

A full-page background image showing a dramatic landscape. On the right, a massive, layered red rock formation juts out. Two climbers are visible on its face. Below, a valley with sparse vegetation stretches towards distant, hazy mountains under a blue sky with wispy clouds. The sun is low on the horizon, creating a warm glow.

HH Sustainability

2020-21 ESG Annual Report

A logo consisting of a large, stylized letter 'H' formed by white diagonal stripes on a dark background.

Howard Hughes



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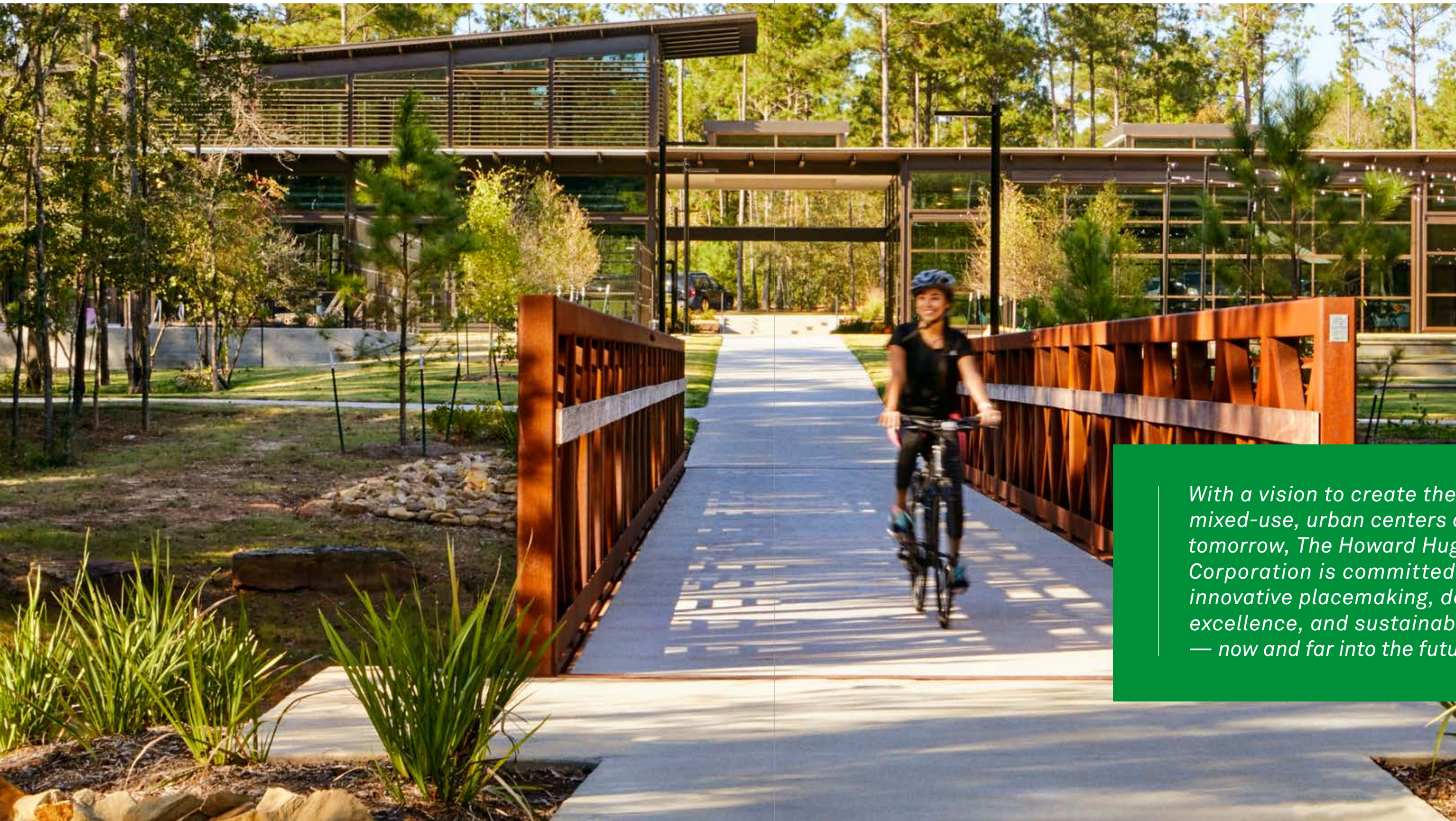
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With a vision to create the mixed-use, urban centers of tomorrow, The Howard Hughes Corporation is committed to innovative placemaking, design excellence, and sustainability — now and far into the future.

Letter From Our CEO

Today we are at an exciting juncture with the opportunity to reevaluate our ESG targets, explore different measurements, and elevate our commitment to driving positive change and doing good.

The Howard Hughes Corporation is defined by the long-term success of each of the large-scale, mixed-use communities in our portfolio. As master planners and expert placemakers, we serve not only as a developer and operator, but as a trusted steward and caretaker of the over 80,000 acres of development across our portfolio, along with the approximately 10,000 acres of raw land designated for future residential and commercial use. Maintaining a sustainable approach to development is at the heart of what we do—it is our commitment to our stakeholders, to our communities, and to the world in which we live.

This sense of responsibility has guided the growth of our master planned communities for many decades—long before the principles of environmental, social, and corporate governance fostered the global movement known as ESG. HHC’s legacy is our proven track record of long-term development which embodies our profound respect for conservation and inclusive communities.

Recognized as the father of the master planned community, James Rouse envisioned and developed Columbia, Maryland, in 1967 based on founding ideals that we know today as ESG. Rouse aimed to create better towns for 100,000 people—all people—to live in, and he believed that communities thrive when people are guided by a sense of responsibility to their city and their neighborhood. Rouse envisioned a beautiful, self-sustaining environment designed to accommodate the growth of people and business—a place where residents could both live and work, with respect for the land.

Not long after the birth of Columbia, Rouse’s ideals would inspire George Mitchell in his creation of The Woodlands. Mitchell recruited over a dozen professionals who had worked on Columbia to create what is widely regarded as the best example of ecologically-based new town-planning in the U.S. during the 1970s. He established the Houston Advanced Research Center in The Woodlands, an institution dedicated to

environmental issues and sustainable growth, and the Texas Energy and Climate Change Program.

In Nevada, environmental sensitivity and responsibility have consistently been guiding tenets of development throughout the over-30-year history of development in Summerlin. Summerlin was the state’s first community to implement strict WaterSmart conservation guidelines in 2003, and the community has looked to lead by example with its inherent respect for the Red Rock Canyon and the preservation of the surrounding landscape that continually inspires the development there.

At Ward Village, we have followed in the footsteps of Victoria Ward, who embraced the Hawaiian tradition of nurturing and restoring the land. Ward envisioned her vast estate as a natural sanctuary where community members could connect with each other and celebrate the culture and beauty of Oahu. From the beginning, Ward Village’s identity has been defined by conscious living that embraces sustainability, prioritizes quality, and creates open spaces SUCH AS new parks connected to the public beachfront.

Finally, the story of Bridgeland, our younger MPC in the Greater Houston area, similarly revolves around a symbiotic relationship between its residents and the natural environment. From the outset, the vision for Bridgeland has been to provide a low-impact, sustainable design that utilizes the latest environmental technology, integrated into the local ecology, and offers an idyllic residential lifestyle. This approach struck a chord in 2020, as environmentally-aware homebuyers firmly established Bridgeland as one of the top-selling communities in Texas.

Our master planned communities were founded on the large-scale exploration of many of the smart growth principles that are being promoted today, and we have remained on a path of open space preservation, innovation, community connectivity, and integration with nature ever since.

The critical component of our approach has always been to remain nimble and ready to innovate in the face of evolving urban landscapes.

In 2017, we set 10-year goals as the ESG movement developed. In 2020, we took the initiative to review our goals going forward. Today we are at an exciting juncture with the opportunity to reevaluate our ESG targets, explore different measurements, and elevate our commitment to driving positive change and doing good. We welcomed Gautami Palanki to HHC as our VP of Sustainability to help us create a new best practice roadmap.

The social components of ESG have consistently been a part of our company’s DNA and they remained in sharp focus throughout 2020, as giving back to our communities took on a new level of significance. We continued our philanthropic and volunteer efforts in support of over 350 causes and local charities such as Leukemia & Lymphoma Society.

HHC’s Executive Crisis Team was instrumental in guiding critical activities throughout the year, forming a special COVID-19 task force at the beginning of the pandemic to continuously monitor and seek to improve our occupational health and safety program in light of the evolving challenges. Our Risk Management Department simultaneously launched a threat-monitoring system and worked with a third-party team to keep our security teams aware of local activity in real time.

2020 brought diversity, equity, and inclusion (DEI) into elevated focus with a turbulent social climate. As we formulated a Civil Unrest Policy to help ensure the security and safety of our communities, we expanded our existing diversity efforts by reaffirming our Zero-Tolerance Policy on racism and bias; formalizing a Diversity Contracting Policy; and forming a DEI Advisory Council and a DEI Review Board to implement our DEI-related goals as developed by the Advisory Council.

Educational sponsorship has always been part of HHC’s social fabric within our communities. In 2020, we formalized the launch of our HHScholarship Program—a series of scholarship and mentorship opportunities for youth in our regions. This initiative reaches a new generation of students and includes The Howard Hughes Community Scholarship Fund that we launched in partnership with Scholarship America to support qualified high school students living in or around HHC communities. We also continue to offer our employees opportunities to pursue personal and professional development, with expanded efforts to foster growth across the various functions, departments, and regions within our own real estate business.

Today, we are looking ahead at our business and asking ourselves what is next. Our environmental strategy over the past three years emphasized our operating assets. We are now looking with a renewed focus at the entire lifecycle of our portfolio—master planning, operating assets, and the new development pipeline. We know that when we design smartly, we start with higher efficiencies and deliver a higher-quality product.

As each of our MPCs continues to grow and expand on the principles of expert placemaking on which our company was founded, The Howard Hughes Corporation’s legacy will remain guided by a profound respect for nature; a focus on community growth; and a passion for innovation.

As we reflect on the past year, I am proud of the outstanding efforts our teams have made across the country to advance our ESG goals and help our communities thrive. Looking forward, our ESG strategies will continue to help ensure the long-term sustainable success of our communities and our company.



David R. O'Reilly
Chief Executive
Officer

COVID-19 Strategies



As part of the Light It Blue national campaign, Pier 17 illuminated the building at night to express gratitude for healthcare professionals and frontline workers during the pandemic.



As the COVID-19 pandemic swept around the world, The Howard Hughes Corporation worked diligently to orchestrate a cohesive response and protect all those who live, work, and play in our communities.

With a uniquely diversified national portfolio of communities involving various asset classes and property types, we developed and disseminated a unified set of operational guidelines in accordance with industry experts and the CDC, WHO, state, and local health authorities.

We swiftly paused non-essential operations in accordance with state mandates, and maintained ongoing communications across media channels with our residents, tenants, retailers, and business partners. We provided personal protective equipment and utilized signage throughout our communities to encourage safety protocols in alignment with expert guidance.

Our sales teams further enhanced their robust digital infrastructure and proactively pivoted to a digital marketing landscape, enabling us to continue to successfully meet the growing demand for HHC developments.

Our operations teams implemented heightened cleaning, disinfection and safety protocols within our buildings for our tenants and our employees, improving indoor air quality by installing MERV-13 filters and bi-polar ionization upgrades to HVAC systems.



Our IT team moved swiftly and proactively to take the measures necessary to successfully facilitate a remote working environment for our employees, taking additional steps to reinforce the security of our technology platforms.

The services industry was particularly hard hit by the pandemic. HHC responded by supporting local restaurants and farmers markets—including helping to expand outdoor seating areas, implementing safety measures, and promoting takeout, contactless delivery, and pick-up options.

During the pandemic our HHCares program has made a special effort to care for our local community members and those most heavily impacted by the pandemic through financial support and volunteerism for community-based philanthropic organizations. We also donated thousands of meals to healthcare professionals and frontline workers, for whom we showed appreciation by participating in the Light It Blue national campaign.

Through all the year's challenges, HHC made a special effort to promote community cohesion, creating virtual events that encouraged physical fitness, mental health, and social well-being.

The Howard Hughes Corporation is a proud steward of our communities. Our strategic efforts and the extraordinary dedication of our team members across the country have helped our communities navigate the pandemic and have helped our company grow even stronger as an organization.

Our Story

The Howard Hughes Corporation is a young company with an expansive portfolio of acclaimed, large-scale master planned communities, each with a long history and tradition of innovative placemaking.

Our legacy is built on the stewardship and long-term success of these iconic communities as we continue to fulfill the vision of four great American pioneers. Jim Rouse, George Mitchell, Victoria Ward, and Howard Hughes. Together, they embodied a profound respect for nature, community connectivity, and passion for innovation—traits that will continue to define our communities for generations to come.

James Rouse

With a vision for how communities could be built to create “a garden for growing people,” James Rouse is known as the grandfather of the master planned community, responsible for the development of successful communities and retail districts around the U.S., including the MPC of Columbia, Maryland. He was awarded the Presidential Medal of Freedom in 1995 in honor of his “uplifting work in American cities” to reshape how we consider the urban landscape.

George Mitchell

Considered by many to be the father of sustainable development, George Mitchell acquired the majority of the 28,500 acres of land in the Piney Woods region of Southeast Texas that is now home to The Woodlands. He envisioned The Woodlands as a community where people and nature could coexist in a sustainable manner. The Woodlands is home to over 119,000 residents and devotes an unprecedented 28% of its community—nearly 8,000 acres,

including 220 miles of hike-and-bike trails—to open space, which will remain undeveloped at full build-out.

Victoria Ward

Embracing Mālama ‘Āina, the Hawaiian tradition of restoring and cultivating the land, Victoria Ward envisioned her vast 100-acre estate as a natural sanctuary where the community could celebrate the culture and the beauty of her beloved homeland island of Oahu. Over generations, the area became the flourishing gathering place between Waikiki and downtown Honolulu known as Ward Village—a community dedicated to nurturing the sustainable development of its land and honoring its distinct history.

Howard Hughes

With a name synonymous with a relentless pursuit of innovation, creativity, and excellence, the Hughes family legacy spans from drill bits to aviation, film, and real estate. The 30,000-acre parcel of land along the western rim of the Las Vegas valley that he acquired in the 1950s was later developed into the award-winning Summerlin master planned community, named after the matriarch of the Hughes family, Jean Amelia Summerlin. Currently home to over 116,000 residents, the community has remained one of the nation’s best-selling master planned communities for nearly two decades and a consistent leader in environmental performance.



James Rouse



George Mitchell



Victoria Ward



Howard Hughes

Victoria Ward photo courtesy of Frank Hustace III

HHC At A Glance



HHC will carry forward the principles of inclusivity, sustainable development, and responsible stewardship as we continue our tradition of innovative placemaking into the future.

The Howard Hughes Corporation (NYSE: HHC) is a market-leading developer with a hallmark visionary approach to building the mixed-use urban town centers and large-scale communities of tomorrow. Our thriving portfolio comprises four business segments: Master Planned Communities; Strategic Developments; Operating Assets (including office, multi-family, retail, hospitality, and entertainment income-generating assets); and the Seaport.

Our MPCs are irreplaceable assets that continue to be ranked among the best places to live in the country, attracting individuals and companies from across the nation who seek today’s quality lifestyle environments integrated with innovative urban solutions. Combined, our MPCs span over 80,000 gross acres, with nearly 7,000 residential acres of land remaining to be developed and nearly 3,200 acres designated for commercial development or sale.

Within our Strategic Development segment, HHC has over 50 million square feet of development entitlements. As of December 31, 2020, our portfolio included approximately 7.9 million square feet of office, 3.1 million square

feet of retail, 3,861 multifamily units, 909 hotel rooms, and 1,356 self-storage units. In addition, we had 100,000 square feet of retail and 718 multifamily units under construction. The portfolio generated approximately \$202 million in annualized net operating income (NOI) as of year-end, and we expect it to achieve approximately \$364.8 million of NOI when stabilized.*

The HHC portfolio of award-winning communities includes: The Seaport in New York; Downtown Columbia®, Maryland; The Woodlands®, The Woodlands Hills®, and Bridgeland® in the Greater Houston, Texas area; Summerlin® in Las Vegas, Nevada; and Ward Village® in Honolulu, Hawai’i. During 2020, our MPC segment sold 393.2 acres of land and generated earnings before taxes (MPC EBT) of \$209.4 million. Since inception, we have sold in excess of \$2.4 billion of land and generated over \$1 billion in MPC EBT. At Ward Village in Honolulu, we have 2,697 condominium homes either completed or under construction, with 91% either closed or under contract.

Despite the challenges presented by the COVID-19 pandemic in 2020, our ability to adapt to changing circumstances and respond to the evolving needs of the market and our communities allowed us to continually create value for our stakeholders and drive long-term successful growth for our communities.

* Details on HHC’s NOI and MPC EBT can be found in the Financial Metrics Reconciliations portion of the appendix to this report.

HHSustainability

By prioritizing sustainability and monitoring our performance, we are making measurable progress toward our goal of building resilient communities that will deliver outstanding experiences and thrive for generations to come.

A Sustainable Approach for the Future

Our portfolio-wide ESG program, HHSustainability, represents the formalized policies, targets, programs, reporting, and long-term goals designed to enhance our Environmental-, Social-, and Governance- (ESG) related performance throughout our business. To systematically improve the performance of our portfolio, we roll out comprehensive sustainability policies and programs into our developments and across our building operations on an ongoing basis. Our strategic efficiency projects during design and ongoing management help to reduce our environmental impact while lowering operating expenses. This results in increased resilience of our buildings and communities, as well as a competitive business advantage.



Environmental

We are committed at the core of our operations to reducing our portfolio's environmental footprint and to embedding sustainability at its full value into our overall strategy.



Social

We are dedicated to fostering thriving and diverse neighborhoods, employees, and vendors through authentic initiatives and purposeful policies.



Governance

We hold ourselves to the highest standards across our organization, honoring our commitments while challenging our thinking to stay ahead of the curve.

Core Values

Operational Excellence

Implementing sustainability measures throughout our operations in order to lower our carbon footprint, reduce our expenses, and increase the effectiveness of our portfolio management.

Community-Focused Philanthropy

Supporting our neighborhoods through charitable giving, partnerships, and volunteerism — efforts that are all central to our corporate responsibility strategy.

A Safe, Healthy, and Diverse Workplace

Attracting and retaining the best talent by providing a stable and balanced work environment that keeps employees and other stakeholders feeling secure, healthy, and engaged.

Sustainable Returns

Integrating ESG principles into our investment strategy to deliver sustained and high-quality value.

Ethical Leadership

Holding ourselves to the highest standards of transparency and ethics to ensure we remain accountable to our shareholders, employees, and customers.

Sustainability Goals

Transform the Footprint of Our Properties

We aim to reduce our environmental impact as we build and invest in communities and properties that reflect our commitment to sustainability.

Build Thriving Neighborhoods

We strive to support the local culture of our communities, honor their history, and responsibly integrate ourselves into their social fabric.

Foster Diversity Across Our Business

We are committed to strong diversity standards that will have a positive impact across everything we do, from employment and vendor relationships to community involvement and charitable giving.

Pursue Resilient Returns on Investments

We create value by increasing the efficiency and resilience of our properties.

Lead Collaboratively and Transparently

We remain accountable as we share our continuous ESG progress with our stakeholders in a collaborative way.

Timeline: 2020 ESG Events



Q1 2020

January

- HHC published Issue No. 2 of HHSustainability newsletter

February

- HHC provided the forum for an interactive open house event for Lower Manhattan Coastal Resiliency discussion

March

- HHC consulted RobecoSAM, a leader in sustainable-investing intelligence and research, on our Corporate Sustainability Assessment

Q2 2020

April

- Summerlin, Ward Village, Columbia, and The Woodlands engaged tenants, residents, and employees in virtual Earth Day activities
- Bridgeland, Pier 17 at the Seaport, Downtown Summerlin, The Woodlands, and The Woodlands Hills participated in Light It Blue event honoring frontline workers

May

- Bridgeland, Summerlin, The Woodlands and The Woodlands Hills recognized 14 high school students and four college students with scholarships

June

- HHC hired DEI consultant to reinforce our commitment to an inclusive workplace and ensure the firm is thoughtfully engaged in a dialogue about DEI
- HHC observed DEI holidays/celebrations on HHU (company intranet) and corporate social media
- HHC consulted with Institutional Shareholder Services (ISS) on ESG

Q3 2020

July

- 6100 Merriweather achieved LEED certification at Gold level
- HHC's David R. O'Reilly signed CEO Action for Diversity & Inclusion pledge
- HHC worked with DNV GL to complete assurance of our environmental performance data
- HHC submitted 2020 SAM Corporate Sustainability Assessment (CSA)
- HHC submitted 2020 GRESB Real Estate Assessment

August

- HHC partnered with DiversityJobs.com and FairyGodBoss
- HHC reaffirmed Zero-Tolerance Policy on racism and bias

September

- Bridgeland and The Woodlands Hills hosted a Fall Giving Drive

Q4 2020

October

- Columbia, Ward Village, The Woodlands, and Summerlin participated in annual Energy, Water, and Waste Awareness campaign
- HHC continued support for Development School for Youth's All Stars Project (ASP)
- DEI Dashboard was added to HHU (company intranet)
- HHC formed corporate DEI Advisory Council
- HHC Culture + People department collaborated with DEI Council to advance DEI across the organization

- HHC published 2019-20 ESG Annual Report

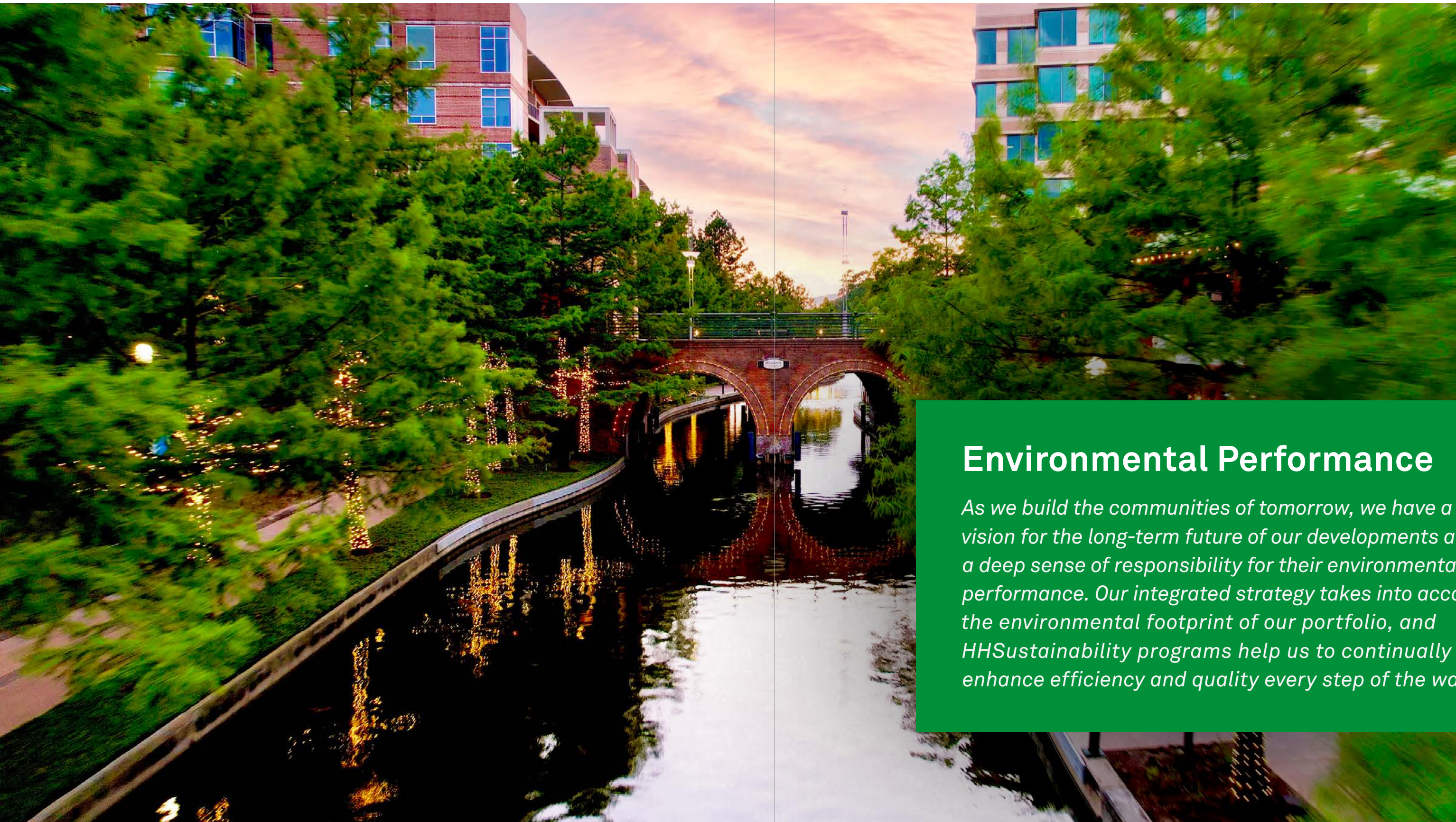
November

- HHC integrated DEI-related goals into performance reviews

December

- Two Merriweather achieved LEED certification at Silver level
- HHC updated portfolio-wide, property-level assessment of physical, social, and climate-related transition risks
- HHC published Issue No. 3 of HHSustainability newsletter



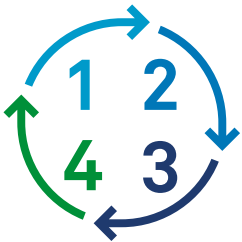


Environmental Performance

As we build the communities of tomorrow, we have a clear vision for the long-term future of our developments and a deep sense of responsibility for their environmental performance. Our integrated strategy takes into account the environmental footprint of our portfolio, and HHSustainability programs help us to continually enhance efficiency and quality every step of the way.



Environmental Strategy



Environmental Management System

To determine our sustainability strategy and manage our performance over time, we use an Environmental Management System (EMS) that helps us to articulate our processes and protocols for implementing programs, applying policies, and augmenting our data management tools. It also provides us with a strong framework for measuring, reporting, and benchmarking our progress against our peers. We adjust our ESG strategic plan annually to ensure continuous improvements to the HHSustainability program.

HHC ensures our EMS complies with the ISO 14001 standard for environmental management systems, which is based on the iterative Plan-Do-Check-Act cycle.

1 Plan

- + HHC adopted policies guiding our teams on best practices.
- + HHC set 10-year performance targets, which are reviewed as industry standards evolve.
- + HHC created an ESG team that meets regularly to develop an annual plan for achieving our targets.
- + HHC learns about ESG best practices and new opportunities via industry events and participation in sustainability working groups.

2 Do

- + HHC completed a materiality assessment to determine our most material ESG issues.
- + HHC pursues green building certifications, including LEED, ENERGY STAR, and BOMA 360.
- + HHC has robust emergency procedures in place in case of extreme weather and other emergencies.

3 Check

- + HHC educates stakeholders through newsletters, awareness campaigns, social media, and webinars.
- + HHC’s ESG team meets regularly to ensure the implementation of initiatives.
- + HHC benchmarks the environmental performance of assets and tracks progress using data management platforms.
- + HHC conducts property-level assessments and occupant surveys across our operating assets.

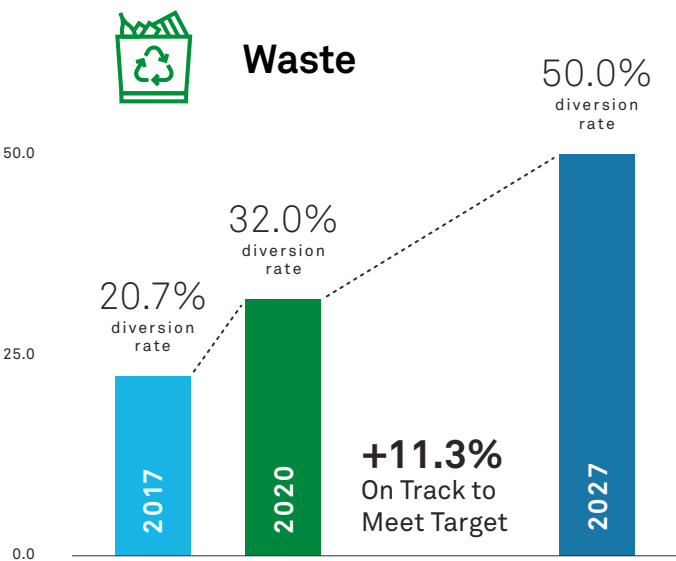
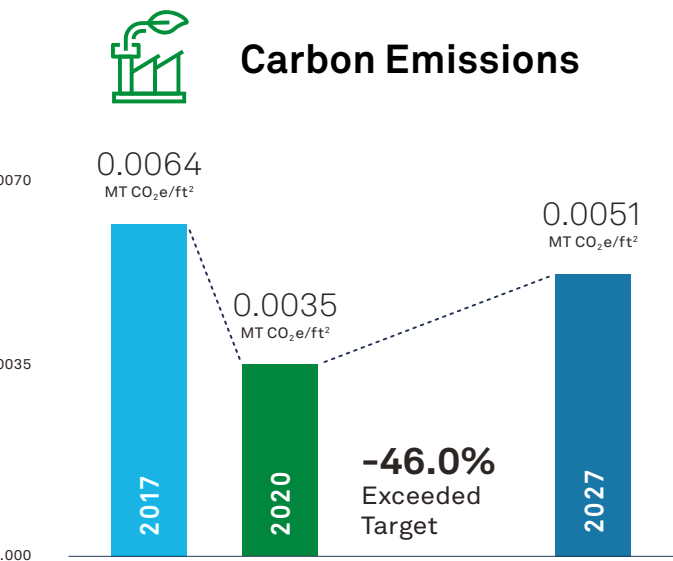
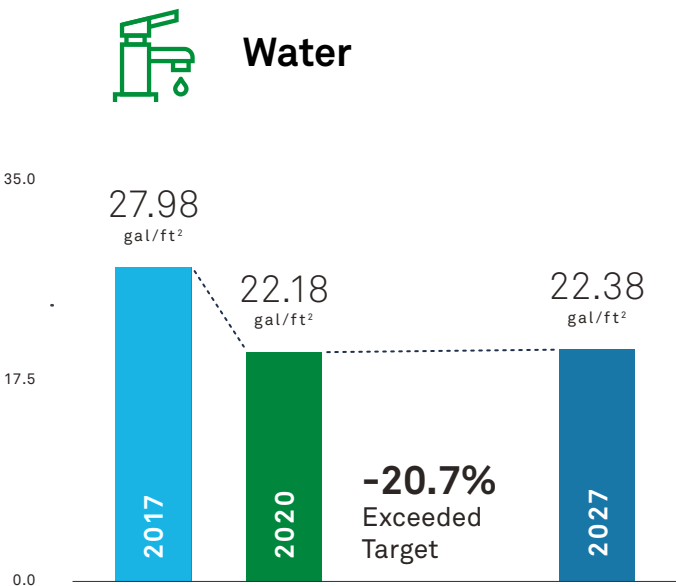
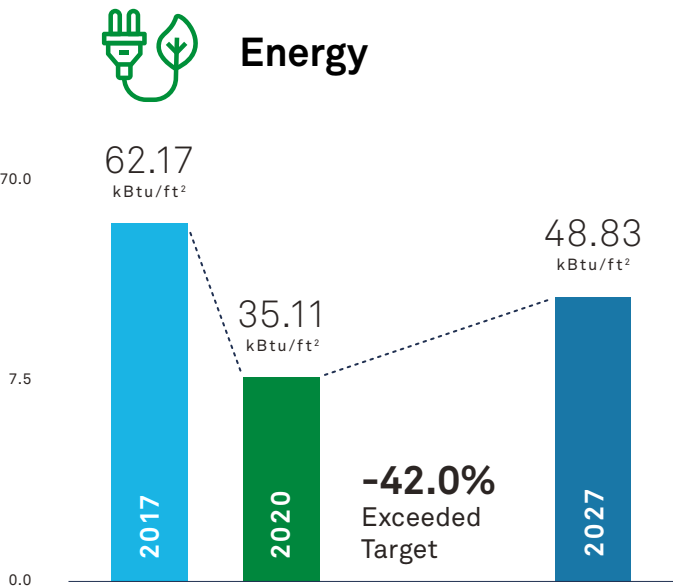
4 Act

- + HHC makes improvements based on performance analysis against our environmental targets.
- + HHC updates the larger community and the company’s Board, leadership, and employees on our progress.
- + HHC reports on our performance annually to organizations such as GRESB and S&P Global.

Targets & Performance

2027 Targets & Goals from a 2017 Baseline

Our environmental performance targets include commitments to reduce energy, water, waste, and carbon emissions, along with improving indoor environmental quality and achieving green building certifications.



100%
Green Cleaning Policy
Adopted Portfolio-Wide
Since 2019

57
Green Building
Certifications

Our 10-year targets are measured against a 2017 baseline to track our progress. Targets are reviewed and revised periodically as industry standards evolve, and we assess our performance annually to identify areas of improvement.

The reductions include hospitality, industrial, multifamily residential, office, and retail properties. The single-family homes that HHC develops are out of scope of our environmental targets. Due to the varying impacts of COVID-19 per property type, our reduction values have not been normalized by occupancy. We predict that, in due course, we will see an increase in energy and water consumption and emissions when evaluating reductions from 2020 to 2021 as operations return to normal. We remain committed to pursuing efficiency opportunities, achieving our reduction goals, and evaluating annual performance in the long-term.

Overall data disclaimer: We acknowledge that the reductions listed may be skewed due to the pandemic. While office and retail saw extended property shutdowns and low occupancy for the majority of 2020, residential properties saw increases in usage as work-from-home became the norm. With some building operations still necessary to keep buildings healthy upon occupants' return, we took this opportunity to implement strategies for energy reductions at select properties during shutdowns. These strategies included making slight adjustments to HVAC temperature set points and reducing lighting and ventilation in unused common areas, among other initiatives.

Energy data disclaimer: The 2020 EUI may include energy consumption from outdoor areas (e.g., parking lots) for assets where the consumption for these areas cannot be separately tracked from the consumption of indoor spaces. Our EUI target only covers indoor areas.

Water data disclaimer: The 2020 WUI may include irrigation consumption for assets where irrigation consumption cannot be separately tracked from the consumption of indoor spaces. Our WUI target only covers indoor spaces. HHC is implementing additional water efficiency programs in 2021 to ensure that we reduce our WUI going forward.

Waste data disclaimer: Our waste data coverage has increased by 75% since 2017, so the comparison above is not like-for-like.

Sustainability Policies

Our policies guide our teams to ensure adherence to operational best practices. In 2020, we distributed nine new ESG guides to all employees, all of which are required reading. Employees are encouraged to become familiar with the guides in order to support the achievement of our portfolio-wide ESG goals.

The Nine ESG Guides

- + Energy Efficiency
- + Stakeholder Engagement
- + Green Cleaning
- + Green Tenant
- + No Smoking
- + Refrigerant Management
- + Solid Waste Management
- + Tenant Health and Well-Being
- + Water Efficiency



Environmental Risk Management

Through careful analysis of sustainability and resilience criteria for both new acquisitions and standing assets, we actively secure our investments far into the future.

Our environmental risk-management process identifies design strategies and operational risks associated with assets and utilizes risk mitigation techniques and processes, along with implementing a risk finance program. In addition, our Resilience and Sustainability Due Diligence for New Acquisitions Guide provides an important framework for assessing and mitigating environmental risk.

Risk Assessments

HHC conducted a property-level risk assessment across our operating assets in 2019 that analyzed over 60 physical, social, and climate-related transition risks, including but not limited to natural disasters, regulation, and market concerns.

In 2020, we updated a portion of the risk assessment, and we will continue to make annual updates in future years. Additional environmental risk-management initiatives in 2020 included:

- + Training building personnel on emergency response procedures.
- + Implementing a Hurricane Preparation Plan for the Seaport to outline procedures for maintaining safety and minimizing asset loss or damage in case of a hurricane.
- + Completing studies to determine our operating assets' vulnerability to windstorms.
- + Working with restoration vendors and an insurance broker to send weather alerts when severe weather events (e.g., high winds, hail, tornadoes, and flooding) are likely to impact our assets.
- + Completing lighting retrofits that reduce our energy consumption and our exposure to climate-related regulatory risks and which align our assets with changing tenant preferences.
- + Tracking climate-related legislation.

Our most material climate-related risks, based on our property-level risk assessment:



Regulation

Regulation requiring disclosure and/or reduction of building greenhouse gas emissions and energy use



Certifications

Increased demand for green building certifications



Extreme Weather

Wind, flooding, and hurricanes

Sustainable Operations

Improving how we identify sources of value is a key component of our sustainable operations strategy at HHC. By learning from green building and industry best practices, we have been able to accelerate the environmental performance of our entire portfolio. Consistent with our corporate approach to all our lines of business, we strive for quality at every stage of development and investment, innovating and adapting as needed to make our operations more sustainable.

In addition, as risk mitigation becomes more prominent, high-performance operations play an increasingly important role in helping us to protect our assets. Essential considerations remain extreme weather, innovations in technology, regulatory requirements, and community and investor demands.

Primary strategies for sustainable operations include:

Implementing data collection mechanisms in strategic developments, for post-occupancy analysis

Undertaking additional energy and water efficiency projects

Expanding waste management programs

Verifying performance through green building certifications

Engaging building occupants and the community



Environmental Initiatives

Energy Initiatives



A high priority for HHC is continuing to identify opportunities for energy efficiency at all operating assets and communities. We carefully target efficiency projects using the results of energy assessments to help advance us towards our target of a 20% energy use reduction by 2027 from a 2017 baseline.

Energy Audits

In a typical year, HHC completes several energy audits at various properties in our portfolio. The pandemic curtailed our completion of the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) energy audits planned for the calendar year. We were able to complete one water audit and two energy audits at 117 Beekman in New York and at Two Summerlin in Las Vegas.

The outcome of these audits is a list of recommended energy conservation measures (ECMs) for:

- + Lighting
- + Building automation
- + HVAC upgrades
- + Domestic hot water systems

HHC typically implements the ECMs that are estimated to have less than a three-year payback. In late 2019, we began implementing projects for the audited assets. In combination with the impacts of the pandemic, we observed the following performance* during 2020:

- + **One Summerlin:** Decreased energy consumption by 12% (1,853,851 kBtu)
- + **Two Hughes Landing:** Decreased energy consumption by 14% (1,085,861 kBtu)
- + **3 Waterway:** Decreased energy consumption by 19% (1,837,046 kBtu)
- + **60 Corporate Center:** Decreased energy consumption by 9% (627,922 kBtu)

** Please note that the energy reductions may be associated with pandemic-related reduced building occupancy.*

We perform regular reviews of building management and system performance, which identify necessary upgrades that are incorporated into our long-term capital budgets.



Lighting Retrofits

Performing lighting retrofits across properties results in greater efficiencies and cost savings. The following LED lighting retrofit initiatives were initiated or completed in 2020:

- + Woodlands Resort & Conference Center
- + The Outlet Collection at Riverwalk

Energy Efficiency Upgrades

HHC uses a variety of methods to improve our energy use, including technological upgrades such as Building Automation Systems (BAS) that help to control various components within a building's infrastructure, such as heating, ventilation, and air conditioning. By upgrading or installing a new BAS, we have been able to improve efficiency, reduce operational expenses, and increase access to building systems data.

In recent years, we have completed the following upgrades:

- + BAS upgrades/replacements were completed at one existing property, 2201 Lake Woodlands.
- + Building energy management systems were installed at The Outlet Collection at Riverwalk.

In addition, to reduce our energy use, HHC upgrades building equipment with more efficient models. Over the years, we have made upgrades to key building systems, such as boilers, chillers, cooling towers, breakers, and elevators.

In 2020, the following upgrades were completed:

- + We installed automatic meter-reading systems at three properties: Woodlands Resort & Conference Center, Embassy Suites, and The Westin at the Woodlands
- + We upgraded air-conditioning systems at Creekside Village in The Woodlands

Environmental Initiatives

Water Initiatives



Summerlin installed 10 WaterSmart irrigation controllers in Summerlin South, resulting in 30 million gallons of water savings annually.

Water conservation is an important issue for HHC. We proactively manage water use in Nevada and Texas and have had WaterSmart conservation guidelines at Summerlin since 2003. We provide ongoing stakeholder education programs, such as the Fix-A-Leak Week event and the annual Water Conservation Symposium at The Woodlands.

Drought-Tolerant Landscaping

Throughout our master planned communities, we have incorporated drought-tolerant and native species, especially in our developments in warm climates. This water-wise landscaping has helped save millions of gallons of water each year.



Water Use Reduction Initiatives

In 2020, we changed out two cooling tower float valves and upgraded two solenoid valves on domestic water pumps at The Outlet Collection at Riverwalk. Summerlin installed 10 WaterSmart irrigation controllers in Summerlin South, resulting in more than 30 million gallons of water savings annually.

Ongoing Water-saving Projects

- + Water-efficient fixtures

+ Drip irrigation

+ Drought-tolerant landscaping
- + Aerator assessments

+ Stormwater management

As we work towards our 2027 water-reduction target, we will continue to evaluate water efficiency and conservation projects to reduce our operating expenses and environmental impact.

Waste Initiatives



We hold e-waste drives regularly at properties to increase literacy among our tenants and help them to safely dispose of old batteries and electronic appliances.

Over the course of our sustainability program, we have been able to implement, improve, and maintain our portfolio-wide waste management programs to work toward our waste diversion goal of 50% by 2027.

Waste Management & Recycling

A successful operational waste-management program requires a comprehensive plan with clearly defined objectives and goals, as well as successful communications and stakeholder engagement strategies. We re-bid waste services on a regular basis across our portfolio to meet our evolving waste and recycling needs and adjust service levels, as well as to take advantage of competitive pricing. Furthermore, we collaborate with our waste management partners to perform waste audits and refine our management program.



Across our portfolio, waste management can vary by region, reflecting regional infrastructure, regulations, and programs implemented by HHC. While some properties have more standard recycling streams that include cardboard, paper, plastic, and glass, other properties may also have streams in place for metal and food. Properties coordinate with local waste management authorities to fine-tune their programs on an ongoing basis.

HHC is continuously improving our recycling, waste management, and tenant education programs to help increase recycling participation and our waste diversion rates. Education initiatives include a recycling guide, a communications and signage program, and other stakeholder engagement activities.

Electronic Waste

Our teams work diligently to help with the collection of electronic waste, which is rarely accepted by most waste haulers, yet is critical to increasing our recycling rates. We hold e-waste drives regularly at properties to increase literacy among our tenants and help them to safely dispose of old batteries and electronic appliances.

Environmental Education & Outreach



Earth Day

April 22nd marked the 51st anniversary of Earth Day, a worldwide movement to celebrate the beauty of our earth and inspire action to preserve our environment. This year’s Earth Day theme was Restore Our Earth, which focused on natural processes, emerging green technologies, and innovative thinking that can help restore the world’s ecosystems.

HHC celebrated Earth Day by engaging our employees, tenants, and communities in online and in-person events. Our activities across regions included:

- + Sending an Earth Day memo and flyer within all HHC communities to share information about Earth Day and ways to restore the planet.
- + Launching an online scavenger hunt to educate tenants about sustainability and Earth Day for The Woodlands, Columbia, and Summerlin.
- + Sponsoring the 10th annual GreenUp community cleanup in The Woodlands, which included more than 700 volunteers who removed 8,000 pounds of litter.
- + Celebrating Earth Day in the Summerlin community with a variety of activities and virtual initiatives, including the “acts of love for the earth” social media campaign and “Environmental Love” publications to share Summerlin’s environmental efforts.
- + Recognizing Earth Day in Ward Village by turning off the lights on the iconic IBM Building and featuring Hawai’i landscape images by local photographers on social media.



Summerlin

Desert Landscaping: As one of the earliest adopters in the region, Summerlin leads the way in desert landscaping. We are actively working to influence community perception of low-water-use landscapes and encourage other developers to adopt desert landscaping as well. Summerlin was the first community to implement strict WaterSmart conservation guidelines that limit turf to backyard play areas only, and the community continues to use and promote desert-friendly plant materials whenever and wherever possible.

Pollinator Gardens: Summerlin has made it a priority over the past several years to promote gardens at local elementary and middle schools. We have provided funding to underwrite garden farms as a teaching tool and have recently partnered with Green Our Planet to add pollinator gardens at several Summerlin schools and one in Downtown Summerlin. Pollinator gardens attract butterflies, insects, and bees, serve as an oasis for native pollinators, and introduce another level of learning for students.

Christmas Tree Recycling: Summerlin offers Christmas tree recycling in partnership with Springs Preserve, UNLV Rebel Recycling Program and dozens of other local conservation organizations. 2020 represented the third highest collection to date, with 16,960 trees collected and recycled back to Mother Nature.

Bridgeland

Nature Fest: In 2021, for the 13th year, Nature Fest at Bridgeland featured a variety of exciting encounters with animals of all kinds at Oak Meadow Park. The event is largely free of charge, with all proceeds donated to Cy-Hope, a local organization committed to bringing hope and opportunity to every child in the Cy-Fair area of Greater Houston.

Environmental Awards: Bridgeland won the People’s Choice Award and the inaugural Vanguard Award from the Houston District Council of the Urban Land Institute (ULI-Houston) at the Development of Distinction award ceremony in April 2021 for the design and implementation of Bridgeland’s extensive 140-acre waterway. The design’s scenic lakes improve water quality, irrigate during droughts, and draw residents to common areas for recreation. These lakes form a stormwater system that exceeds local design requirements and that has managed storm events much larger than those anticipated.

Lake Fish Conservation: The Bridgeland Essential Fish Habitation/Conservation group used their collective expertise, which includes an oceanographer and a hydrologist, to create fish habitats for the long-term sustainability of fish populations in Bridgeland’s lakes. They received funds from the HOA, WCID 157, and local residents for the project. In addition, HHC committed \$1,000 per year for the next five years, promoting the long-term viability for their efforts.



Ward Village

Trees for Honolulu’s Future: Ward Village donated \$10,000 to Trees for Honolulu’s Future for the Victoria Place groundbreaking, contributing to the work underway with the organization’s goal for Honolulu to achieve 35% tree canopy coverage by 2035. This donation reinforces Ward Village’s commitment to strengthening the community’s connection to nature.

The Woodlands

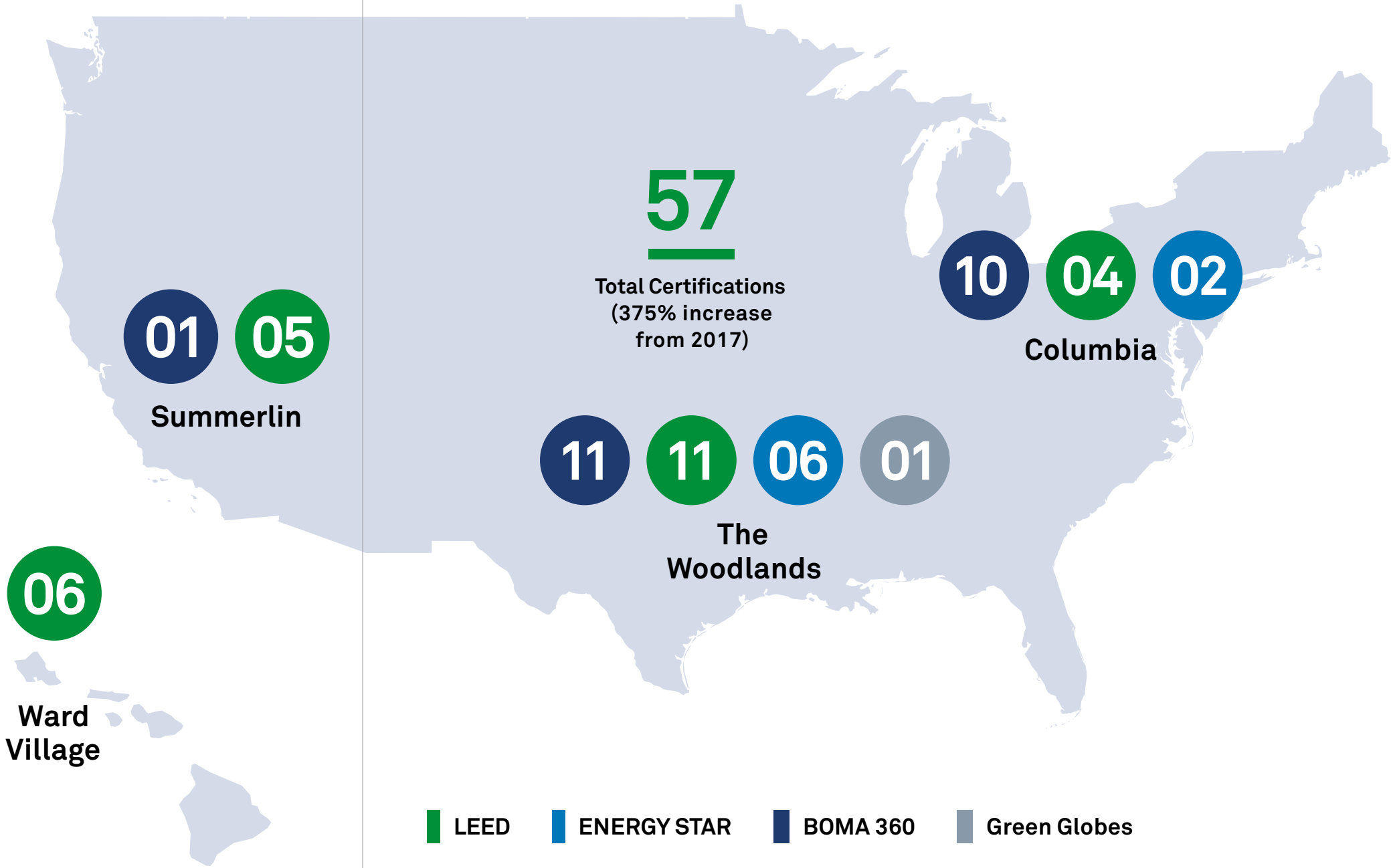
Gosling Road Bridge and Roadway: HHC donated land for improvements to the Gosling Road Bridge and Roadway over Spring Creek in The Woodlands, allowing for completion of road and crucial drainage improvements in the area. HHC has also donated 44 acres of open space reserves, hike-and-bike-trails, and a neighborhood park — all in the Village of Creekside Park® in The Woodlands — exemplifying the commitment Howard Hughes has shown to The Woodlands and sustainable development throughout the past four-and-a-half decades.

Certified Properties

We prioritize pursuing LEED to the greatest extent possible across our portfolio of operational and development assets.

HHC is proud of the progress we have made over the years with our green building certifications, which help us to continually improve the performance of our portfolio and reduce carbon emissions, energy, water, and waste. These certifications drive sustainable design, construction, and operations, resulting in high operational performance and better health outcomes for building occupants.

Certifications such as LEED, ENERGY STAR, BOMA 360, and Green Globes increase property values through operational efficiency, amplified employee productivity, increased occupant comfort, and low vacancy rates. We achieved 10 new green certifications in 2020, including two LEED and eight ENERGY STAR certifications. Our total count of active certifications numbers 57, with a cumulative total of 26 LEED, 8 ENERGY STAR, 22 BOMA 360, and 1 Green Globes as of year-end 2020. Please see the Appendix for descriptions of each certification system.



Certified Properties

26 LEED Certifications

Region	Property	Certification Type	Level	Awarded
Ward Village	Ward Village	Neighborhood Development (ND)	Platinum	2013
Columbia	6100 Merriweather	Core and Shell (CS)	Gold	2020
The Woodlands	Millennium Six Pines	Homes	Gold	2015
Columbia	Two Merriweather	Core and Shell (CS)	Silver	2020
Ward Village	Ae'o	Building Design and Construction (BD+C)	Silver	2019
Summerlin	Aristocrat Campus	Core and Shell (CS)	Silver	2018
Summerlin	Two Summerlin	Building Design and Construction (BD+C)	Silver	2018
The Woodlands	One Hughes Landing	Core and Shell (CS)	Silver	2018
The Woodlands	Three Hughes Landing	Core and Shell (CS)	Silver	2018
The Woodlands	Two Hughes Landing	Core and Shell (CS)	Silver	2018
Ward Village	Anaha	Building Design and Construction (BD+C)	Silver	2018
Ward Village	Waiea	Building Design and Construction (BD+C)	Silver	2018
Summerlin	Downtown Summerlin – North	Building Design and Construction (BD+C)	Silver	2016
Summerlin	Downtown Summerlin – South	Building Design and Construction (BD+C)	Silver	2016
Summerlin	One Summerlin (Office)	Building Design and Construction (BD+C)	Silver	2016
Columbia	Metropolitan Downtown Columbia	Building Design and Construction (BD+C)	Silver	2016
The Woodlands	3 Waterway Square	Core and Shell (CS)	Silver	2014
The Woodlands	9950 Woodloch Forest	Building Design and Construction (BD+C)	Silver	2014
Columbia	30 Corporate Center	Retail, Commercial Interiors (CI)	Silver	2012
The Woodlands	Millennium Waterway Square	Building Design and Construction (BD+C)	Silver	2011
Ward Village	Ke Kilohana	Building Design and Construction (BD+C)	Certified	2019
The Woodlands	1201 Lake Robbins	Interior Design and Construction (ID+C)	Certified	2016
The Woodlands	1725 Hughes Landing	Core and Shell (CS)	Certified	2016
The Woodlands	1735 Hughes Landing	Core and Shell (CS)	Certified	2015
Ward Village	Ward Village Shops (Auahi Shops)	Core and Shell (CS)	Certified	2014
The Woodlands	The Westin at The Woodlands	Building Design and Construction (BD+C)	Certified	2018

08 ENERGY STAR Certifications

Region	Property	Certification Year(s)	2020 Score
The Woodlands	1725 Hughes Landing	2020, 2019	96
The Woodlands	3 Waterway Square	2020, 2019, 2018, 2017, 2016, 2015	86
The Woodlands	1735 Hughes Landing	2020, 2019, 2017	85
The Woodlands	Three Hughes Landing	2020, 2019	81
The Woodlands	3831 Technology Forest	2020, 2019, 2017	77
The Woodlands	Two Hughes Landing	2020, 2019, 2017	75
Columbia	TenM	2020	77
Columbia	Mflats	2020	77



Certified Properties

22 BOMA 360 Certifications

Region	Property	Level	Awarded
Columbia	10 Corporate Center	Certified	9/1/2018
Columbia	20 Corporate Center	Certified	9/1/2018
Columbia	30 Corporate Center	Certified	9/1/2018
Columbia	40 Corporate Center	Certified	9/1/2018
Columbia	50 Corporate Center	Certified	9/1/2018
Columbia	60 Corporate Center	Certified	9/1/2018
Columbia	70 Corporate Center	Certified	9/1/2018
Columbia	Columbia Association Building	Certified	9/1/2018
Columbia	One Mall North	Certified	9/1/2018
Columbia	One Merriweather	Certified	9/1/2018
Summerlin	One Summerlin (Office)	Certified	9/1/2019
The Woodlands	1725 Hughes Landing	Certified	7/19/2019
The Woodlands	1735 Hughes Landing	Certified	7/19/2019
The Woodlands	2201 Lake Woodlands	Certified	7/19/2019
The Woodlands	9303 New Trails Drive	Certified	7/19/2019
The Woodlands	One Hughes Landing	Certified	7/19/2019
The Woodlands	3831 Technology Forest	Certified	7/19/2019
The Woodlands	Three Hughes Landing	Certified	7/19/2019
The Woodlands	Two Hughes Landing	Certified	7/19/2019
The Woodlands	3 Waterway Square	Certified	7/19/2019
The Woodlands	4 Waterway	Certified	7/19/2019
The Woodlands	1400 Woodloch Forest	Certified	7/19/2019



Awards & Recognition

HHC is annually recognized by numerous nationwide organizations for our outstanding environmental, social, and governance achievements.

Master Planned Community Awards 2020–2021

As The Howard Hughes Corporation continues to build the cities and vibrant communities of tomorrow, we remain dedicated to engaging our stakeholders and working in collaboration to enhance the lives of everyone who lives, works, and plays in our communities.

Bridgeland

Houston-Galveston Area Council (HGAC) Parks and Natural Area Awards

- + Project on the Ground More Than \$500K for Town Square Park, Special Recognition, 2020
- + Planning Process for Chrysalis Lake, Special Recognition, 2020

National Association of Home Builders (NAHB) National Awards

- + Landscape Design of the Year for Parkland Village, 2020
- + Best Community Amenity for Dragonfly Park, Silver Award Finalist, 2020

Houston Agent Magazine Agents’ Choice Awards

- + Development of the Year, 2020

Texas Nursery Landscape Association (TNLA) Texas Excellence in Landscaping Awards

- + Commercial Installation over \$500K for Celebration Park, 2021

Summerlin

National Association of Home Builders (NAHB) National Awards

- + Master Planned Community of the Year, Summerlin, 2020
- + Best Community Amenity, Silver Award, 2020

NAIOP Southern Nevada

- + Spotlight Award, 2020
- + Office Tenant Improvement, Two Summerlin, 2020

Columbia

Wallethub.com

- + #1 Safest City in America, 2018, 2019, 2020, 2021
- + #5 Best Place to Raise a Family, 2021

NAIOP Maryland, Awards of Excellence

- + Best Amenity Space, Downtown Columbia Marketing Center, 2021
- + Best High-Rise Office Building, 6100 Merriweather Drive, 2021

Baltimore Business Journal

- + Best in Real Estate, Juniper, 2021

The Woodlands

Communitas Awards, Stakeholder Engagement

- + Leadership in Community Service and Corporate Social Responsibility—HHCares, Contributions During the Pandemic, 2021

Houston Business Journal’s Landmark Awards

- + The Woodlands Towers at The Waterway, 2020
- + Best Medical Project, MD Anderson Cancer Center, The Woodlands, 2020

RedNews

- + Most Significant Sale Transaction, The Woodlands Towers at The Waterway, 2020

Niche.com

- + #1 Best City to Live in America, The Woodlands, 2021

The Woodlands Hills

National Association of Home Builders (NAHB) National Awards

- + National Gold Award—Best Special Promotion—Fall Giving Drive, The Woodlands Hills, 2021
- + Building Industry Community Spirit Award, Operation Finally Home, The Woodlands Hills, 2020

West Houston Association and North Houston Association

- + The Woodlands Hills, Quality Planned Development™, 2021

Greater Houston Builders Association (GHBA) Houston’s Best PRISM Awards

- + Master Planned Community Landscape Design of the Year, 2020

Houston-Galveston Area Council (HGAC) Parks and Natural Area Awards

- + Projects over \$500,000, The Woodlands Hills, 2020

MarCom Awards

- + Gold Award—Lucy & Gus Dauzat Dog Park Dedication, 2020

Communicator Awards

- + Distinction in Campaign Award—National Good Neighbor Day/Lucy & Gust Dauzat Dog Park Dedication, 2020



Stakeholder + Social Engagement

We value engagement with HHC stakeholders—including residents, tenants, employees, and all community members—as an essential component of our HHSustainability program.

Our People



12

Weeks Fully-Paid Maternity Leave

81%

Employee Satisfaction Score

85%

of Team Members Reported They Were Satisfied Overall

The Howard Hughes Corporation recognizes that our team members are the lifeblood of our company. As we constantly evolve and adapt, we strive to have a positive impact on the lives of all who are a part of HHC and to provide programs and support to improve their work experiences and promote a happy, healthy lifestyle.

Our welcoming company culture celebrates diversity, equity, and inclusion. We aim to ensure that all employment activities are conducted with fairness and in alignment with our Affirmative Action Plan.

We also advocate for our employees' self-discovery and professional growth through tuition reimbursement, student debt management resources, and a personal growth fund for non-job-related training.

Our competitive benefits programs support our employees and their families

by providing comprehensive health coverage, a 401k plan, and a fully-paid 12-week maternity leave. We have also increased baby-bonding leave to four weeks of paid leave for all genders following the birth, adoption, or foster placement of a new child. We are proud to be a mother-friendly worksite, offering a supportive environment and the necessary facilities for nursing mothers.

We are committed to maintaining an active dialogue with our team members and providing them with multiple channels to be seen and heard. HHC practices an open-door policy, and we believe that trust and open communication are the foundations of productive and healthy working relationships. As part of this commitment, The Howard Hughes Corporation conducts company-wide employee satisfaction surveys biannually. In 2020, 85% of our team members reported they were satisfied overall, and we saw an increase in our employee satisfaction score to 81 out of 100.

Diversity, Equity, & Inclusion

As I look back at 2020, I am incredibly proud of how our HHC team was able to respond to the pandemic and rise up to help each other and our communities. The issues addressed under DEI are very important to me and to our entire company. We have made excellent progress in many areas, and in others we know we have only begun to scratch the surface of great opportunity ahead.

— David R. O'Reilly

The impactful events of 2020 placed the essential social issues of diversity, equity, and inclusion (DEI) at the forefront of our business priorities. HHC took immediate action in 2020 and 2021 to expand our existing diversity efforts and to further strengthen our industry partnerships to help address the social issues facing our country.

Our Commitment to Equal Employment Opportunity

The Howard Hughes Corporation believes it is the responsibility of each officer, manager, and supervisor to ensure that all employment activities are conducted with fairness. We are committed to recruiting, hiring, developing, and promoting the best

individuals based on job-related qualifications, and without regard to race, religion, color, creed, national origin, sex, age, disability, sexual orientation, veteran status, or any other reason prohibited by law. We do not tolerate differential treatment or any practice that hinders our commitment to supporting our employees or candidates.

We provide accommodations to qualified individuals with a disability, as required by law under the Americans with Disabilities Act and other applicable statutes. Sexual or any other type of workplace harassment is not tolerated at HHC, and any employee who engages in discriminatory conduct or workplace harassment is subject to disciplinary action up to and including termination.



The Howard Hughes Corporation Class of 2021 Summer Associates. Photo by Ahmad Sweeney.

Diversity, Equity, & Inclusion

2020 Initiatives	
Completed Initiatives	Summary
Hired DEI Consultant	We worked with a DEI consultant in 2020 to ensure that our company is actively fostering an inclusive environment and is thoughtfully engaged in a dialogue about DEI.
Reaffirmed Zero-Tolerance Policy	We reaffirmed our zero-tolerance policy on racism or bias of any kind within HHC, held training workshops, and formed a DEI Advisory Council.
Signed CEO Action for Diversity & Inclusion Pledge	In 2020, HHC's CEO signed the CEO Action for Diversity & Inclusion pledge. Currently, over 1,000 CEOs of the world's leading companies have pledged to create change at the executive level.
Furthered Partnership with Development School for Youth's All Stars Project (ASP)	We continued our work with ASP, providing transformative workplace opportunities to underrepresented inner-city youth.
Partnered with DiversityJobs.com and FairyGodBoss	HHC entered into partnerships with DiversityJobs.com and FairyGodBoss to increase diversity recruitment efforts.
Formed DEI Advisory Council	Our inaugural DEI Advisory Council, led by employee volunteers, established new goals, including the implementation of manager diversity training; the creation of employee-led resource groups; an annual all-company call solely focused on diversity efforts; an enhanced internship program; and more.
Ongoing Initiatives	Summary
Observed DEI Holidays/Celebrations on HHU and Corporate Social Media	In 2020, we celebrated Black History Month, Women's History Month, Asian American Heritage Month, Ramadan, and more on HHU and social media to build engagement and participation across the company. We also engaged internally and externally through positive action and features about our employees and regions.
Integrated HHSustainability Goals Including DEI Goals into Performance Reviews	DEI participation and support were part of 2020 employee self-assessments and goal-setting. Beginning in 2021, these items will be weighted in performance reviews.

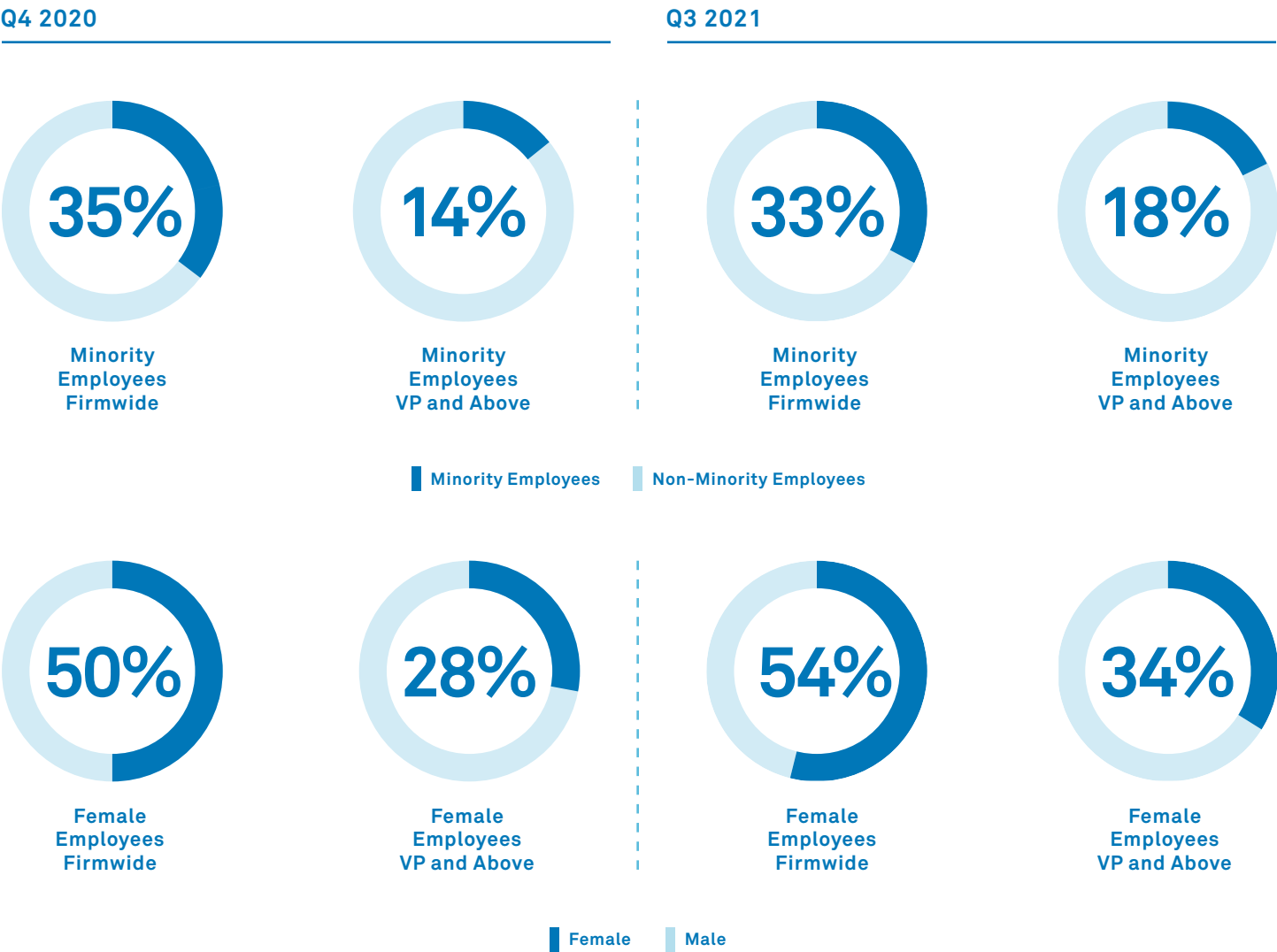
2021 Initiatives	
Completed Initiatives	Summary
Recruited Summer Associate Class of 2021	We recruited from Harvard, Vanderbilt, Texas Christian University, University of Texas at San Antonio, and University of Houston, among others, with the 2021 class of 15 summer associates having ~50% diversity of gender and ethnicity.
Launched Community Scholarship Program	We supported continuing education for residents in or around our five core regions, with the first group of scholarships awarded in fall of 2021.
Added DEI Component to Employee Engagement Survey	We added DEI as a new component to our Employee Engagement Survey, with new reporting that will allow us to filter by age, gender, ethnicity, and tenure, as well as other screens over time.
Launched Q1 HHQuarterly with DEI Focus	Our all-employee call in February 2021 launched with a presentation introducing DEI Council goals, setting a precedent for years to come.
Onboarded New Leadership to C-suite	We welcomed Correne Loeffler as CFO in April 2021, expanding our female leadership within HHC's C-suite.
Ongoing Initiatives	
DEI Dashboard on HHU	We established a DEI dashboard on HHU to share DEI educational resources with employees, including HHC demographics and DEI initiatives.
Partnership with DEI Council	Ongoing support of the DEI Council is provided by the Culture + People department and the Review Board through quarterly and ad hoc meetings where we fine-tune the structure and responsibilities of all parties to advance DEI in the company and our communities.
Manager Training	HHC teams are performing DEI manager training on an ongoing basis to ensure awareness throughout the organization.

Diversity, Equity, & Inclusion

Employee Demographics

As we work toward a balanced and equitable organization, we follow Equal Employment Opportunity laws and guiding principles and have a formal Affirmative Action Plan in place.

While HHC has made progress in improving our employee demographics over time, we also recognize the need for greater equity and inclusion. We took important steps in 2020 to evaluate our organization and to set new targets to improve DEI as we move into the future.



DEI Spotlight

At HHC, we value perspective. We believe in celebrating unique ideas and embracing different points of view. Diversity, equity, and inclusion are essential to our success as a company and we strive to source, engage, and retain diverse people, partners, residents, and suppliers. We invest in our people through continuous learning opportunities and nurture the exchange of ideas. By maintaining open dialogue and fostering new relationships, we can cultivate a culture of belonging—because better people make better companies, and better companies build better communities.



2020 was an eventful year for HHC's diversity, equity, and inclusion initiatives. To grow and strengthen our DEI program, we announced the formation of our inaugural DEI Advisory Council led by employee volunteers. To provide direction to our efforts to expand our DEI program, we worked with DEI consultant Martine Kalaw. An organizational development expert and author of a memoir, *Illegal Among Us*, which recounts her battle to avoid being deported from the country she has called home since the age of four, Kalaw helped us design a program that will equip our management and employees to handle the challenges of confronting implicit and racial bias in our industry and developing meaningful, effective DEI strategies.

The Council, with Kalaw's guidance, put forth several goals that were approved by the Executive Review Board to further embed DEI in our company culture, along with metrics by which to measure our progress. Early actions by the Committee have included:

- + Implementing manager diversity training on avoiding workplace bias
- + Creating several employee-led resource groups, such as Women at HHC + Allies, Military + Veteran + Allies, and LGBTQ+ and Allies
- + Holding an annual all-company call solely focused on diversity efforts

Our Chief People Officer, Dara Engle, recently spearheaded a company diversity evaluation to develop a baseline for our diversity employment efforts. She discovered that HHC is a leader in diversity employment in our industry but realized that, overall, there is work to be done. To begin this work, in July 2021 we appointed a Vice President for Diversity and Talent Development, whose primary focus is to expand our network and build a more diverse candidate pool, undertaking efforts such as enhancing our summer internship program, Summer Associates.

We have also partnered with two organizations to help us attract diverse candidates. Fairygodboss is helping us expand our gender diversity by increasing our company's visibility, sharing why HHC is a great place for women to work, and encouraging more female candidates to apply for openings at our company. Fairygodboss recognizes that women do not approach a job search the same way that men do and is helping us to reach qualified female candidates. We are also working with DiversityJobs.com to increase our visibility among job seekers from communities that are underrepresented in our industry, including Black and African American, Latinx, Asian, Native American, and LGBTQIA+ communities, and among women, veterans, and people with disabilities.

Going forward, we will continue to grow HHC's reputation as an employer of choice for qualified diverse candidates as we embrace differing viewpoints, nurture the exchange of ideas, and strengthen our culture of belonging.

Community Philanthropy: Downtown Columbia



HHCares is our companywide, integrated corporate social responsibility program. It embodies our deep and holistic commitment to our people. We recognize that issues of sustainability pertain not only to the environment, but also to the individual spirit of giving among our stakeholders.

Through HHCares—the heart of our community-focused philanthropy—we support over 350 causes through volunteerism with donations of nearly \$3 million to local charities in 2020 alone. We recently revamped the HHCares dashboard, with a designated section highlighting the work and events of featured organizations to keep our team members engaged in our efforts.

The entire HHC team is encouraged to participate in our charitable programs. We offer all full-time employees 24 hours per year to volunteer; a 1:1 match on financial donations to the charity of their choice; and time off to exercise voting rights; all of which reflect our commitment to sustaining the communities where we live and work.

In December 2020, in addition to donating a total of \$30,000 to Feeding America, The National Alliance on Mental Illness, and Toys for Tots, HHC launched a two-times donation match initiative for employee donations. This holiday campaign was an extension of our ongoing HHCares program.

At both the corporate and the regional level, HHC provides significant contributions to United Way, a nonprofit organization that focuses on providing low-income communities with the necessary tools to pursue education, achieve financial stability, and live healthy lives. In addition to financial assistance, our employees contribute to United Way through volunteerism, to further its mission of supporting education, the arts, youth issues, and environmental stewardship.



Downtown Columbia

In Downtown Columbia, philanthropic efforts were robust in support of frontline workers and human services nonprofits that took up the charge of mitigating effects of the pandemic. Over two dozen different organizations, from Gilchrist Hospice Care to Free Bikes 4 Kidz, were given funds to fulfill their missions. Our biggest donations were sent to support hard-hit institutions including Howard Hospital Heroes in Healthcare, Howard Community College, and the Community Foundation of Howard County—which joined with other local philanthropies to address issues of food instability, housing, and mental health needs that have been exacerbated by COVID-19. Downtown Columbia also supported the Howard County Police Foundation, our sterling Howard County Library system, as well as Blossoms of Hope, a local cancer support organization which is raising funds by planting trees throughout Downtown Columbia. In addition to cash donations, they helped raise money for organizations such as Special Olympics. They fielded a team and participated in the fundraiser Over the Edge, which saw over 50 intrepid supporters rappel down 12 stories of the tallest building in Howard County, 6100 Merriweather, to raise more than \$100,000.

Community Philanthropy: Summerlin, The Seaport

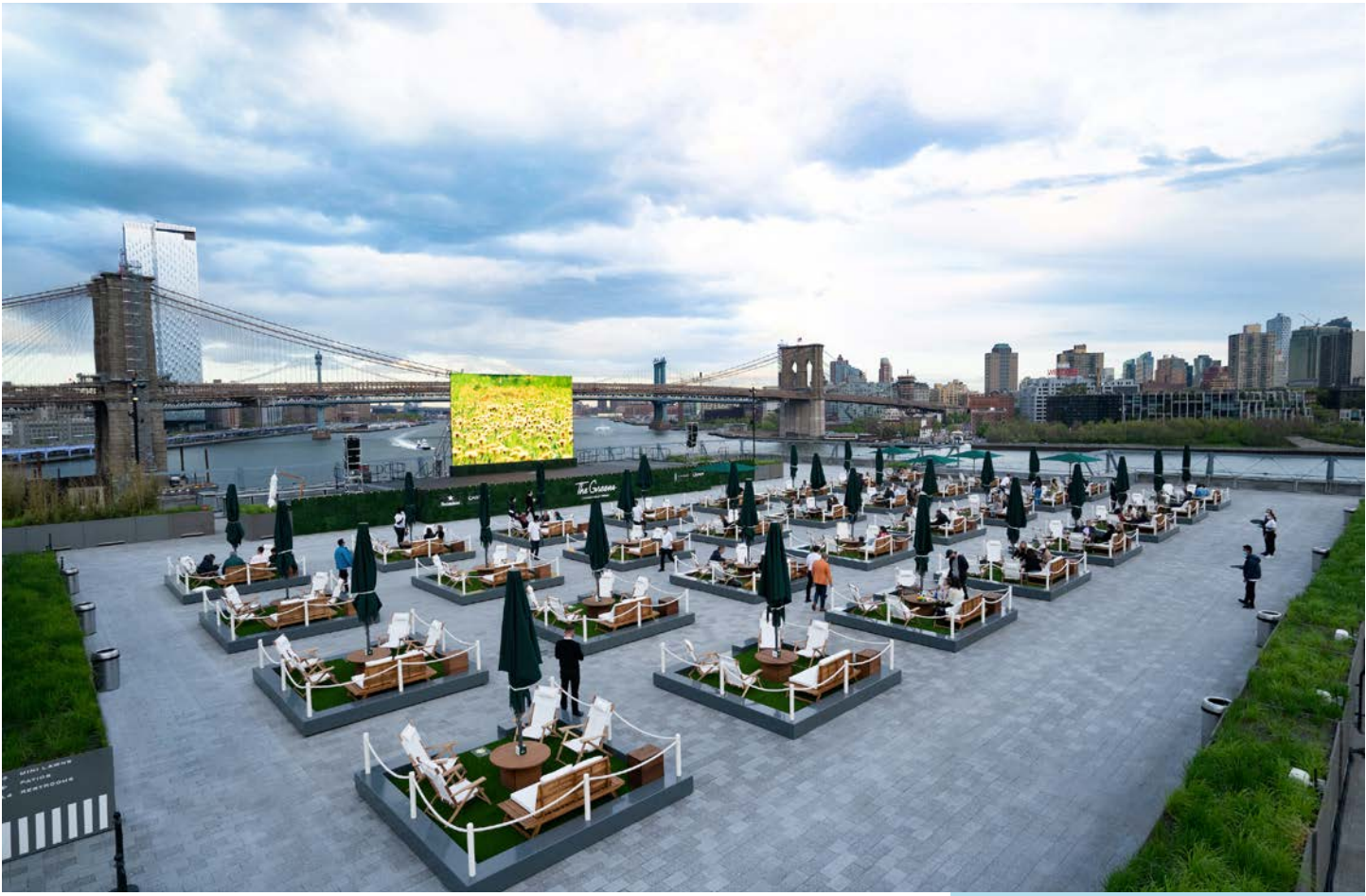
Summerlin

At Summerlin, HHC donated to the Mayor’s Fund for Las Vegas LIFE, which made the “Queen of Arts” sculptures installation possible at the West Las Vegas Arts Center. These dynamic sculptures celebrate local culture and the rich African American history of the historic Westside. In addition, HHC supported HELP of Southern Nevada, a program that assists families and individuals to overcome barriers and attain self-sufficiency through direct services, training, and referral to community resources, including a homeless youth center and meal distributions. Summerlin also made a donation of \$50,000 to the COVID-19 Relief Fund.



The Seaport

The Seaport incorporated a charitable component in the business plan for The Greens restaurant, dedicating a portion of each reservation fee to select New York City philanthropies that aid those most affected by the pandemic, resulting in over \$150,000 donated to community beneficiaries specifically in response to COVID. In 2021, The Greens also donated \$7,400 to the National Alliance on Mental Illness (NAMI) as part of its ongoing charitable initiatives. Several charitable contributions ranging from food to financial donations were also made to support people and organizations most in need at the Seaport area.



Community Philanthropy: Ward Village, Houston



Ward Village

Ward Village restructured their giving program by partnering with the Hawai'i Community Foundation to support critical community priorities, including Waikiki Health, Hawai'i Health and Harm Reduction Center, and the Aloha United Way ALICE (Asset Limited, Income Constrained, Employed) Fund. In addition, a \$50,000 contribution to Queen's Medical Center Caregiver Sanctuaries helped support the well-being of the more than 3,500 medical workers serving Queen's Medical Center patients as a gesture of gratitude for their tireless work to keep Ward Village's community healthy and safe. Ward Village also pledged to align with future development milestones, including \$30,000 donations at the groundbreaking of each residential project. Continuing HHC's tradition of marking the symbolic raising of a building's final structural beam with a "Topping Out & Giving Back" celebration, Ward Village donated \$25,000 worth of critical supplies to the Honolulu Department of Parks and Recreation Summer Fun program in celebration of the topping out of Ward Village's tower, representing their ongoing contribution to the social fabric of the community.



Houston

In the Houston Region, HHC provided ongoing support for over 130 local charitable causes through financial donations and volunteerism. In Bridgeland, support was offered to Operation FINALLY HOME and U.S. military veterans by building a home for an American hero. The Houston Region also supported our frontline workers during the pandemic by providing meals and expressing our appreciation to local hospital workers and the U.S. National Guard.

Also in 2020, Bridgeland and The Woodlands Hills together raised over \$90,000 during the Fall Giving Drive. Working with our builder and realtor partners, HHC contributed to Leukemia & Lymphoma Society, YES to YOUTH, HomeAid Houston, Montgomery County Food Bank, and Cy-Fair Educational Foundation. In partnership with The Brookwood Community, a non-profit educational, residential, and entrepreneurial organization for adults with disabilities, HHC provided complimentary use of prime retail space in Hughes Landing® in The Woodlands for the Brookwood Community's Holiday Market during the 2020 holiday season and extended their use of the space through April 2021.



Education & Outreach

Education and Training

- + New Employee Orientation
- + Personal Growth Fund
- + On-the-Job Training and Mentorship
- + Tuition Reimbursement
- + Online Sustainability Education
- + LEED Green Associate Exam Training

Outreach Tools

- + HHSustainability Newsletter (2x per year)
- + Program Memos
- + Sustainability Awareness Events
- + Green Building Certifications
- + HHSustainability Annual Report

With personal discovery as a unifying characteristic of our community of lifelong explorers, we provide independent training and educational programs for our employees to improve their skills and grow professionally.

We encourage employees to be the “CEOs of their own careers” and offer many opportunities for personal and professional growth, starting with our orientation processes, one-on-one coaching, and on-the-job training. HHC managers and supervisors show their commitment to serving as partners and coaches for employees by providing mentorship and developmental opportunities. We also have a tuition reimbursement program that provides full-time employees with up to \$10,000 annually in reimbursement for professional growth, including continuing higher education and professional certifications. Conference and seminar attendance is also encouraged throughout the company, to promote networking, learning, and firsthand industry experience.

HHSustainability Training

All HHC employees have access to free, online sustainability education through our partnerships with Verdani Partners™, U.S. Green Building Council (USGBC), Urban Land Institute (ULI), NAREIT, and other organizations. We offer sustainability management best practices webinar courses on topics such as sustainability budgeting, sustainable sites, energy efficiency, water efficiency, and indoor environmental quality (IEQ).

In addition, our employees can access LEED Green Associate exam training. Finally, all employees have the opportunity to learn about the HHSustainability program through our newsletter, which includes updates on topics such as green building certifications, ESG reporting, sustainability awareness events, and sustainability awards.

Ethics Compliance Training

Strong ethics are a key tenet of our culture. We require training on our Code of Business Conduct and Ethics for all employees throughout their time with HHC. Our training guides employees through ethical business decision-making; how to recognize unethical behavior; and reporting procedures where appropriate. The training for 2020-2021 was completed by all employees within the first quarter of 2021.

Education Spotlight



HH Scholars

In April 2021, we launched The Howard Hughes Community Scholarship Program in partnership with Scholarship America, the nation's largest designer and manager of scholarships and other educational support programs. This program awards an annual \$10,000 scholarship to a qualifying high school student living in or around an HHC community who plans to continue their education in college or vocational school programs.

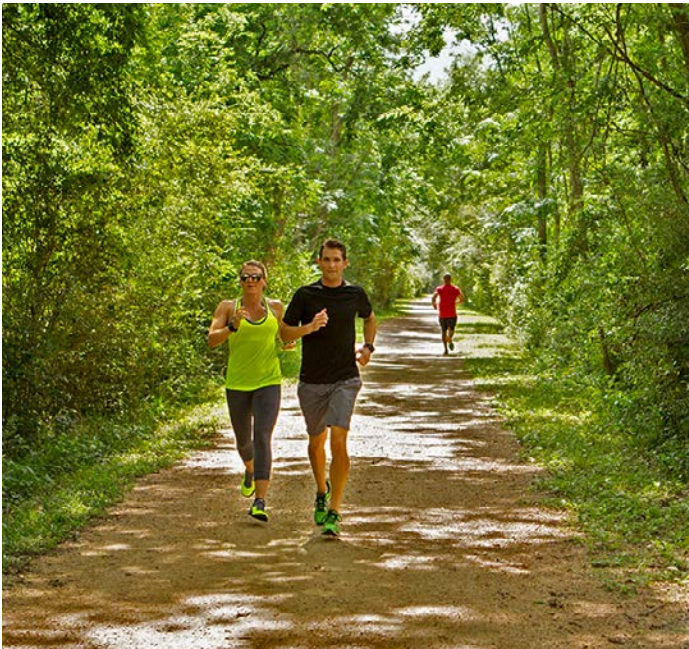
This new program is in addition to the various scholarship programs that HHC has continued to support on the regional level, with Bridgeland scholarships being the most recently established to provide two recent graduates of the top-rated Bridgeland High School with support for college

expenses. In 2020, HHC collectively awarded 28 scholarships to exceptional students in our communities.

The five regional areas that qualify for participation are:

- + The Seaport (Downtown New York City / Financial District)
- + Downtown Columbia (Howard County, Maryland)
- + Bridgeland / The Woodlands / The Woodlands Hills (Texas)
- + Summerlin (Las Vegas, Nevada)
- + Ward Village (Honolulu, Hawai'i)

Community Health & Well-Being



At HHC, we are dedicated to improving the quality of life of our people and communities by developing properties with healthy spaces to live, work, relax, and socialize. We also believe that attracting and retaining the best talent means we must strive to provide an inclusive work environment in which employees feel valued and safe. We enforce the highest standards for building operations to protect the health, well-being, and safety of our employees, tenants, residents, and visitors.

Following our commitment to provide affordable benefits for our employees, we implemented many changes in 2020 to better support our team members. Program changes included a Health Savings Account contribution; expanded preventative services under High Deductible Health Plans (HDHPs); and a new Employee Assistance Program (EAP) vendor. We partnered with Guidance Resources to provide EAP services for HHC employees and added the Cigna Cancer Support Program to help members and their families navigate a cancer diagnosis.

In light of the impacts of the pandemic and the resulting need for increased mental health and wellness support, in 2021 we

focused on bringing more virtual care to employees. HHC introduced a virtual mental healthcare platform to its employee benefits package as well as a more tailored and comprehensive health wellness platform called Gympass. Through Gympass, employees receive access to personal training, health coaching, and numerous health apps including Calm, iFeel, Mobills, and many more.

These quality-of-life improvements build upon HHC’s foundational Health and Well-Being Guide, which provides best practices for increasing indoor environmental quality (IEQ), such as ensuring HVAC conditions are maintained in accordance with ASHRAE guidelines and providing natural daylight and views for occupants. We also adopted a Green Cleaning Guide in 2019 to encourage the use of green cleaning products and procedures at all our managed properties.

Outdoor Activities

Our many wellness initiatives are designed to help our community members create their ideal lifestyles while also supporting community connectivity — a vital component of today’s thriving environments. During quarantine periods of the pandemic, the outdoor space and the number of quality amenities incorporated into our communities’ natural outdoor settings became even more sought-after and valued. Across our diverse and varied communities, 14,294.5 acres — 17% of our portfolio — are green space, providing residents and visitors ample opportunities to explore nature and focus on health and wellness while also taking advantage of educational components that promote environmental awareness.

HHC celebrated American Hiking Society’s National Trails Day in June 2020, highlighting the many acres of trail systems across our portfolio that not only promote healthy outdoor activities like walking, running, cycling and strolling, but that also physically link villages, neighborhoods, parks, and retail and entertainment areas — providing residents with direct, walkable access to their communities. Throughout various regions, our community members were also able to participate in special outdoor wellness events like the Tour de Summerlin annual cycling event, the Summerlin Half Marathon, or the yoga classes offered at Victoria Ward Park in Ward Village.

Health & Well-Being Partnerships

- + American Heart Association

+ Cenegenics Elite Health
- + Gympass

+ Seaport Fit

+ Quest Diagnostics



Changes and Additions to Health & Well-Being Programs

Program	Year
Portfolio-Wide Health and Well-Being Guide with Guidelines for Indoor Environmental Quality (IEQ)	2019
Portfolio-Wide Green Cleaning Guide	2019
New Employee Assistance Program (EAP) Vendor	2020
Health Savings Account Contribution	2020
High-Deductible Health Plans Expansion	2020
Comprehensive Health & Wellness Platform	2021
Virtual Mental Healthcare	2021

Community Cultural Outreach

As a long-term community steward, The Howard Hughes Corporation is committed to helping create and nurture an authentic social fabric throughout each of the regions in which we build. We believe that arts and culture are essential aspects of a community's wellness, identity, and ability to thrive. The comprehensive nature of our programs and initiatives reflects our ethos of strengthening the cultural life of our communities.

HHArts

Howard Hughes Arts (HHArts) is our portfolio-wide arts initiative that is a natural extension of our long-standing commitment to celebrating the integral role of arts and culture in our placemaking process. Throughout each year, a rich cultural experience unfolds across our portfolio, helping people connect and nurturing wellness through extensive public art programs, performing arts series, large-scale installations, immersive cultural festivals, and artist residency programs that activate our buildings and our open public parks.

Our regions provided special cultural events for community members, ranging from a Lunar New Year celebration for the fourth year running in Downtown Summerlin to outdoor art exhibits at the Seaport featuring more than 50 local artists. As COVID-19 restrictions were lifted, and outdoor, socially-distanced activities resumed, Ward Village launched “activations” at Victoria Ward Park to engage the neighborhood and greater Honolulu community with fun, safe, outdoor experiences for people of all ages.

For the 16th year running, The Woodlands Waterway Arts Festival took place outdoors in Town Green Park in spring 2021, along the scenic banks of the award-winning The Woodlands Waterway. The Woodlands also continued to host visitors outdoors with walking tours of our extensive outdoor art collection, including 80 sculptures and public art installations. Downtown Columbia brought people together by hosting an exhibition event called commUNITY, while Bridgeland hosted summer art pop-up workshops at the Van Meteren School of Art from June through August to support the area’s residents.

In addition, Merriweather District continued their signature, fourth annual Artist-in-Residence (MD AIR) program and invited four artists to live at HHC’s LEED Gold-certified Juniper property, where artists created works of art that explored themes such as home, sanctuary, imagination, abstraction, and social justice.



- ◀ *For the 16th year running, The Woodlands Waterway Arts Festival took place outdoors.*
- ▼ *The commUNITY exhibition event brought people together in Downtown Columbia, while summer art pop-up workshops were hosted at the Van Meteren School of Art in Bridgeland. The fourth annual Artist-in-Residence program was also continued in the Merriweather District.*



Community Connections & Youth



Virtual Events

While the pandemic required various traditional community events to be reimagined for a virtual audience, 2020 encouraged us to explore new and creative ways to unite our communities with messages of encouragement and strength. Bridgeland found ways to create community connectivity through virtual events including family trivia, bingo for kids, dance parties, and a backyard campout. The Woodlands Hills hosted a variety of virtual classes as well, including story time and cooking classes.

Even though many planned in-person events were canceled, creative solutions emerged to foster an authentic sense of connection and engagement across our communities. The Summerlin Council Patriotic Parade on the 4th of July went virtual to continue to support the community. Downtown Columbia hosted virtual panel events that started a dialogue about the importance of access, equity, and diversity in the arts and the role we can all play in the future. Ward Village innovated with a dynamic online series of #AtHomewithWV classes on Instagram TV, and Downtown Columbia launched the digital community engagement campaign, Color Bursts of Joy, in response to a dreary pandemic year. The online campaign, which included fascinating content ranging from a youth comic book workshop to coding classes, engaged over 500 people in workshops and almost 20,000 people through video content.



Wellness Events

To create an authentic sense of connection and personal wellness during the challenges of the pandemic, HHC regions provided a variety of tools and programs for community members. The Seaport hosted free fitness classes through the Seaport Fit program, virtually in 2020 and in-person in 2021. Summerlin hosted Wellness Wednesday fitness and wellness challenges to support community members. Ward Village launched at-home fitness classes to replace the popular Yoga in the Park and Fitness in the Park classes originally held at Victoria Ward Park, with classes streamed via Instagram Live on social channels. Ward Village also partnered with the American Heart Association BEAT Week for a special edition of Ward Village Fitness at home. Bridgeland celebrated International Day of Yoga in June 2021 for the third year at Josey Lake Park, where residents were able to socially reconnect with the practice of yoga. The Woodlands also hosted a variety of events in 2020 and 2021 as part of our Wellness 360 tenant program, including online learning and fitness classes, wellness workshops, RIDE at the Bandshell, and Survival of the Fittest events.



Occupational Health & Safety

1.12%

Injury Rate

8

Work-Related
Injury Claims

572

Employees

0.14%

Lost-Time Injury
Frequency Rate (LTIFR)

1

Lost-Time Injury

3.136M

Hours Worked

HHC deeply values the health and safety of our teams and communities and works continually to improve our occupational health and safety practices. We believe that having a strong culture of safety helps drive us toward our goal of reducing operational hazards. We encourage our employees to take ownership of the process by participating in various risk-management initiatives.



Risk Culture

We are constantly evolving and implementing processes to improve occupational health and safety practices. Our Risk Management Department hosts discussions with all operations leadership teams regarding health issues and risks to employees on at least a monthly basis.

The Risk Management Department also hosts at least one annual in-person/onsite training (postponed in 2020 due to COVID-19) for all employees with respect to risk management principles, including safety and security. The Risk Management Department and our insurance partners visit each HHC location frequently throughout the year to conduct internal safety inspections. In addition, our regional teams report any safety and security incidents through an internet-based incident reporting system, and these reports are shared with the risk management team.



Additional 2020 occupational health and safety risk-management initiatives included:

- + The Executive Crisis Team, consisting of Shared Services and regional leadership was formalized and activated at the beginning of the COVID-19 pandemic, and daily update calls evolved into weekly calls throughout the year
- + The Risk Management Department engaged a third-party threat-monitoring system to keep our security teams informed of local activity in real time
- + A social media monitoring system function was extended to assist our marketing and corporate communications teams with public relations issues



Education

HHC management ensures that our property management teams know how to properly respond to building emergencies by providing relevant training that includes, but is not limited to:

- + Ongoing onsite awareness and refresher training on insurance provisions in contracts, certificates of insurance compliance, etc.
- + Training on our internal crisis management protocol
- + Evacuation and other life-safety drills at all operating assets

Additional 2020 risk management training included:

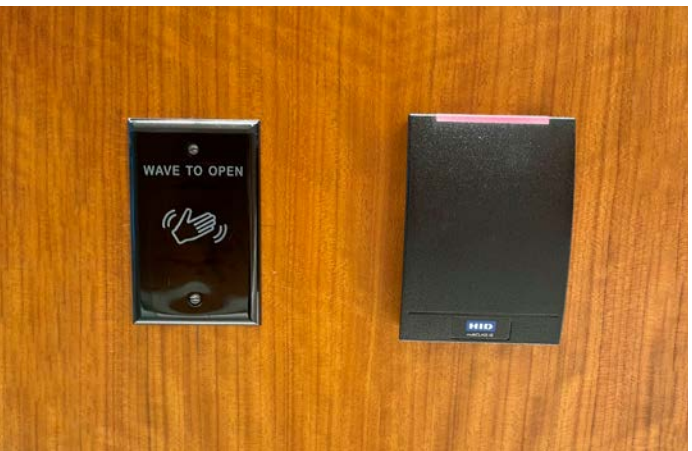
- + Upgraded safety training courses for all building engineers and property management employees
- + Improved fire-impairment training and protocols that were rolled out to all building engineers

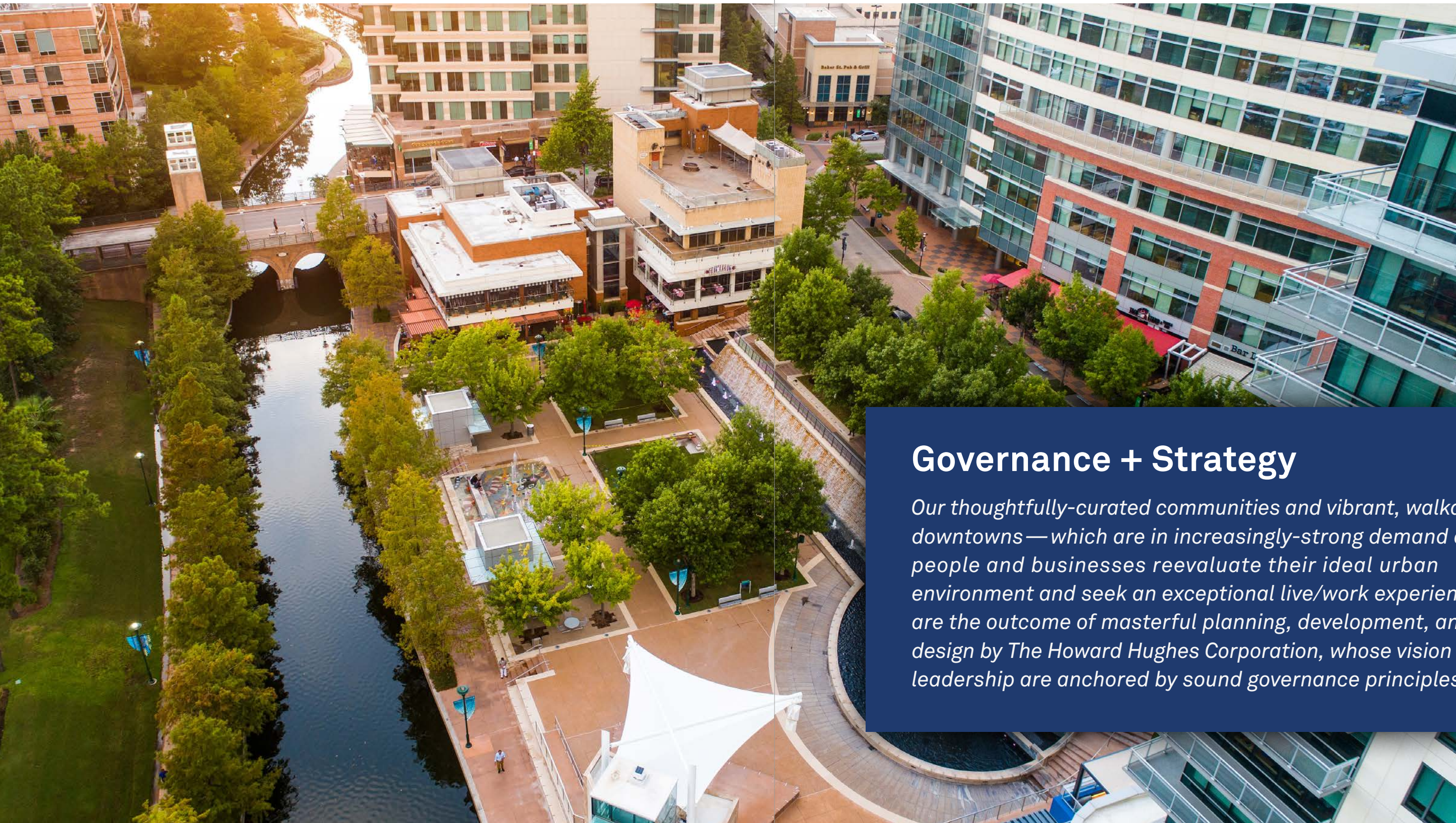
Physical Security/Safety

Management mitigates risks related to physical safety and security by engaging professional security companies at all commercial and retail assets, and we are continually expanding their services to respond to changing environments. Specific security initiatives include, but are not limited to:

- + A hostile aggressor/intruder program
- + A situational awareness program/presentation
- + Termination protocols
- + A security guard standard for internal events

In 2020, we implemented a Civil Unrest Policy to ensure physical security in our communities, and security pertaining to various assets was increased during the turbulent social climate and presidential election process.





Governance + Strategy

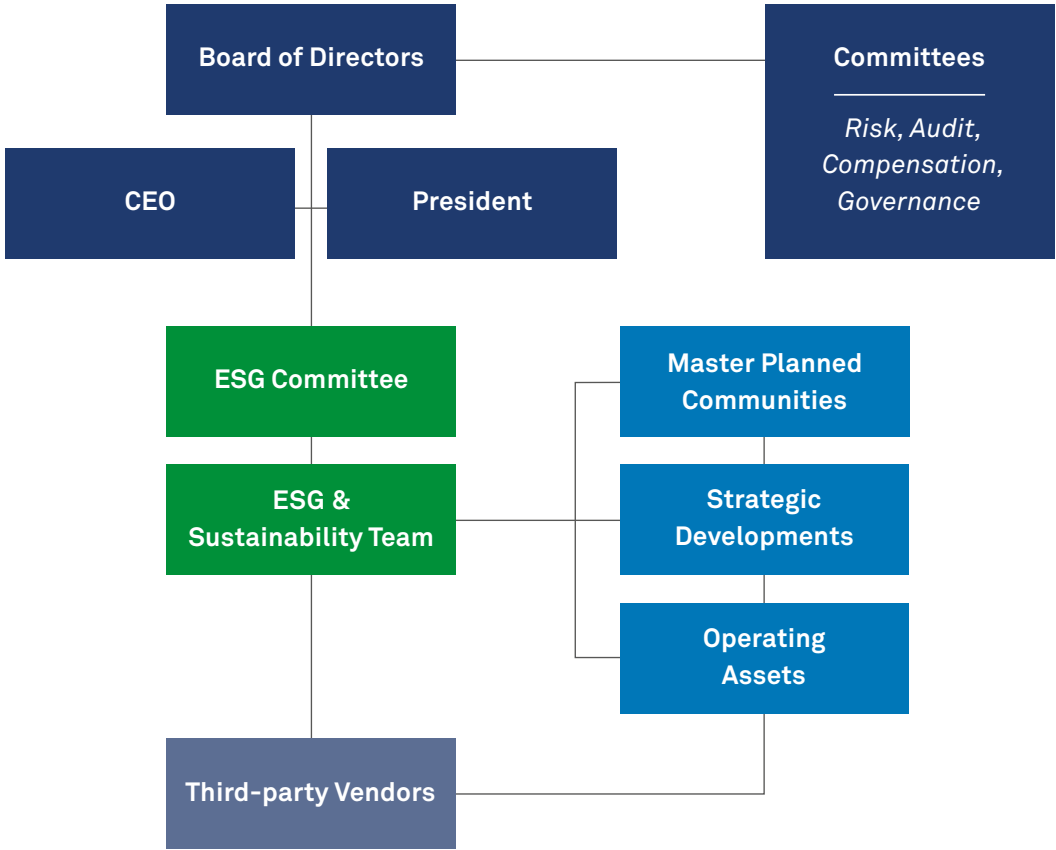
Our thoughtfully-curated communities and vibrant, walkable downtowns—which are in increasingly-strong demand as people and businesses reevaluate their ideal urban environment and seek an exceptional live/work experience—are the outcome of masterful planning, development, and design by The Howard Hughes Corporation, whose vision and leadership are anchored by sound governance principles.

Organizational Structure

The Howard Hughes Corporation is governed by a Board of Directors. The company is led by Chief Executive Officer David R. O'Reilly and President Jay Cross, who oversee the Environmental Social Governance (ESG) Committee that was formed in 2017. The ESG Committee provides strategic direction for our corporate sustainability objectives and guides the HHSustainability program.

Our Board and executive leadership provide a breadth of experience and knowledge, and we are fortunate to have a tremendously talented and dedicated team of employees across the company. Together we share a dedication to our common goal of fostering long-term growth for our communities and providing attractive, risk-adjusted returns for our investors.

— David R. O'Reilly



Governance Policies

Processes to implement HHC's governance policies include:

- + Employee training on governance risks upon joining the company, with regular follow-ups
- + Whistleblower Hotline to permit confidential, anonymous submissions of ethics concerns
- + Required annual reporting by General Counsel to the Board of Directors on the effectiveness of the company's corporate compliance program
- + Disciplinary action for breaches of policy, up to and including termination



HHC's ESG program, HHSustainability, is shaped and supported by a range of corporate governance policies and guidelines that include but are not limited to:

- | | |
|--|--|
| + Anti-Corruption Compliance Policy | + Code of Business Conduct and Ethics for the Board of Directors |
| + Board Diversity Policy | + Corporate Governance Guidelines |
| + Cybersecurity Policy | + Insider Trading Policy |
| + Code of Business Conduct and Ethics for Officers and Employees | |

Corporate Governance Best Practices

Sound corporate governance promotes accountability to our shareholders, enhances investor confidence in our company, and supports long-term value creation.

At HHC, we have implemented the following best practices to foster a culture of integrity:

- | | |
|--|--|
| + The Board follows our Corporate Governance Guidelines. | + A majority of executive pay is tied to performance-based and long-term equity incentives. |
| + Each committee of the Board has a published charter that is reviewed annually. | + The Board and each of its committees meet regularly and frequently without management present. |
| + Each committee of the Board is 100% comprised of independent directors. | + Whistleblower hotline allows confidential, anonymous reporting of ethical concerns |
| + None of our director nominees serve on an excessive number of boards. | |

Governance Risk Management

In order to identify, monitor, and mitigate potential risks that could impact our organization and investors, The Howard Hughes Corporation prioritizes governance risk management. As part of our corporate governance framework, we have a formal Enterprise Risk Management (ERM) Program that is overseen by the Risk Committee and led by our risk-management team.

The Risk Committee helps to evaluate the effectiveness of the ERM Program and the performance of the risk management team. It also assesses risks that have been identified and are considered critical by management, such as capital, market, reputational, and strategic risks. The Committee reviews and approves risk assessment results and reviews risk mitigation activities deemed material by management. The Committee also reviews risk mitigation activities for emerging risks and oversees management’s approach to fostering a risk-intelligent culture.





Case Studies

Environmental Case Study

Growing a Sustainable Summerlin

Summerlin is a 22,500-acre master-planned community situated along the western edge of the Las Vegas valley. The community is currently home to 116,000 residents and will house more than 200,000 when completed. Providing both single- and multi-family homes, schools, over 200 parks, a minor-league baseball stadium, a pro hockey training facility, medical facilities, a public library, and a vibrant downtown with shopping, restaurants, and entertainment, Summerlin continues to set the standard locally and nationally for award-winning master-planned development. Summerlin was named the “#1 best place to live and play” by National Geographic Adventure in 2007 and one of the “Best Places to Live in America” by Money magazine in 2014 and was ranked #3 nationally for new home sales from 2018-2020.

Located adjacent to the Spring Mountain Range and Red Rock Canyon National Conservation Area, Summerlin covers 22,500 acres of desert valley floor. Since Summerlin’s inception more than 30 years ago, HHC and its predecessor companies recognized their obligation as stewards of the land, establishing environmental sensitivity and responsibility as the community’s core values. Those principles remain strong to this day, guiding our actions and focusing our vision of a sustainable Summerlin.



Growing a Sustainable Summerlin



Preserving Red Rock Canyon National Conservation Area

HHC has maintained the tradition of environmental stewardship at Summerlin that was begun by its predecessor with a land exchange with the Bureau of Land Management (BLM). The exchange, facilitated by The Nature Conservancy, created a buffer zone that continues to protect Red Rock Canyon and serves as a gateway into the Conservation Area. Currently, plans are advancing for a 5.5-mile hiking and biking trail linking Summerlin to the Red Rock National Conservation Area’s visitor’s center. HHC is also working with federal and state governments and Paiute tribal leaders to preserve and protect historic Native American rock art in the Little Red Rocks area just outside of the National Conservation Area.

Advancing Water Conservation

In 2003, in partnership with Southern Nevada Water Authority, Summerlin became the region’s first community to implement strict WaterSmart conservation guidelines on a community-wide basis, limiting the amount of turf for new single-family homes and eliminating the use of irrigated turf in new non-residential development. Going beyond the restrictions for new construction, Summerlin has opted to replace older existing turf landscapes with desert-friendly plant materials. Summerlin was one of the Las Vegas valley’s earliest adopters of desert landscaping, helping to improve public perception of low-water-use landscapes.



The installation of WaterSmart irrigation controllers in The Cliffs Village is saving 38 million gallons of water annually.

Recent Turf Replacement Projects

- + Nearly 80,000 square feet of turf along Summerlin Parkway have been removed and replaced with low-water-use landscaping. By removing these plantings (that were installed in 1990 before the drought became a fact of life in the Nevada desert), we will save more than five million gallons of water annually.
- + Desert landscaping is replacing turf where appropriate, which uses 17 gallons of water annually versus 73 gallons per square foot.
- + Approximately 32,000 square feet of turf are being removed from neighborhood entrances in The Paseos village, resulting in more than 1.7 million gallons of water annually.
- + Installation of WaterSmart irrigation controllers in The Cliffs Village is saving 38 million gallons of water annually.
- + The Southern Nevada Water Authority (SNWA) is trying to reduce water use from 105 gallons per capita per day to below 95 gallons through turf removal and conservation efforts in the Las Vegas Valley.

Integrating the Landscape

Existing natural landscapes and topography are integrated into the community’s design wherever possible, including natural drainage areas and arroyos that serve dual use for parks and trails. Preserving the existing landscape minimizes the development footprint and creates a smooth transition between built and natural environments. For example, in Stonebridge Village an expansive drainage wash that handles a tremendous volume of stormwater from the adjacent Red Rock Canyon National Conservation Area was fortified along the edges with large boulders and other erosion-prevention measures to allow

the center of the wash to remain in its native state. Native plants within the wash slow and filter stormwater as it travels downstream, preserving the area’s natural topography. A generous unpaved walking trail planted with native vegetation and drought tolerant landscape runs along one side of the wash to allow safe, non-invasive public access and provide a seamless transition between the wash and nearby homes.

Minimizing Air Pollution

Reducing air pollution is a priority throughout Summerlin, in both established neighborhoods and villages under development. With walking trails throughout the community connecting villages to amenities, Summerlin’s pedestrian-friendly environment reduces the need for vehicle use. At many intersections, vehicle traffic is controlled using roundabouts, which reduce idling time and the corresponding exhaust. Recognizing that dust at active construction sites is a source of air pollution, HHC executives in the mid-1990s served on a development-industry coalition in the Las Vegas valley area that drafted the nation’s toughest self-imposed rules on dust control and air quality during construction.



Growing a Sustainable Summerlin



Rethinking Golf Courses

Summerlin is home to several golf courses, including two Tournament Players Club (TPC) courses and a Jack Nicklaus-designed course. In line with Summerlin’s environmental stewardship ethic, both of the TPC courses are Certified Audubon Cooperative Sanctuary golf courses. By following Audubon International’s Standard Environmental Management Practices, these courses demonstrate their dedication to conserving water and preserving wildlife habitat. The newest Summerlin course is The Summit, a Tom Fazio-designed course which is both a world-class golf course and an open space buffer. To integrate the course with the surrounding landscape and showcase the beauty of the desert environment, the development company, Discovery Land, transplanted over 60 acres of native vegetation from the undeveloped areas in Summerlin West to the border of the course.



Re-envisioning Downtown

Downtown Summerlin is the heart of the Summerlin master-planned community. A vibrant, walkable mix of shops, restaurants, office spaces, and sports and entertainment venues, Downtown Summerlin also plays host to events, including outdoor fitness classes and farmers markets, that bring the Summerlin community together. In addition to restoring the concept of “downtown” as a community hub, Downtown Summerlin also embodies the community’s core value of environmental responsibility. In 2016, Downtown Summerlin’s premier mixed-use development, including the One Summerlin office building, and in 2018, the Two Summerlin office building achieved Silver certification under the US Green Building Council’s Leadership for Energy and Environmental Design (LEED) rating system. In achieving the certification, the project demonstrated a 24.5% reduction in energy consumption and a 40% reduction in water use over a traditionally-designed and constructed development. To advance the sustainability of Downtown Summerlin, future designs include more multifamily residential options, including apartments, townhomes, condominiums, and brownstones, to create a higher-density, more walkable downtown residential district. In future developments, we aim to showcase advanced sustainable development in the district.



Social Case Study


The Summer Associate Program: Discovering and Retaining Diverse Talent

The Howard Hughes Corporation offers a 10-week Summer Associate Program that provides a rigorous and purpose-filled curriculum within Real Estate Development and Investments, Design and Construction, Finance and Accounting, Marketing, and Culture + People. The program hosts up to 20 Summer Associates, both undergraduate and graduate students globally, to work alongside senior executives on active transactions and projects within residential, office, and master-planned communities. For this opportunity, we seek those who value a fast-paced, entrepreneurial, and team-oriented environment where there is a steadfast commitment to our employees and the communities we build.




Photo by Ahmad Sweeney


Hello, 2021 Summer Associates




ARIS
DHANANI
University of Houston
BBA, Finance




CHARLES
McCABE
Texas A&M
BA, Marketing




COLLIN
BRYANT
University of Houston
JD / MBA




EDWARD
PORTER
Harvard University
MBA




JACKIE
RAMIREZ
Texas A&M
MA, Land & Prop. Dev.




KYLE
TRAUFFLER
Texas Christian University
BBA, Finance




KYLE
WU
University of Houston
BBA, Finance




LAUREN
GRENINGER
Texas Christian University
BBA, Real Estate Finance




MARGARET
SCHLESINGER
Rice University
MBA




MAVERICK
NOACK
Texas A&M
BBA, Finance




RACHEL
WEI
Vanderbilt University
BS, Biology & Org. Dev.




SHREYA
CHARI
Univ. of Texas at Austin
BS, Journalism & Advertising



SILVIA
PEREZ
Univ. of Texas at San Antonio
MBA



TYSON
BRYAN
Univ. of Southern California
MBA, Real Estate Finance



WILL
PERLMAN
University of Miami
BBA, Economics

Discovering High-Performing Diverse Talent

The Summer Associate Program has been an excellent opportunity for attracting and identifying high-performing diverse talent who are hireable upon graduation. We engage with nationwide campus recruitment efforts and diversity partnerships to execute this strategy, inviting high-performing students from diverse backgrounds, regions, and concentrations to apply to join a team of like-minded peers with a passion for community, progress, and innovation. The 2021 Summer Associate class included 15 students from top educational institutions across the country, including Harvard Business School, Vanderbilt University, and Texas A&M. Moreover, the class was diverse in terms of gender, race, and ethnicity; 40 percent of the inaugural class was female, and 60 percent were considered diverse students.

Learning and Growing as a Valued Member of the HHC Team

Throughout the program, we provide foundational training, key resources, and structure to enable the students to thrive in the company culture and real-time project deal flow. The program includes a rotation among departments, special projects for the CEO and President, and opportunities in real estate development, corporate business functions, professional networking, learning sessions, and team-building activities. From the beginning to the end of the program, the Summer Associates have an interactive experience with all the leaders and teams throughout the company. At the beginning of the program, each associate was paired with an employee mentor who served as a professional and personal resource in addition to the project managers.

Throughout the summer, the 2021 Summer Associate class received extensive facetime with HHC executives via orientation presentations, weekly lunch and learns, and dinner events. In addition, the Houston-based associates had the opportunity to bond with each other and get to know another HHC region through a team trip to Summerlin. Associates enjoyed an Aviators baseball game in a private box at the Las Vegas

Ballpark, visited the Las Vegas Strip, and explored Downtown Summerlin. Associates also took advantage of the extensive gym on the top floor of 9950 Woodloch Forest Tower, often heading up to work out or play basketball together after an eventful day at the office. “I love that everyone here is so welcoming, from my awesome managers to employees who never fail to greet me throughout the day,” 2021 Summer Associate Shreya Chari said. “I’ve enjoyed my experience and will always value this opportunity.”

Gaining Industry Expertise in Real-Time

Through this challenging curriculum, the Summer Associates realize their newly-developed skills while the company further qualifies their functional and organizational fit.

The program is designed to develop and qualify each individual fairly, so the entire class shares the same training, selected assignments, and special projects. Collectively, they tackle different aspects of the assignments and present their analysis as a team making real-time recommendations to senior leadership and functional heads to help drive and grow the business. Associates work closely with each other, project managers, and senior executives to develop an in-depth understanding of real estate development.

“I have seen significant personal, professional growth, in just a few short months on the job, and have made a wealth of new friendships and connections along the way,” said 2021 Summer Associate Charlie McCabe.

Focus topics vary based on current company objectives and growth plans. Prior projects have included acquisitions, operations, portfolio management, business efficiencies, and sustainability. As an example, to help supplement the ongoing pursuit of management and energy efficiency, a summer class will present recommendations on how office and residential tenants can adopt and implement new policies and features that advance the efforts for both short- and long-term gains.

Social Case Study



“I’ve learned how connected real estate development is within each of its segments,” 2021 Summer Associate Collin Bryand said. “No one portion of the process is siloed, and there is a tremendous amount of overlap. It has created an incredibly immersive internship experience, allowing me to quickly grow my knowledge base.”

Investing in HHC's Future Through Talent

The summer program is currently located at the company’s headquarters in The Woodlands, TX. In addition, we have also been able to consider and extend full-time employment offers across the regional offices of Howard Hughes. We have hopes after the COVID-19 pandemic to expand our Summer Associate Program across our regions, upholding the quality and authenticity of the program while ensuring both a unique experience and the ability to hire great talent.

The success of the program is a culmination of the commitment and dedication of the Howard Hughes team and their investment

in the future of the company. Howard Hughes appointed Clara Kim as VP of Diversity + Talent Development to build talented, diverse Summer Associate classes, further develop the program, and support current company-wide DEI efforts.

Clara Kim serves as a dedicated resource to support the ongoing body of work surrounding diversity, equity, inclusion, and talent development. Clara implements both internal and external strategies for HHC to attract, develop, and retain high-performing employees. She also serves as an ambassador to the Executive DEI Review Board and the DEI Council, facilitating programs and policies that advocate for employee growth opportunities and a culture-minded environment. On an ongoing basis, she develops curriculums and supports employee groups to help promote an inclusive and productive learning environment.

Through this People strategy we strive for diversification and retention of Talent that ultimately drives top performance, diverse thought, and an inclusive culture.



Photos by Ahmad Sweeney

Socially Distanced Dining at The Greens

Located at the Seaport, Pier 17 has become known as a culinary and entertainment destination with restaurants from world-renowned chefs and an award-winning rooftop performance space. The Rooftop at Pier 17 transforms a popular community space into a live music venue, where performers such as Billie Eilish, Kings of Leon, and Diana Ross entertained sellout crowds of 3,000+ fans.

When the COVID-19 pandemic resulted in the live entertainment industry going on hiatus, The Rooftop at Pier 17 responded with a revised business plan for its venue and a new destination for Manhattanites wanting a change from staying home in a safe and responsible outlet. In August 2020, HHC opened The Greens restaurant, providing a socially-distanced outdoor dining venue consisting of 28 “mini lawns,” each with a table and seating for six and a picnic-chic vibe, along with excellent food and beverages. Diners could reserve a mini lawn for 90 minutes and enjoy lunch or dinner, cocktails, and views of the Brooklyn Bridge, the Lower Manhattan skyline, and the Statue of Liberty. Adding to the ambiance were special programming including movie nights and live music.



Socially Distanced Dining at The Greens



Utilizing best-in-class safety measures, The Greens was designed to limit virus exposure. The lawns maintained appropriate six-foot distances between groups of guests, and each ten-foot square lawn was roped off to prevent mingling between lawns. The open-air concept reduced the risks of contagion that would be higher in an indoor setting, while touchless ordering using guests’ personal smartphones and the restaurant’s QR codes reduced contact with service staff. Guests were asked to wear masks whenever not within the boundary of their lawn, and service staff remained masked at all times. To limit the possibility of cross-contamination, food and drink were served on eco-friendly disposable dinnerware. Each lawn was thoroughly cleaned and disinfected between reservations.

When the season changed and colder temperatures prevented al fresco dining, the landscape on The Rooftop changed once again. The individual mini-lawns were strategically replaced by cabins—greenhouse-style enclosures with seating for eight. Both the décor of the cabins and the menu were designed around a winter ski theme, with heaters and virtual fireplaces and seasonal offerings such as fondues and hot buttered rum. The safety measures initially developed for the mini-lawns were maintained, with extra measures added to clean the air: Molekule® air purifiers operated in each cabin and, during the 20 minutes between reservations, the operable windows and French doors were kept open and electrostatic sprayers were utilized to ventilate and sanitize the interior. To further aid ventilation, each

cabin had casement windows within the roof, and guests could choose to keep their cabin’s French-door styled entrances open for even more ventilation.

Wanting to help the many New York residents who have been significantly impacted by the pandemic, The Howard Hughes Corporation, owner and operator of The Greens, incorporated a charitable component to the restaurant’s operations. A portion of all reservation fees was donated to philanthropic organizations that aided those hit hardest by the pandemic, including the Henry Street Settlement and Girl Scouts of New York Troop 6000, both of which provide shelter services for youth and families; Relief Opportunities for All Restaurants (ROAR), an organization providing financial aid to restaurant workers whose jobs were lost due to the pandemic; Futures & Options, a mentorship program for underserved youth; Vision Urbana, which provides home-delivered pantry support to the elderly; and the Pajama Program, which promotes and supports healthy sleep for children.

The Greens—in both its summer and winter iterations—was well-received, with consistently full bookings and waiting lists of more than 85,000 reservation requests during the summer of 2020. After a successful winter season, The Greens restored the mini-lawns to The Rooftop at Pier 17 in 2021 to welcome back summer dining guests to enjoy an innovative dining experience and the open-air rooftop ambiance of the Lower Manhattan waterfront.

Cybersecurity During the COVID-19 Pandemic

In the spring of 2020, while many employees transitioned to a new remote-work routine due to the COVID-19 pandemic, many cybercriminals also transitioned to a new scamming routine: COVID-19-themed phishing emails.

According to a recent report by Palo Alto Networks, a cybersecurity consulting firm, phishing attacks that relate directly to the latest pandemic-related news and trends began in February 2020 and have continued throughout the pandemic. For example, in March 2020, the report’s authors noted a 750% increase in phishing emails related to COVID-19 testing kits, beginning just after *The New York Times* reported on a shortage of COVID-19 tests across the United States. Many of these phishing attempts were aimed at obtaining users’ business credentials, such as Microsoft or Outlook logins, while others sought confidential personal information, such as bank account numbers or social security numbers.

The HHC IT department noticed this uptick in COVID-19 themed phishing attempts early on and quickly acted to raise our employees’ awareness of the trend and to teach them how to protect themselves from email scammers. To educate employees about the trend, the IT department conducted an awareness campaign, providing the information shown at right to all employees.

To further protect our company’s and stakeholders’ confidential information, our IT department took additional steps to teach our employees how to identify and avoid cyber-attacks. We arranged for additional cybersecurity training such as a simulated phishing platform to help manage social engineering cyber-attacks such as phishing, spear phishing, CEO fraud, and ransomware.

All HHC employees were required to complete the 2020 Cybersecurity Training module as well as a mobile device security training module. The online, interactive courses taught employees the mechanisms often used in social engineering methods such as phishing, malware, and ransomware, including what to watch out for in emails and how to block mobile attacks. We also conducted phishing security test campaigns, utilizing simulated phishing attacks to assess the effectiveness of our training.

Phishing and other forms of social engineering are not new, and the methods used by cyber criminals continue to evolve. Cyber criminals frequently hone in on perceived vulnerabilities, such as the novelty of working remotely and the insecurities surrounding the pandemic that many people experienced in 2020. We remain vigilant for threats such as these with a robust cybersecurity policy and an IT department that keeps us aware and equipped to meet emerging threats.

STEPS TO
AVOID
PHISHING
ATTACKS

Howard Hughes.

- 1 Confirm suspicious emails by calling the sender or using a different medium. Never reply to suspicious messages via email.
- 2 Stop and think before opening any links or attachments.
- 3 Never share your work credentials or pesonal details.
- 4 When in doubt, delete the email and notify the IT HelpDesk.

Email doesn't look right? [View Online](#)

Howard Hughes.

CYBERSECURITY WARNING:
COVID-19 THEMED PHISHING EMAILS

To: All HHC Employees
From: IT Helpdesk

Hackers have increased the level of phishing attacks targeting users by sending emails with malicious Microsoft Excel or Microsoft Word attachments or prompting users to click on a link. Senders of the emails may be unknown, or it may look like it is from a business partner or well-known public organization. If you have received such an email, please complete the following steps where applicable:

- Do not click any links or attachments.
- Do not enter your username or password.
- Do not reply.
- Call the business partner to verify the email.
- Forward the email to helpdesk@howardhughes.com if you have doubts.

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Reporting + Disclosure

About This Report

This annual HHSustainability ESG report was prepared by the Environmental Social Governance Committee, a collective of team members across The Howard Hughes Corporation, and Verdani Partners. Reporting and disclosure for our portfolio-wide performance data and sustainability operations allows us to benchmark and assess our performance against our peers in the U.S. and around the world.

The aim of this report is to share sustainability-related information that is material to The Howard Hughes Corporation’s stakeholder groups including investors, tenants, employees, partners, and communities. Our disclosure references the Global Reporting Initiative’s (GRI) 2016 Standards. This is our fourth annual disclosure of ESG data to GRESB.

Prior to this report, the most recent report was published in October 2020 and covered calendar year 2019, with some information regarding the first half of 2020. To align with the previous report, the quantitative environmental performance data in this report represents the 2020 calendar year, while the qualitative social and governance data covers the 2020 calendar year and through Q3 2021.

For questions about this report, please contact sustainability@howardhughes.com.



Global Reporting Initiative (GRI)

The Global Reporting Initiative (GRI) is an international, independent organization that helps businesses, governments, and other organizations understand and communicate the impact of business on critical sustainability issues such as climate change, human rights, governance, and social well-being. With thousands of reporters around the world in over 100 countries, GRI provides the world’s most widely used standards on sustainability reporting and disclosure, enabling businesses, governments, civil society, and citizens to make better decisions based on information that represents global best practices on economic, environmental, and social issues.



GRI Index

NUMBER	DESCRIPTION	PAGE NUMBER	REFERENCE
ORGANIZATIONAL PROFILE			
102-1	Name of the organization	1 11	1) Cover Page 2) HHC At a Glance
102-2	Activities, brands, products, and services	11	1) HHC At a Glance
102-4	Location of operations	11	1) HHC At a Glance
102-5	Ownership and legal form	11	1) HHC At a Glance
102-6	Markets served	11	1) HHC At a Glance
102-7	Scale of the organization	11 62	1) HHC At a Glance 2) Occupational Health & Safety
102-11	Precautionary principle or approach	23	1) Environmental Risk Management
102-12	External initiatives	48-53 58-59 60-61 106-107	1) Community Philanthropy 2) Community Cultural Outreach 3) Community Connections & Youth 4) Appendix/Program Partners
102-13	Membership of associations	50-51	1) Partnerships & Programs
STRATEGY			
102-14	Statement from senior decision-maker	6-7	1) Letter from Our CEO
102-15	Key impacts, risks, and opportunities	23 68	1) Environmental Risk Management 2) Governance Risk Management
ETHICS AND INTEGRITY			
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NUMBER	DESCRIPTION	PAGE NUMBER	REFERENCE
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102-18	Governance structure	66 68	1) Organizational Structure 2) Governance Risk Management
102-19	Delegating authority	66	1) Organizational Structure
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102-26	Role of highest governance body in setting purpose, values, and strategy	66	1) Organizational Structure
102-29	Identifying and managing economic, environmental, and social impacts	23 68	1) Environmental Risk Management 2) Governance Risk Management
102-30	Effectiveness of risk management processes	23 68	1) Environmental Risk Management 2) Governance Risk Management
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102-46	Defining report content and topic boundaries	92	1) About This Report
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NUMBER	DESCRIPTION	PAGE NUMBER	REFERENCE
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103-3	Evaluation of the management approach	19 68	1) Environmental Strategy 2) Governance Risk Management
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201-2	Financial implications and other risks and opportunities due to climate change	23	1) Environmental Risk Management
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302-3	Energy use intensity	20	1) Targets & Performance
302-4	Reduction of energy consumption	20 26	1) Targets & Performance 2) Environmental Initiatives – Energy Initiatives
305-5	Reduction of GHG emissions	20	1) Targets & Performance
306-2	Management of significant waste-related impacts	29	1) Environmental Initiatives – Waste Initiatives
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GRI 400: EMPLOYMENT			
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405-1	Diversity of governance bodies and employees	46	1) Diversity, Equity, & Inclusion

Appendix / Financial Metrics Reconciliations

Stabilized

Properties in the Operating Assets segment that have been in service for more than 36 months or have reached 90% occupancy, whichever comes first.

Unstabilized

Properties in the Operating Assets segment that have been in service for less than 36 months and do not exceed 90% occupancy.

Under Construction

Projects for which construction has commenced. This excludes MPC and condominium development.

Earnings Before Taxes (EBT)

Represents the revenues less expenses, including interest income, interest expense, depreciation and amortization, and equity in earnings of real estate and other affiliates. EBT excludes corporate expenses and other items that are not allocable. We use this measure, among others, internally to assess the core operating performance.

Net Operating Income (NOI)

We define net operating income (“NOI”) as operating cash revenues (rental income, tenant recoveries, and other revenue) less operating cash expenses (real estate taxes, repairs and maintenance, marketing, and other property expenses), including our share of NOI from equity investees. NOI excludes straight-line rents and amortization of tenant incentives, net interest expense, ground rent amortization, demolition costs, amortization, other (loss) income, depreciation, development-related marketing costs, gain on sale or disposal of real estate and other assets, net, provision for impairment and, unless otherwise indicated, equity in earnings from real estate and other affiliates. We use NOI to evaluate our operating performance on a property-by-property basis because NOI allows us to evaluate the impact that factors which vary by property, such as lease structure, lease rates, and tenant bases, have on our operating results, gross margins, and investment returns.

Operating Assets Q4 2020

OPERATING ASSET NOI ¹	Q4 2020 ANNUALIZED NOI*	STABILIZED NOI*
Stabilized Properties	\$192,378	\$284,687
Office	117,144	128,775
Retail	33,698	71,934
Multi-Family	23,902	33,540
Hospitality	2,927	28,900
Other	14,707	21,538
Unstabilized Properties	\$9,612	\$69,187
Office	(2,378)	41,521
Retail	801	2,600
Multi-Family	11,189	25,066
Under Construction Properties	\$0	\$10,975
Retail	0	1,918
Multi-Family	0	9,057
Total NOI	\$201,990	\$364,849

MPCs FY 2020

MPCS ²	ACRES SOLD	EBT*
The Woodlands	24.5	(197.0)
The Woodland Hills	56.1	9,860.0
Bridgeland	185.7	64,437.0
Summerlin	126.9	136,377.0
Columbia	0.0	(1,054.0)
Total MPC	393.2	\$209,423

* \$ in thousands
1. Disclosed on pg. 11–12 of the Q4 2020 Supplemental
2. Disclosed on pg. 51–54 of the 2020 10K

Appendix / Environmental Data Assurance



WHEN TRUST MATTERS

Independent Assurance Statement

Introduction

DNV Business Assurance USA, Inc. (DNV) has been commissioned by the management of Howard Hughes Management Co., LLC to carry out an independent verification of Howard Hughes Corporation (HHC) 2020 environmental footprint claims and assertions relating to GHG emissions (Scope 1 and 2), Energy Consumption, Water Consumption and Waste Generated. These assertions are relevant to the 2020 calendar year.

HHC has sole responsibility for preparation of the data and external report. DNV, in performing our assurance work, is responsible to the management of HHC. Our assurance statement, however, represents our independent opinion and is intended to inform all stakeholders including HHC.

Scope of Assurance

The scope of work agreed with HHC includes the following:

- Organizational boundaries for the environmental data inventory are:
 - o All directly managed global assets operating under HHC’s operational control
 - o Indirectly managed assets where HHC has financial control and available data
- All environmental data were verified for January 1st to December 31st, 2020 (the reporting year)
- Emissions data verified includes Scope 1 and Scope 2 (63% data coverage)
- Additional environmental metrics verified include:
 - o Energy Consumption (an average of 41% data coverage)
 - o Water Consumption (an average of 54% data coverage)
 - o Waste Generated (an average of 47% data coverage)
- For assets under design, construction, or renovation in 2020, data coverage begins on construction end date; this includes
 - o 5 properties totaling 2,018,387 gross square feet
- The assurance was carried out May-June 2021

Level of Assurance

We performed a limited assurance engagement in accordance with the *International Standard on Assurance Engagements (ISAE) 3000 revised – ‘Assurance Engagements other than Audits and Reviews of Historical Financial Information’*, issued by the International Auditing and Assurance Standards Board. This standard requires that we comply with ethical requirements and plan and perform the assurance engagement to obtain limited assurance.

DNV applies its own management standards and compliance policies for quality control, in accordance with ISO/IEC 17021-1:2015 - Conformity Assessment Requirements for bodies providing audit and certification of management systems, and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

The procedures performed in a limited assurance engagement vary in nature and timing, and are less detailed than those undertaken during a reasonable assurance engagement, so the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. We planned and performed our work to obtain the evidence we considered sufficient to provide a basis for our opinion, so that the risk of this conclusion being in error is reduced, but not eliminated completely.

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DNV’s assurance engagements are based on the assumption that the data and information provided by the client to us as part of our review have been provided in good faith. This includes but is not limited to sales and acquisitions, square footage, occupancy rates, data coverage, and financial/operational control. DNV expressly disclaims any liability or co-responsibility for any decision a person or an entity may make based on this Independent Assurance Statement.

Assurance Team

Role	Name
Project Manager	Natasha D’Silva
Lead Verifier	Alexa Kandarís
Technical Reviewer	Weidong Yang

Assurance Methodology

DNV is a leading provider of sustainability services, including verification of GHG emissions data and other environmental metrics. Our environmental and social assurance specialists work in over 100 countries.

In that respect, the environmental footprint inventories have been evaluated against the following reporting criteria:

- World Business Council for Sustainable Development (WBCSD) / World Resources institute (WRI) Greenhouse Gas Protocol, Corporate Accounting Standard REVISED
- GRESB 2021 Real Estate Reference Guide

DNV used a risk-based approach throughout the assurance engagement, concentrating on the areas that we believe are most material for both HHC and its stakeholders. DNV applied a materiality threshold of five percent for all GHG emissions, Energy Consumption, Water Consumption, and Waste Generated.

The following methods were applied during the assurance of HHC’s environmental footprint inventories and management processes, the data that supports the company’s environmental footprint inventories including assertions and claims presented by the company:

- Review of documentation, data records and sources relating to the corporate environmental footprint data claims and GHG emission assertions;
- Review of the processes and tools used to collect, aggregate, and report on all environmental data and metrics;
- Interview of managers and data users representing relevant functions for supporting the environmental inventory management process;
- Assessment of environmental information systems and controls, including:
 - Selection and management of all relevant environmental data and information;
 - Processes for collecting, processing, consolidating, and reporting the environmental data and information;
 - Systems and processes that ensure the accuracy of the environmental data and information;
 - Design and maintenance of the environmental information system;
 - Systems and processes that support the environmental information system.
- Performed sample-based audits of the processes for generating, gathering, and managing the data;
- Examination of the environmental data and information to develop evidence for the assessment of the environmental claims and assertions made;
- Evaluation of whether the organization conforms to the reporting criteria;

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Appendix / Environmental Data Assurance

- Evaluation of whether the evidence and data are sufficient and support HHC’s environmental claims.

In addition to the above, specific to the environmental indicators, the following steps were conducted for the Water and Waste:

- Water:
- Review of the water consumption methodology;
 - Conduct data checks for the water data collected, transferred and calculated;
 - Perform sample-based assessment of data reported against the source data water consumed provided by utility company and metered data.

- Waste
- Review of the waste segregation methodology and description of waste categorization;
 - Conduct data checks for the waste data collected, transferred and calculated;
 - Perform sample-based assessment of data reported against the source data (waste collected to landfill and waste diverted) provided by waste management companies

Data Verified

The environmental footprint claims for HHC are as follows:

Greenhouse Gas Emissions

- 2020 Greenhouse Gas Emissions
 - Total Scope 1 Emissions2,650 (MtCO₂e)
 - Total Scope 2 Emissions (location-based)56,374 (MtCO₂e)

Energy

- 2020 Total Energy Consumption173,226 MWh

Water

- 2020 Total Water Consumption1,514,431 m³

Waste

- 2020 Total Landfilled Waste Generated5,855 tonnes

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Assurance Opinion

Based on the processes and procedures conducted with a limited assurance, there is no evidence that the environmental claims and assertions listed are not materially correct and are not a fair representation of environmental data and information, and have not been prepared in accordance with the calculation method referenced.

Independence

DNV was not involved in the preparation of any part of HHC’s data or report. This is our second year of providing assurance for HHC. We adopt a balanced approach towards all stakeholders when performing our evaluation.

DNV Business Assurance USA, Inc.
Oakland, California
June 30, 2021



Natasha D’Silva
Project Manager



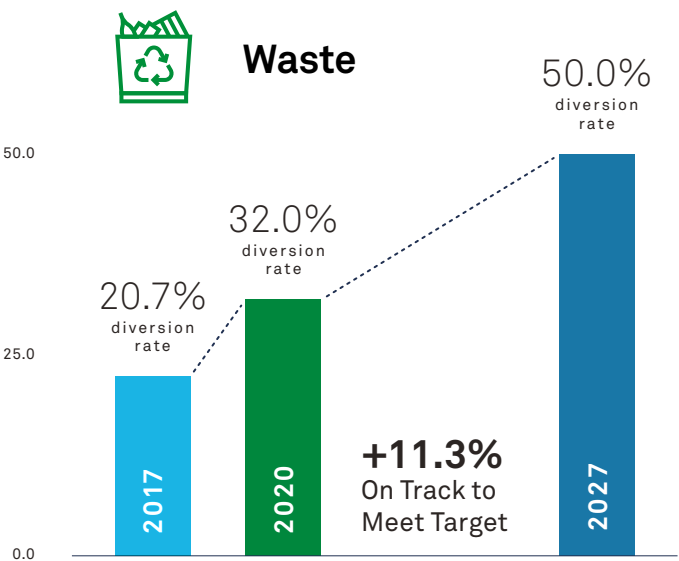
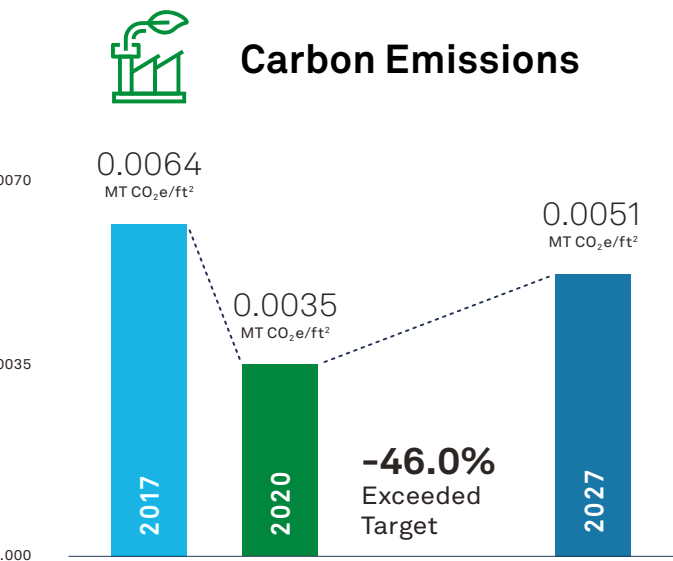
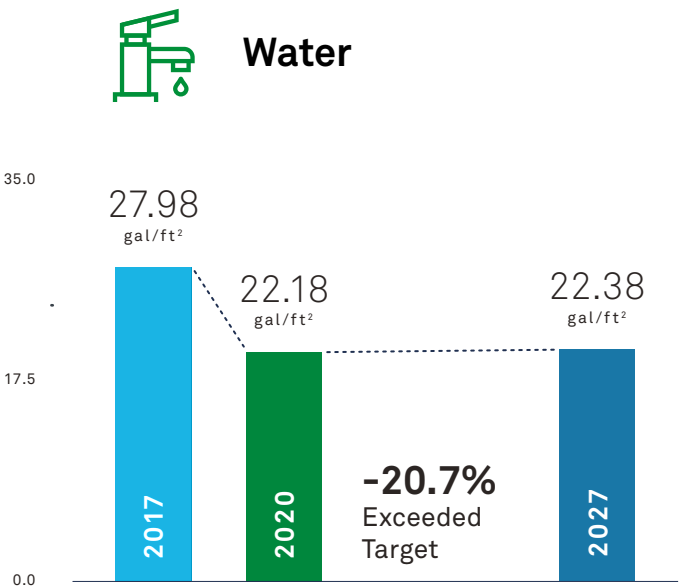
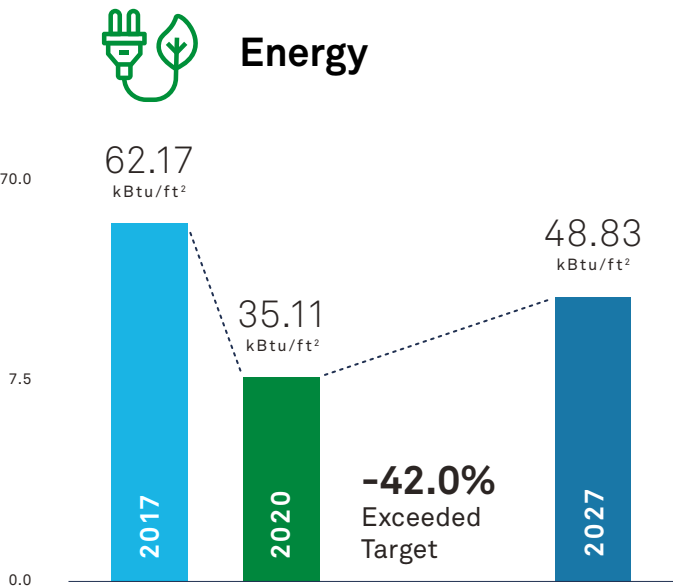
Weidong Yang
Technical Reviewer

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Appendix / Key Performance Indicators

2027 Targets & Goals from a 2017 Baseline

Our environmental performance targets include commitments to reduce energy, water, waste, and carbon emissions, along with improving indoor environmental quality and achieving green building certifications.



HHC has set 10-year targets to reduce energy, water, and carbon emissions by 20% each, and to increase waste diversion to 50%, by 2027. Our targets are measured against a 2017 baseline. Targets are reviewed and revised periodically as industry standards evolve, and we assess our performance annually to identify areas of improvement.

The reductions include hospitality, industrial, multi-family residential, office, and retail properties. The single-family homes that HHC develops are out of scope of our environmental targets. Due to the varying impacts of COVID-19 per property type, our reduction values have not been normalized by occupancy. We predict that, in due course, we will see an increase in energy and water consumption and emissions when evaluating reductions from 2020 to 2021 as operations return to normal. We remain committed to pursuing efficiency opportunities, achieving our reduction goals, and evaluating annual performance in the long-term.

Overall data disclaimer: We acknowledge that the reductions listed may be skewed due to the pandemic. While office and retail saw extended property shutdowns and low occupancy for the majority of 2020, residential properties saw increases in usage as work-from-home became the norm. With some building operations still necessary to keep buildings healthy upon occupants' return, we took this opportunity to implement strategies for energy reductions at select properties during shutdowns. These strategies included making slight adjustments to HVAC temperature set points and reducing lighting and ventilation in unused common areas, among other initiatives.

Energy data disclaimer: The 2020 EUI may include energy consumption from outdoor areas (e.g., parking lots) for assets where the consumption for these areas cannot be separately tracked from the consumption of indoor spaces. Our EUI target only covers indoor areas.

Water data disclaimer: The 2020 WUI may include irrigation consumption for assets where irrigation consumption cannot be separately tracked from the consumption of indoor spaces. Our WUI target only covers indoor spaces. HHC is implementing additional water efficiency programs in 2021 to ensure that we reduce our WUI going forward.

Waste data disclaimer: Our waste data coverage has increased by 75% since 2017, so the comparison above is not like-for-like.

Appendix / Program Partners



Building Owners & Managers Association (BOMA) International and BOMA 360

HHC is an active participant with BOMA® and is engaged in the BOMA 360™ Performance Program for its operational assets. The BOMA 360 program recognizes operational best practices in the commercial real estate industry. Earning the BOMA 360 label demonstrates that a building is outperforming the competition across all areas of operations and management. Participants in the program report that it helped them achieve operational efficiencies and higher levels of tenant satisfaction. Learn more: www.boma.org.



G R E S B

GRESB

HHC is a member of GRESB®, which is an investor-driven organization committed to assessing the ESG performance of real estate assets and infrastructure investments around the world. Since 2018, HHC has reported portfolio-wide performance annually to GRESB. In 2021, GRESB was used by used by 140 institutional and financial investors to inform decision-making and covered more than \$6.4 trillion of assets under management. Learn more: gresb.com.



Measurabl

HHC leverages the Measurabl® data management platform to aggregate and analyze our building data. We use Measurabl for GRESB reporting and performance indicator calculations, which streamlines reporting processes and data aggregation. Learn more: measurabl.com.



U.S. Green Building Council (USGBC) and Leadership in Energy and Environmental Design (LEED)

USGBC’s mission is to transform the way buildings and communities are designed, built, and operated through their green building certification program, Leadership in Energy and Environmental Design (LEED®). LEED uses a whole-building approach, meaning that the building must perform better than conventional buildings in all aspects of sustainability including performance in energy, water, waste, transportation, indoor air quality, toxin-free environment, and occupant satisfaction. HHC aims to align our MPCs, strategic developments, and operational assets with the LEED rating system, which is the most widely used green building rating system in the world. Learn more: www.usgbc.org.



U.S. Environmental Protection Agency (EPA) and ENERGY STAR

HHC is proud to be collaborating with the U.S. Environmental Protection Agency (EPA) and its ENERGY STAR program to benchmark the performance of our properties. Buildings in the top 25% of energy performance are awarded an ENERGY STAR label. Currently, 98.5% of our properties are benchmarked in ENERGY STAR’s Portfolio Manager, the EPA’s benchmarking tool for tracking energy, water, and waste data. As a centralized database, Portfolio Manager enables HHC to benchmark our buildings against similar ones in the nation. On average, buildings that are ENERGY STAR certified use 35% less energy by identifying and implementing cost-effective approaches to managing energy use. Certification can help reduce energy use, increase profits, and strengthen competitiveness in the market. Learn more: www.energystar.gov.



Urban Land Institute (ULI)

HHC is a member of the ULI® Greenprint Center for Building Performance. This collaboration provides HHC with industry resources, the knowledge of the greater real estate community, access to data management tools, and industry reports. HHC participates actively in ULI events and product councils. Learn more: ULI Greenprint: americas.uli.org.



Verdani Partners

In 2017, The Howard Hughes Corporation engaged Verdani Partners™, a full-service sustainability and ESG consulting firm, to develop and implement our sustainability program. Verdani plays a vital role in HHC’s sustainability journey, with expertise spanning from corporate ESG management to green building certifications and energy engineering. The Portfolio Schema™ developed by Verdani Partners, is used for tracking green building certifications, efficiency projects, audits, and environmental risk assessment results. It serves as a repository and tool for data points across a full range of categories including energy monitoring, whole building data management, and building attributes pertaining to all asset types. HHC utilizes the Portfolio Schema for reporting, validating data, and benchmarking. Verdani Partners is responsible for reviewing all data supplied to GRESB and other reporting platforms. Learn more: www.verdani.com.



Across the globe, organizations are demonstrating a deep commitment to ESG integration while making important strides towards a more sustainable future for us all.

— Sebastien Roussotte, CEO of GRESB.

In 2021, HHC continued to make strides with ESG performance and transparency by participating in its fourth GRESB Real Estate Assessment.

This year, HHC scored significantly above the global average, ranking in the upper third of the North America Diversified, Listed category for the GRESB Standing Investments Benchmark. Despite the rising competition within the benchmark, we earned a prestigious GRESB 4 Star Rating, indicating exceptional sustainability performance for our portfolio of operating assets throughout the U.S. Since 2018, HHC’s overall GRESB score has improved by 23 percent.

The GRESB Assessments are guided by what investors and the industry consider to be material issues in the sustainability performance of asset investments and are aligned with international reporting frameworks, goals, and emerging regulations. Participation in the GRESB Real Estate Assessment grew this year to cover more than \$5.7 trillion of assets under management, with participants from 66 countries.

GRESB data is used by hundreds of capital providers and thousands of asset managers to benchmark investments across portfolios and to better understand the opportunities, risks and choices that need to be made as the industry transitions to a more sustainable future.

HHC’s Chief Executive Officer, David R. O’Reilly states, “Our ESG strategies will continue to position us as responsible corporate citizens and help ensure the long-term sustainable success of our communities and our company.”



Howard Hughes

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