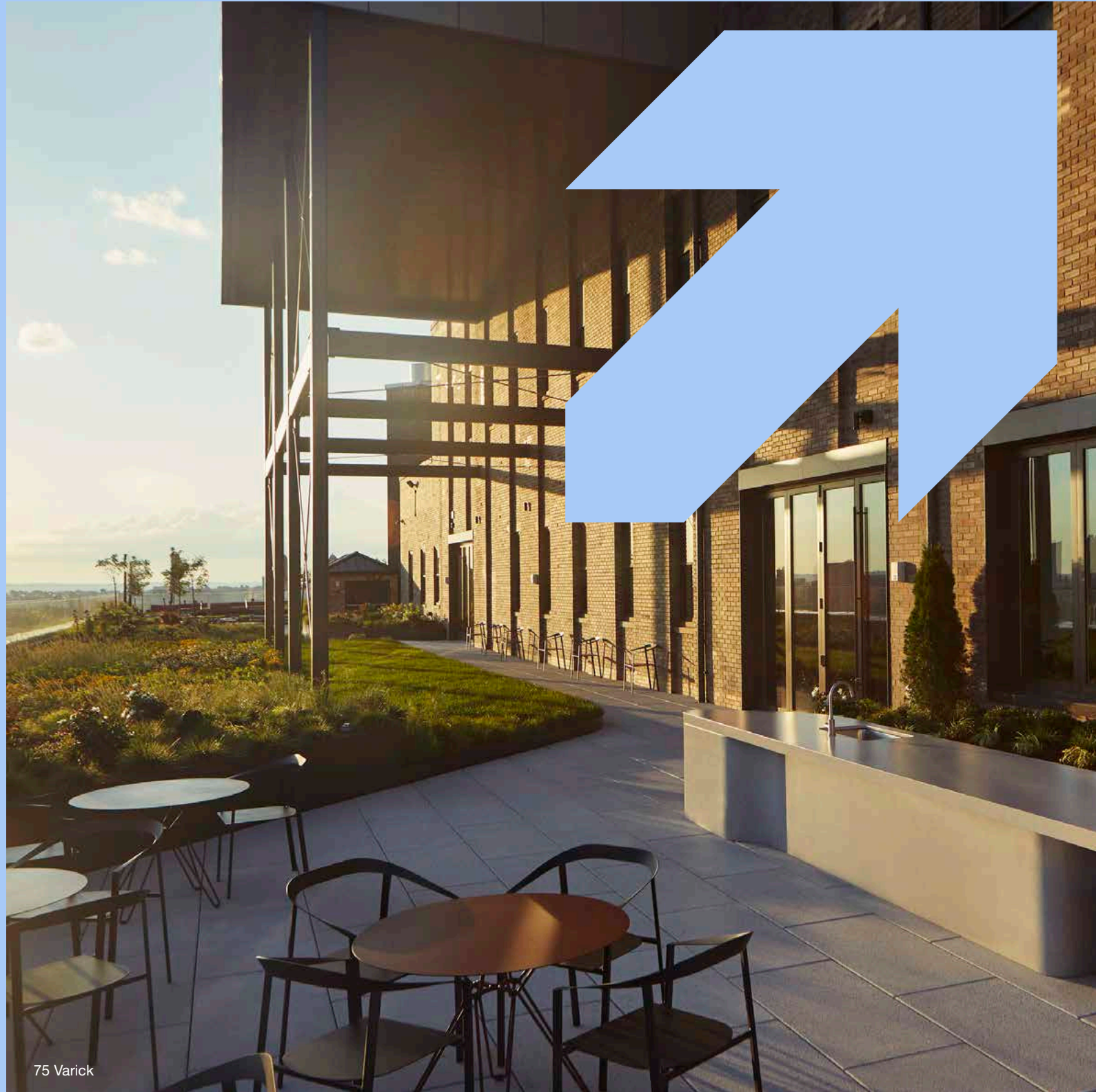
HSP partners with The Clean Fight New York to "decarbonize New York's buildings in a New York Minute".  
HSP partners with New York State Energy Research and Development Authority (NYSERDA) to help create a playbook for sustainable energy retrofits.  
HSP submits 345 Hudson to NYSERDA's Empire Building Challenge, an initiative designed to support replicable, scalable approaches to achieving carbon neutrality in retrofits.  
HSP forms Green Team incorporating JV members to meet quarterly and develop new initiatives.

## 2020

HSP completes CRREM analysis to develop initial net zero carbon roadmaps for all 12 assets.

## 2022





75 Varick

# ESG Strategy, Policy, and Priorities



# Our ESG Strategy

## Maximizing value and efficiency through sustainability

ESG is a critical part of HSP's investment strategy. We go beyond legal compliance, seeking to minimize negative environmental and social impacts across the portfolio and aim to maximize the value we create for our stakeholders.

We prioritize ESG-related actions that meet tenant needs, maximize efficiency, and future-proof our assets. These include:

- Making significant investments in energy and sustainability improvements, as we work to eliminate on site fossil fuel dependency, improve energy efficiency and limit GHG emissions
- Installing modern HVAC control systems and automatic water and energy meters
- Working with both the city and state of New York to establish best practices for meeting bold net zero commitments



100 Avenue of the Americas

## Firm-wide ESG Alignment

Like all Hines investment entities and funds, we support certain firm-wide ESG goals, objectives, and commitments. Our investment strategy reflects Hines' Responsible Investment Statement, which ensures we consider ESG issues across our investment decisions. We are also committed to implementing the United Nations Principles for Responsible Investment (UN PRI), as Hines is a UN PRI signatory.

At the end of 2023, Hines conducted a double materiality assessment to revisit and realign sustainability priorities and ensure the firm's business, stakeholder, and market expectations are being met. The Global ESG Team is leveraging these results to refine our firm-wide sustainability strategy and build a new ESG framework that will guide sustainability efforts and priorities at Hines. We will be aligning our Fund's ESG strategy with the new framework in 2024.

Learn more about Hines' firm-wide approach to ESG at [hines.com/esg](https://hines.com/esg).

## Our EMS and ESG Policies

HSP has an ESG policy and an ISO 14001-aligned environmental management system (EMS), both of which are periodically updated and serve as the foundation for our ESG strategy. Our ESG policies are publicly available at [esg.hudsonsquareproperties.com](https://esg.hudsonsquareproperties.com).

and benchmarks to hold ourselves accountable, disclose our objectives, report our progress, and evaluate continual improvement. We communicate our ESG targets, progress and achievements to stakeholders through several channels, including tenant and investor meetings, outreach, and events; and our employee reviews incorporate ESG-related KPIs.

## ESG Frameworks, Alignment, Achievements

HSP utilizes ESG internationally recognized governance frameworks

The Fund submits to the Global Real Estate Sustainability Benchmark (GRESB). We also strive to support the United Nations Sustainable Development Goals (SDGs) and implement Task Force on Climate-related Financial Disclosures (TCFD) recommendations.



## BENCHMARKING WITH GRESB



HSP has submitted to the Global Real Estate Sustainability Benchmark (GRESB) since 2021 (for reporting year 2020). We strive for continual improvement.

**89/100**

an improvement from an 83 in 2022



**5 out of 5 stars**, up from 4 stars in 2022



**9th in our peer group**  
out of 26

## 2023 ESG OBJECTIVES AND TARGETS

## Environmental

FOCUS AREA	2023 COMMITMENTS	2023 PROGRESS / OUTCOMES	2024 OBJECTIVES / TARGETS
<b>Environmental Performance</b>	Obtain, manage and monitor utility data (including energy, water, and waste) on a quarterly basis.	<ul style="list-style-type: none"> <li>• Awarded new sub-metering contract to Genea and implemented phased conversion to remote metering with real time data</li> <li>• Engaged Great Forest for recycling and waste consulting</li> <li>• Conducted additional waste audits</li> <li>• Engaged Protek to perform quarterly recycling events of E-waste to tenants at no cost to them</li> </ul>	Utilize newly available improved data to track each property's EUI as well as the impact of individual tenants Continue relationship with Protek
<b>Net Zero Carbon</b>	Develop a comprehensive strategy and timeline to work towards portfolio level goal of net zero operational carbon emissions.	<ul style="list-style-type: none"> <li>• Began design and installation of systems at 345 to reduce impact on LL97</li> </ul>	Continue to complete design and install of the full building system to reduce our Carbon footprint
<b>Renewable Energy</b>	Perform due diligence on renewable energy opportunities within the portfolio.	<ul style="list-style-type: none"> <li>• Continued purchase of Renewable Energy Credits at two properties as onsite renewables remain not currently feasible</li> </ul>	Continued monitoring of potential renewable energy opportunities within the portfolio
<b>Building Certification</b>	Maintain current certifications portfolio wide: LEED GOLD, WELL H&S.	<ul style="list-style-type: none"> <li>• Maintained existing LEED certifications</li> </ul>	Recertify LEED Certifications and maintain Gold status

## 2023 ESG OBJECTIVES AND TARGETS

### Social

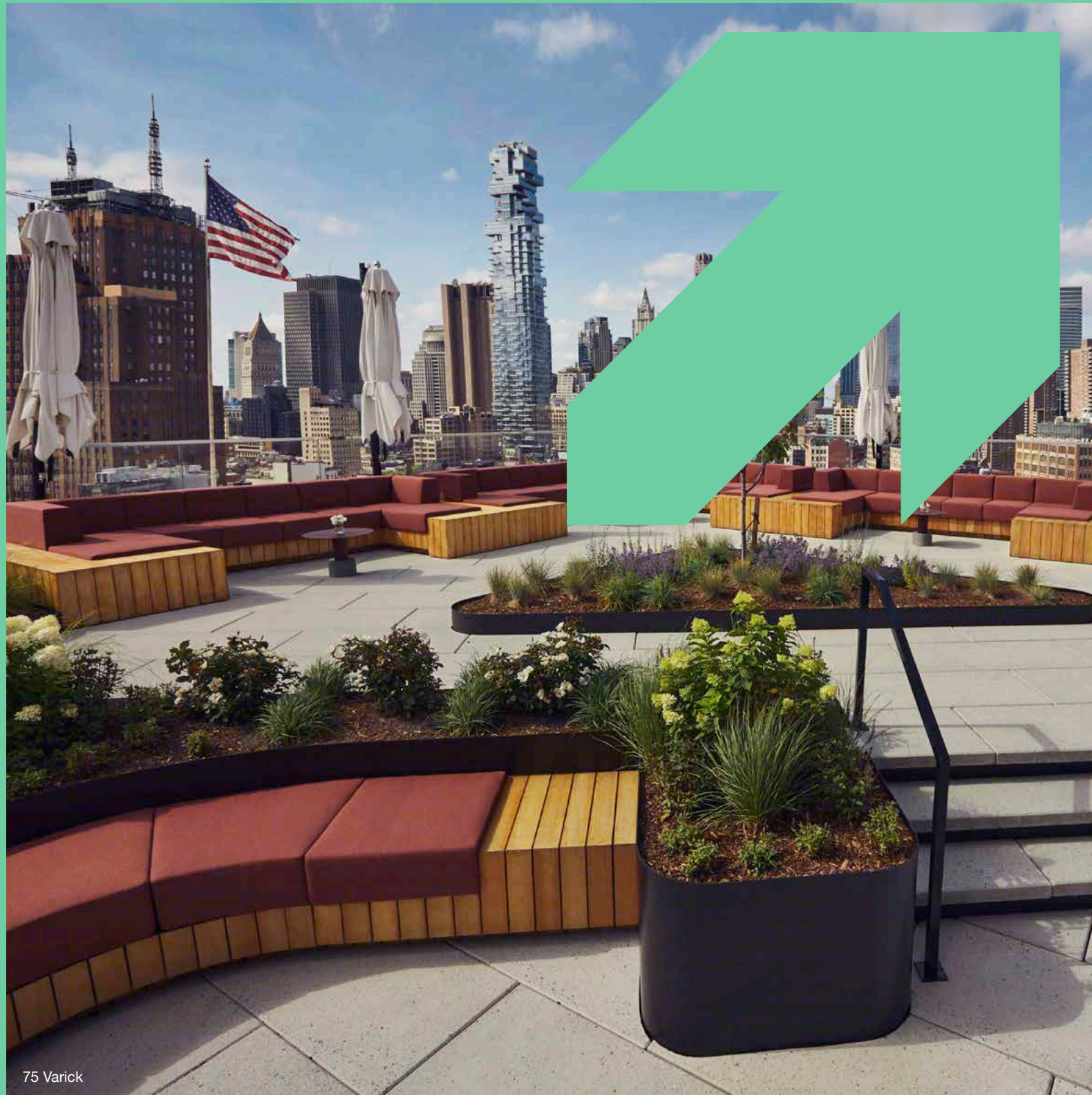
FOCUS AREA	2023 COMMITMENTS	2023 PROGRESS / OUTCOMES	2024 OBJECTIVES / TARGETS
<b>Tenant Engagement</b>	Engage tenants on ESG matters.	<ul style="list-style-type: none"> <li>Engaged Lulafit to provide tenant programming</li> <li>Engaged Great Forest for recycling and waste consulting</li> <li>Hosted Rooftop Yoga event for all HSP tenants on 75 Varick rooftop</li> </ul>	Great Forest to host tenant town hall on recycling procedures and best practices.
<b>Employee Engagement</b>	Embed ESG objectives within performance reviews for Asset, Construction, and Property Management teams as well as Engineering Management and staff.	<ul style="list-style-type: none"> <li>Established HSP Green Team with scheduled quarterly meetings to discuss performance and initiatives</li> </ul>	Continue to train employees to think about ways to cut our Carbon Footprint
<b>Community Engagement</b>	Participate in and track community engagement initiatives within the neighborhood of the HSP portfolio.	<ul style="list-style-type: none"> <li>Participated in a Holiday Snack/Lunch Packing event with City Harvest to distribute meals to local food pantries and shelters in need. Participated again at an annual Hudson River Park cleanup day</li> <li>Hosted lobby art reception for joint exhibitions of artwork by New York-based artists, Lydia Dona and Victoria Manganiello</li> <li>Urban bee hives at 160 Varick, 200 Hudson with Alveole</li> </ul>	Urban bee hives at 160 Varick, 200 Hudson, and 345 Hudson with Alveole Expand partnership with City Harvest to include back-to-school packing events to support children in need in addition to the Holiday Snack/Lunch packing event + distributing meals to local food pantries and shelters in need. Participate again in an annual Hudson River Park cleanup day

## 2023 ESG OBJECTIVES AND TARGETS

## Governance

FOCUS AREA	2023 COMMITMENTS	2023 PROGRESS / OUTCOMES	2024 OBJECTIVES / TARGETS
<b>GRESB</b>	Participate in the GRESB Survey.	<ul style="list-style-type: none"> <li>• 2023 Performance = 5 Star score of 89</li> </ul>	Continued participation in the GRESB Survey and strive to continue to improve upon score among peer group.
<b>Climate Risk and Resilience</b>	Identify asset exposure to climate change impacts and implement adaptation strategies.	<ul style="list-style-type: none"> <li>• No change from 2023</li> </ul>	
<b>Asset-Level Plans</b>	Implement newly defined and published ESG policies.	<ul style="list-style-type: none"> <li>• no change from 2023</li> </ul>	Expand upon existing ESG policies and adapt to ever changing market and regulatory requirements

# Environmental Stewardship



# 3





435 Hudson

# Environmental Performance

## Addressing climate impacts across our portfolio

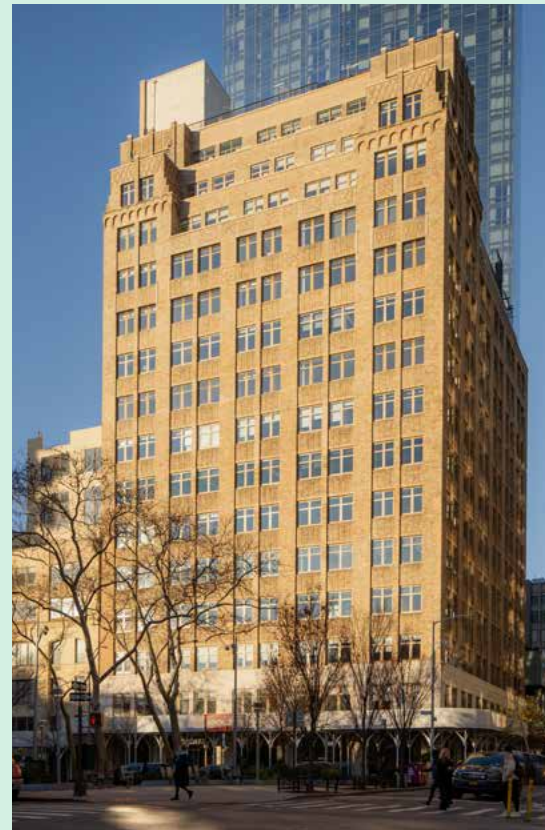
HSP tracks and reports on environmental performance where we have operational control and where we act as the landlord and are responsible for procuring utilities and/or waste management services. We continue to improve data quality and monitoring capabilities by rolling out automatic meter reading (AMR) technology across our assets, and we strive to significantly reduce consumption and waste across our portfolio.



PROJECT HIGHLIGHT

# ESG Innovation at 155 Avenue of the Americas

A recent retrofitting project at 155 Avenue of the Americas highlights an innovative solution to moving the portfolio’s existing office buildings closer to carbon neutrality.



HSP reviewed options to modernize HVAC systems and remove on-site fossil fuel use to improve energy efficiency and comply with Local Law 97, which set new GHG emissions limits for New York City’s largest buildings.

In response, HSP engineers designed a new heat rejection system and a dedicated outside air system (DOAS) for the asset’s fifth floor. The design includes a new indoor air-cooled electric heat pump to supply both chilled and hot water to the fifth floor, eliminating the need for fossil-fuel-burning boilers for heating. The DOAS also supports tenant-controlled thermostatic zones that keep occupants comfortable no matter the season.



## HUDSON SQUARE PROPERTIES 2023 PERFORMANCE

We have engaged a third-party consultant to monitor building performance and identify key areas for improvement.

Energy consumption (kWh) **80,180,607.3**

Greenhouse gas emissions<sup>1</sup> (metric tons of CO<sub>2</sub> equivalent (CO<sub>2</sub>e) emissions) **25,159.4**

Water (m<sup>3</sup>) **209,132.7**

Waste (metric tons–38.1% diversion rate) **1,719.4**  
Landfilled: 1,245.4  
Recycled: 474

100% data coverage for the portfolio tracking energy, water, materials and waste.

# Managing Climate Risk

HSP has a robust Climate Change and Resilience Policy that includes a climate change risk assessment checklist. This facilitates evaluating our properties on a wide range of climate-related physical, regulatory, and financial risks, including earthquakes, energy supply, flooding, heatwaves, hurricanes, landslides, policy changes, tornados, water supply/drought, wildfires, and winter storms. Risks are identified using exposure, historical, and scenario analysis and addressed through goal-oriented action plans at each asset. In 2023, we updated flood emergency response plans across the portfolio.



435 Hudson



555 Greenwich

# Targeting Carbon

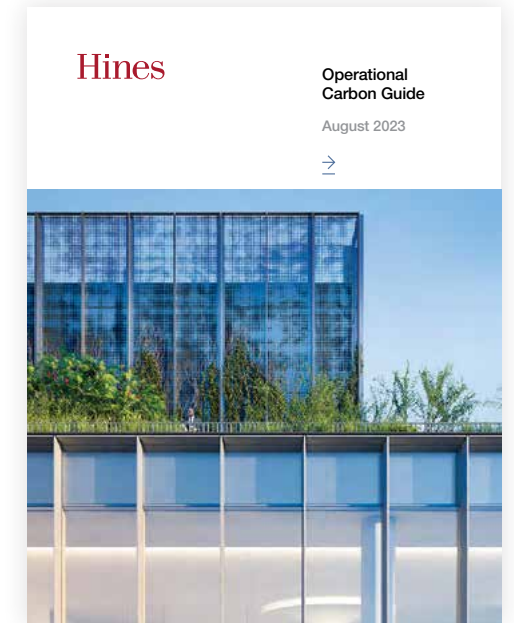
Hudson Square Properties is raising the bar for resilience by aiming to drastically reduce emissions at our refurbishment projects – 45% beyond NYC’s 2030 climate targets – and become functionally carbon neutral by 2032. This push aligns with the Paris Agreement’s 1.5-degree climate goals, supports Hines’s firm-wide operational carbon target of net zero by 2040, and competitively positions our assets for the future of office space.

## A Path to Net Zero

In 2022, HSP commissioned net zero carbon roadmaps for each asset in our portfolio to facilitate an overall net zero carbon pathway for HSP. These included a portfolio level Carbon Risk Real Estate Monitor (CRREM) analysis to evaluate stranding risks, a net zero carbon study of all HSP assets, and a final report outlining strategies, actions, and targets for each asset.

Since then, we have been implementing energy efficiency and carbon reduction projects at every building in the portfolio to push toward our carbon target and ensure the portfolio remains below the

science-based target by the early 2040s. We are also using Hines’ new **Carbon Impact Assessment Tool** to perform carbon assessments in-house and test assumptions and create scenarios that help us better understand carbon impact and stranding risk.



Hines

Operational Carbon Guide

August 2023





CASE STUDY

# 555 Greenwich and 345 Hudson

## Meeting bold climate targets

**Construction began:** 2020  
**Construction completion:** 2023

HSP has completed 555 Greenwich, a 16-story, 270,000-square-foot new office tower in New York City’s Hudson Square submarket. Built with the latest in sustainable technology, it models the responsible development of high-performing buildings designed to meet increasingly stringent carbon emissions standards.

Upon completion, 555 Greenwich will integrate with the adjacent HSP property at 345 Hudson Street – a 17-story office tower built in 1931 and currently under



refurbishment to transform it from a “brown” to a “green” asset. The linkage between Hudson properties plans to create a seamlessly interconnected ground-floor experience, with office floorplates that can be configured up to 85,000 square feet, depending on tenant requirements.

HSP teams are prioritizing ESG at both projects, with significant focus on carbon, comfort, and community.

### Targeting Carbon

Our operational carbon footprint serves as a key metric for meeting New York City’s bold climate targets and those Hines has set as a firm. We aim to align with the

1.5-degree C pathway for 555 Greenwich and create a path for 345 Hudson to reach carbon neutrality by 2030.

Efficient climate control represents a primary means of reducing operational carbon. Thus, 555 Greenwich features a 100% electric heating and cooling system that will eliminate the need to burn fossil fuels on-site.

We are converting 345 Hudson to the new system incrementally as tenant leases expire. Once complete, the retrofit should reduce the older building’s annual emissions by at least 70%, with most energy savings stemming from a reduction in power for heating.



**CERTIFICATIONS**

555 Greenwich received LEED® Platinum certification in 2023, becoming one of only 10 new LEED Platinum projects in New York state and one of only five Core & Shell LEED Platinum projects in NYC.

**LEED**  
Platinum

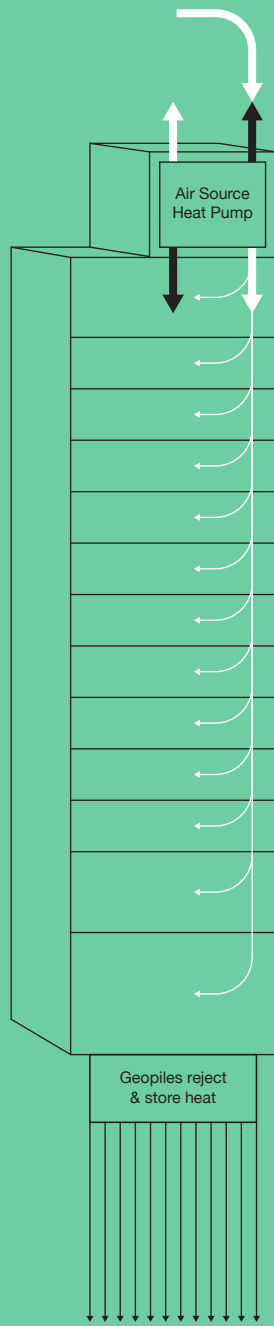





## Circular Energy System

The Hudson Square team is leveraging circularity to maximize efficiency, decrease energy waste, reduce operating costs, and improve indoor environmental quality. When complete, 555 Greenwich will be one of the first buildings in NYC to utilize a circular energy infrastructure.

The fully electrified heating and cooling system integrates with a reservoir drilled about 120 feet below 555 Greenwich, geothermal piles, thermally active radiant slabs, and a dedicated outdoor air system. This circular energy system will significantly reduce the connected buildings' operational carbon emissions while providing exceptional occupant comfort through more consistent, comfortable temperatures year-round and bringing fresh, filtered outdoor air inside.



345 Hudson

## Biophilia for Well-Being

Both buildings will incorporate biophilic elements that promote health and well-being, such as live plants and natural materials. The façade at 555 Greenwich will also feature outdoor terraces to connect occupants to nature, and floor-to-ceiling windows for abundant natural light. With more than 33,000 square feet of combined outdoor space across both 555 Greenwich and 345 Hudson, these properties will offer ample opportunities for people to experience the natural world.

## Tenant Engagement for Community Benefit

HSP has partnered with community leaders, elected officials, and organizations in and around Hudson Square to ensure that 555 Greenwich and 345 Hudson find impactful ways to become part of the community. In 2023, we enlisted hospitality consultant Lulafit to develop tenant engagement and event programming such as holiday philanthropic initiatives.

“We see the tenant demand, and there’s a tidal wave coming.”

**Mike Izzo**  
**Senior Vice President,**  
**Environmental Strategies**

Commenting to  
*The Wall Street Journal*  
(March 1, 2024) on  
the growing market for  
green real estate



555 Greenwich

## A Grand Opening

The 555 Greenwich team celebrated the project’s imminent completion with a sunset reception on April 12, 2023, held on the building’s double-height 14th floor in anticipation of receiving a Temporary Certificate of Occupancy.

The grand opening party honored the many groups involved in the building’s construction, including our joint venture partners at Trinity Church Wall Street and Norges Bank, general contractor AECOM Tishman, and virtually every project consultant and subcontractor who contributed to the project’s success.



# Leveraging Our ESG Development Standards

In 2022, Hines' Americas Investment Management team established ESG Development Standards (ESGDS) to guide U.S. funds on overall ESG best practices for development and refurbishment projects. In 2023, BREEAM technical specifications were added to the ESGDS.

HSP's ESGDS baseline recommendations include:

- Install permanent water and energy metering systems
- Design energy models that prioritize efficiency
- Prioritize efficiency to reduce water consumption in non-potable usage cases
- Divert non-hazardous construction waste from landfill to reuse or recycling streams
- Develop a materials procurement policy that encourages responsible sourcing certification



## ASSET SNAPSHOTS

HSP uses building certifications like LEED, and ENERGY STAR to help measure progress, support transparent reporting, and align with the Hines ESG Strategy.

### LEED

Our entire portfolio is LEED

# 12





6 M sf  
100% of portfolio  
11 Gold, 1 Silver

### ENERGY STAR

# 7

3.8 M sf  
63% of portfolio

ASSET SNAPSHOTS

												
	435 Hudson	375 Hudson	350 Hudson	345 Hudson	225 Varick	160 Varick	155 AoA	100 AoA	75 Varick	205 Hudson	200 Hudson	12-16 Vestry
LEED Status	Gold	Gold	Gold	Gold	Gold	Gold	Gold	Gold	Gold	Gold	Gold	Silver
ENERGY STAR Certified	No	Yes	Yes	No <small>(not eligible due to current vacancy)</small>	No	Yes	Yes <small>(pending)</small>	No	Yes	Yes	Yes	No
Current Energy Score	53	87	71	84	64	75	78	66	81	84	78	74
Current NYC LL95	D	B	B	B	C	B	B	C	B	B	B	B



Hudson Square Properties placemaking initiative



Social Impact

4

# Tenant Collaboration

## Providing exceptional experiences for the people in our buildings

Hudson Square Properties is committed to creating prime experiences in prime real estate. We build strong partnerships with our tenants and curate relationships based on the specific needs and goals of each tenant.



345 Hudson

## The Hudson Square Properties Guiding Principles

HSP is committed to bringing value and quality to the people and communities that we touch. In everything we do, we strive to adhere to our guiding principles, which set our standard and prioritize our stakeholders.

- The Hudson Square Properties standard represents the global real estate benchmark for value creation, integrity, service, and quality for all clients.
- All Hudson Square Properties products and services are of the highest standard appropriate for the mission.
- Each Hudson Square Properties employee is the greatest example of our standard and our most valuable asset.
- Hudson Square Properties is committed to fostering an inclusive culture where diversity is respected and valued.





## Tenant Satisfaction

Tenant satisfaction is a key measure of success for HSP, and we conduct firm-wide tenant satisfaction surveys every two years. Our teams develop action plans when more than 20% of tenants express dissatisfaction with a metric that we have the ability to improve. Action plans include specific tasks for how building management will inspect and address the complaint, as well as a timeline to rectify the issue.

In 2023, our firm worked with KingsleySurveys to conduct a client satisfaction survey across all Hines-managed office, industrial, and retail properties and measure against metrics from the 2019 KingsleySurveys assessment. We are using the results to improve our firm-wide service offering.

## ESG Engagement with Tenants

ESG is a critical element of HSP tenant partnerships. We work with our tenants to reach their own ESG aspirations while also prioritizing HSP and firm-wide goals.

We screen our portfolio, including our tenants, for sustainability and inclusion. By engaging with prospective tenants on ESG during lease negotiations, we underscore

the importance our venture places on these values.

Our program includes:

- Regular ESG communication, and a standing agenda item in tenant meetings
- ESG questions on HSP and firm-wide tenant satisfaction surveys
- ESG presentations outlining key focus areas for collaboration and improvement
- Green leases
- Automatic meter reading (AMR) technology that supports data sharing

## Green Leases

At HSP, we have found that incorporating green clauses into standard lease agreements is one of the best ways to engage tenants on our collective sustainability goals. We have created sample green lease language for consideration across our properties, with examples and best practices for integrating it into new leases.

The green lease clauses include data sharing, tenant best efforts, waste

reduction, and fit-out requirements, as well as purchasing agreements and other accommodations for tenants with more stringent sustainability goals or requirements. Our property management teams provide guidance and infrastructure support to help tenants reduce their environmental impact, and tenants share data on energy, water, and waste that helps HSP complete accurate compliance and corporate reporting.



Hudson Square Properties portfolio-wide placemaking initiative in partnership with Publicolor, UPS and the Hudson Square Business Improvement District.



2023 HIGHLIGHT

# Reducing Waste, Promoting Recycling

HSP believes that minimizing waste and recycling whenever possible can greatly enhance sustainability – especially in NYC, where trash removal poses a perennial, carbon-intensive challenge.

In 2023, HSP worked with a consultant to assist with recycling and waste removal processes at our assets. We used marketing materials to educate staff and tenants about waste management guidelines and expanded waste-reducing procedures for incoming and existing tenants.

We also partnered with ProTek to stage free quarterly e-waste recycling events across our portfolio starting in the second quarter of 2023. The technology recycling company visited tenants floor by floor to pick up old office electronics at HSP properties.



## 2023 HSP E-WASTE RECYCLING by the numbers

# 10

HSP assets collected a total of

# 24,024 lbs

of e-waste offsetting

# 25,010 lbs

of CO2 emissions



2023 HIGHLIGHT

# The Lighter Side of Community Events

HSP offered our tenants an airy escape from the office this summer with weekday passes to the rooftops at 435 Hudson, 75 Varick, and 155 Avenue of the Americas. Midday movement classes and juice pop-up events sweetened the deal at 435 Hudson in July, serving up cool treats such as smoothies, frozen yogurt, and popsicles.

The stress-relieving wellness theme flowed into August for tenants at 155 Avenue of the Americas, when HSP hosted Namaste & Rosé – an all-level yoga flow class followed by a glass of wine.

Just “fur” fun, HSP invited employees, tenants, and their furry friends to the rooftop of 75 Varick Street for a Halloween edition of Bring Your Dog to Work Day. The tail-wagging event featured the requisite dog costume contest, along with services from local businesses including professional dog portraits, Q&A sessions with a veterinarian and a dog trainer, and specially made ice cream for dogs.



555 Greenwich



Artwork from 375 Hudson Street  
Left: Lydia Dona, Levels in  
Momentum (detail), Right: Victoria  
Manganiello, Untitled 13

# Employee Engagement

## Investing in our most important asset

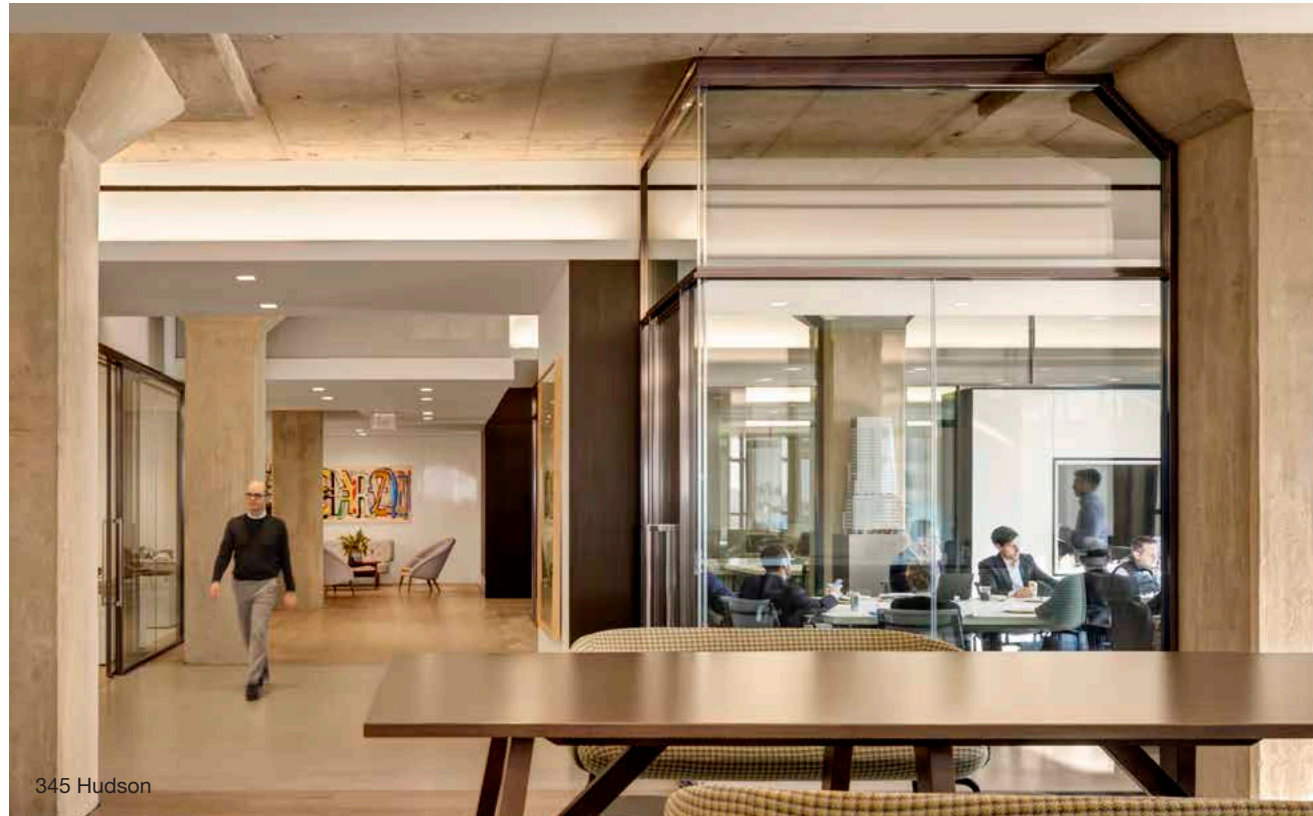
As part of Hines, HSP employees receive support to feel and do their best at work and in life. Our firm provides excellent health and wellness benefits, opportunities for career growth, and initiatives that foster employee well-being and belonging.

Hines conducts extensive employee satisfaction surveys every three years and uses shorter, more frequent “pulse” surveys to measure engagement around timely topics. For more information about gender diversity at Hines, as well as a snapshot of the programs and policies that support Hines employees, please [click here](#).

# Employee ESG Training and Education

All Hines employees receive ESG training to help them understand the global goals outlined in our firm's ESG Strategy and gain the knowledge to support the strategy through their work. Hines' investment management employees have ESG targets tied in their annual objectives and reflected in performance reviews.

In 2023, HSP employees regularly reviewed our Fund's GRESB performance, including actions for the year ahead, key emerging topics, and a summary of available tools to prioritize ESG at the asset level. Our team's investment and asset managers participated in continued ESG trainings focused on trends, strategy development, key considerations for investors in the built environment, and legislation as well as group exercises to put theory into practice in hypothetical scenarios.



345 Hudson



## 2023 HIGHLIGHT

# HSP Employees Pilot the Hines Hospitality Experience Program

Hines has been partnering with Forbes Travel Guide to define five-star hospitality standards for the firm. In 2023, HSP staff joined Forbes for a pilot Hines Hospitality In-Person Workshop, in advance of the Hines Property Experience Program (PEP) rollout scheduled for 2024.

The workshop explored:

- Hines' service level standards launch
- Building a strong service culture
- Foundations of service and handling customer issues
- Action planning for how to keep the message of hospitality alive



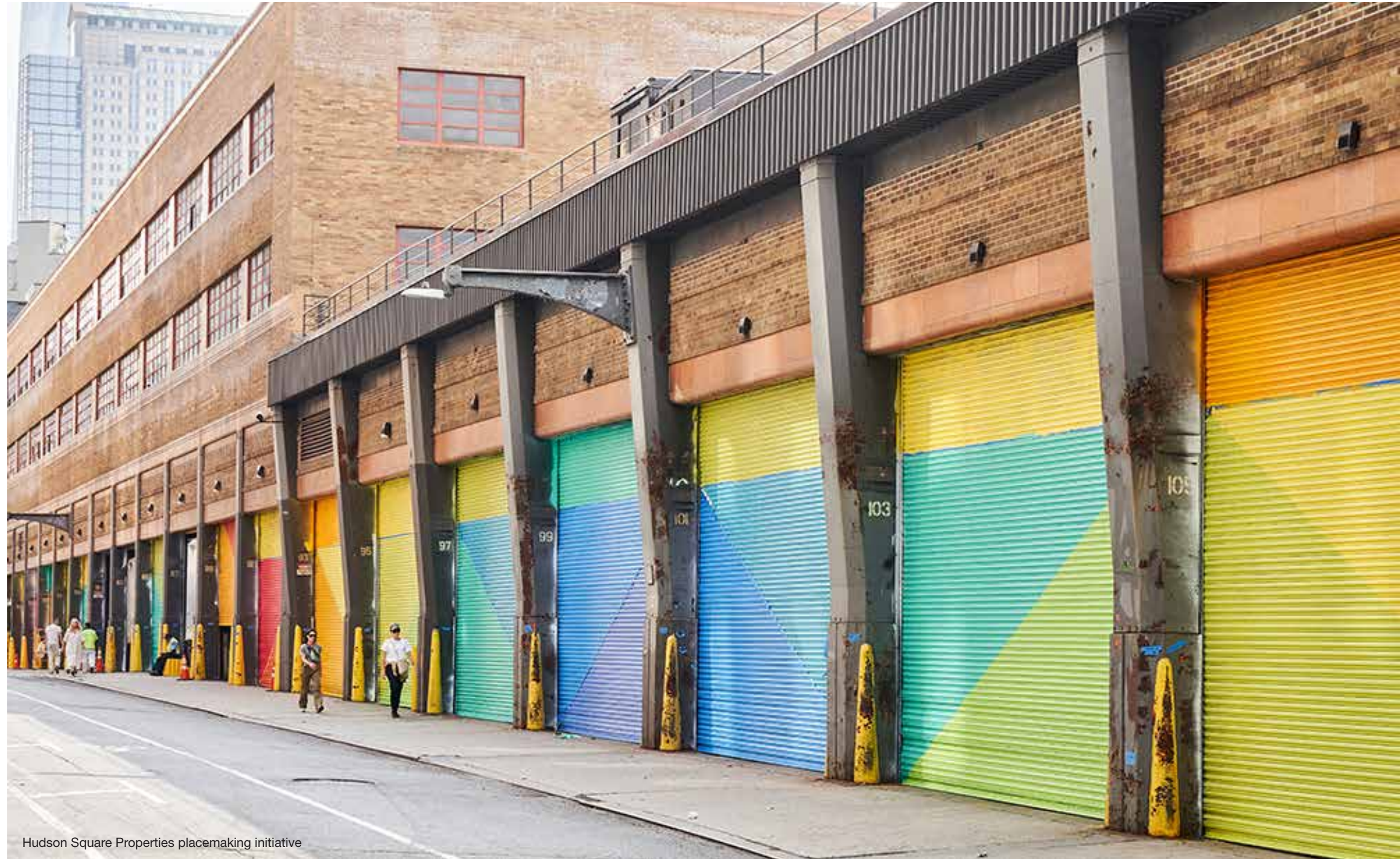
HSP employees participate in a hospitality workshop led by Forbes Travel Guide.



# Community Collaboration

## Engaging with the people and places in and around our buildings

Hudson Square Properties has an enduring commitment to investing in the social fabric of our community. We are active members of the Hudson Business Improvement Districts, support local charities, and participate in community events. Our institutional philanthropy and partnerships and Hines' structured volunteer program for employees enable us to reach beyond the built environment and help people and places thrive.



Hudson Square Properties placemaking initiative



## 2023 HIGHLIGHT

# A Year of Community Events

In April 2023, HSP volunteers celebrated Earth Day and National Volunteer Month by partnering with our neighbors, Hudson River Park Friends, to hold a day of service in a gardening and horticulture maintenance project. Our staff and tenants enjoyed beautiful views, participated in a team-building activity that connected them to the West Side community, and learned about Hudson River Park's volunteerism, stewardship, and unique urban ecology.

Kicking off Self-Care Month in June, HSP joined forces with nonprofit partner Exhale to Inhale and other area businesses for a gentle, chair-based yoga practice and community volunteer event on 75 Varick Street's expansive rooftop. The lunchtime gathering brought colleagues and neighbors together to experience the healing effects of trauma-informed yoga, develop skills to support survivors of domestic and sexual violence, refresh with freshly pressed juice, and lend a hand by packing self-care kits for one of Exhale to Inhale's partner facilities.

We conducted our annual Holiday Food & Toy Drive in the weeks after Thanksgiving by collecting canned and nonperishable food for City Harvest and unwrapped toys to benefit Toys for Tots. Additionally, HSP volunteers gathered at 555 Greenwich's Town Hall on a December afternoon to assemble snack packs for City Harvest to deliver to local soup kitchens and food pantries across the city's five boroughs.

The full scope of the HSP's contributions to the community also include the ongoing and emergency support that Trinity Church Wall Street's community center Trinity Commons provides to families, seniors, students, and others in need; Trinity Philanthropies' grantmaking programs; and Trinity's New York City-focused mission-investing program.

For example, together with its partners, Trinity provided close to 2.5 million meals in 2023 to New Yorkers experiencing food insecurity; free courses in the neighborhood include English language lessons, workforce development seminars, youth and afterschool programming, and legal workshops for new arrivals and renters facing discrimination or eviction; and grantmaking in New York City includes providing housing for women, children, and youth.





About Hines



5



Texas Tower, Houston

# Firm Overview

## Creating value across the real estate spectrum

Hines has been a leader in real estate investment, development, and management for more than six decades. Founded by Gerald D. Hines in 1957, Hines is now one of the largest privately held real estate firms in the world, with a global presence and extensive experience across all property types and investment risk profiles.

We strive to create and preserve value in the built environment through spaces that set industry standards for quality and efficiency, uplift cities and communities, and enable our tenants and other stakeholders to flourish. ESG is central to Hines' business strategy. We believe prioritizing ESG factors leverages our vertical integration and broad expertise – and differentiates us as a company.

Hines uses an ESG lens to support decision-making, goal-setting, and continuous improvement across the firm.

Our commitment to sustainability inspires us to tackle pressing climate and industry challenges through innovation and supports our company vision: **to be the best real estate investor, partner, and manager in the world.**

## Measuring What Matters

At the end of 2023, Hines commissioned a double materiality assessment to revisit and realign our sustainability priorities and ensure business, stakeholder, and market expectations are being met – and exceeded. We are leveraging the results to refine our firm-wide sustainability strategy and build a new ESG framework that will guide our sustainability efforts and priorities.

You can learn more about our firm-wide focus on ESG in the [ESG section of Hines.com](#).

# Compliance

## Sustainable Finance Disclosures Regulation (SFDR)

The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities in the year covered by this report.

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**Represents subjective opinions of Hines. Other market participants may reasonably have differing opinions.**

## Definitions

GRESB is a mission-driven and investor-led organization that provides actionable and transparent Environmental, Social and Governance (ESG) data to financial markets. GRESB collects, validates, scores and benchmarks ESG data to provide business intelligence, engagement tools, and regulatory reporting solutions. Hines pays to participate in GRESB.

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.

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.

CRREM (Carbon Risk Real Estate Monitor) aims to provide the European commercial real estate industry with appropriate science-based carbon reduction pathways at building, portfolio and company level and with financial risk assessment tools to cost-effectively manage carbon mitigation strategies. CRREM resources are free to market

participants; though companies are charged to refer to CRREM in reports and register their compliance with CRREM pathways officially.

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.

## Data Verification

CodeGreen Solutions conducted a third-party, limited-assurance review of energy, water, waste, and greenhouse gas emissions calculations. Greenhouse gas verification followed the methodology of ISO 14064-3, and a parallel methodology was used for energy and water data. Under this methodology, CodeGreen Solutions found nothing causing it to believe that the values reported are not presented fairly, and in accordance with the relevant criteria.

## Endnotes

- 1 Hudson Square Properties complies with all local laws that specify energy and GHG reductions goals. We use these local laws to guide our portfolio-wide emissions reduction target. We work towards our GHG emissions reductions target by monitoring our energy use and quarterly reporting contracts. This enables us to understand and reduce energy use through energy conservation measures and renewable energy credits.

Published June 2024.

This report is a snapshot of the Hudson Square Properties as of December 31, 2023 unless otherwise noted.

Click [here](#) to learn more about Hines’ firm-wide ESG efforts.

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