



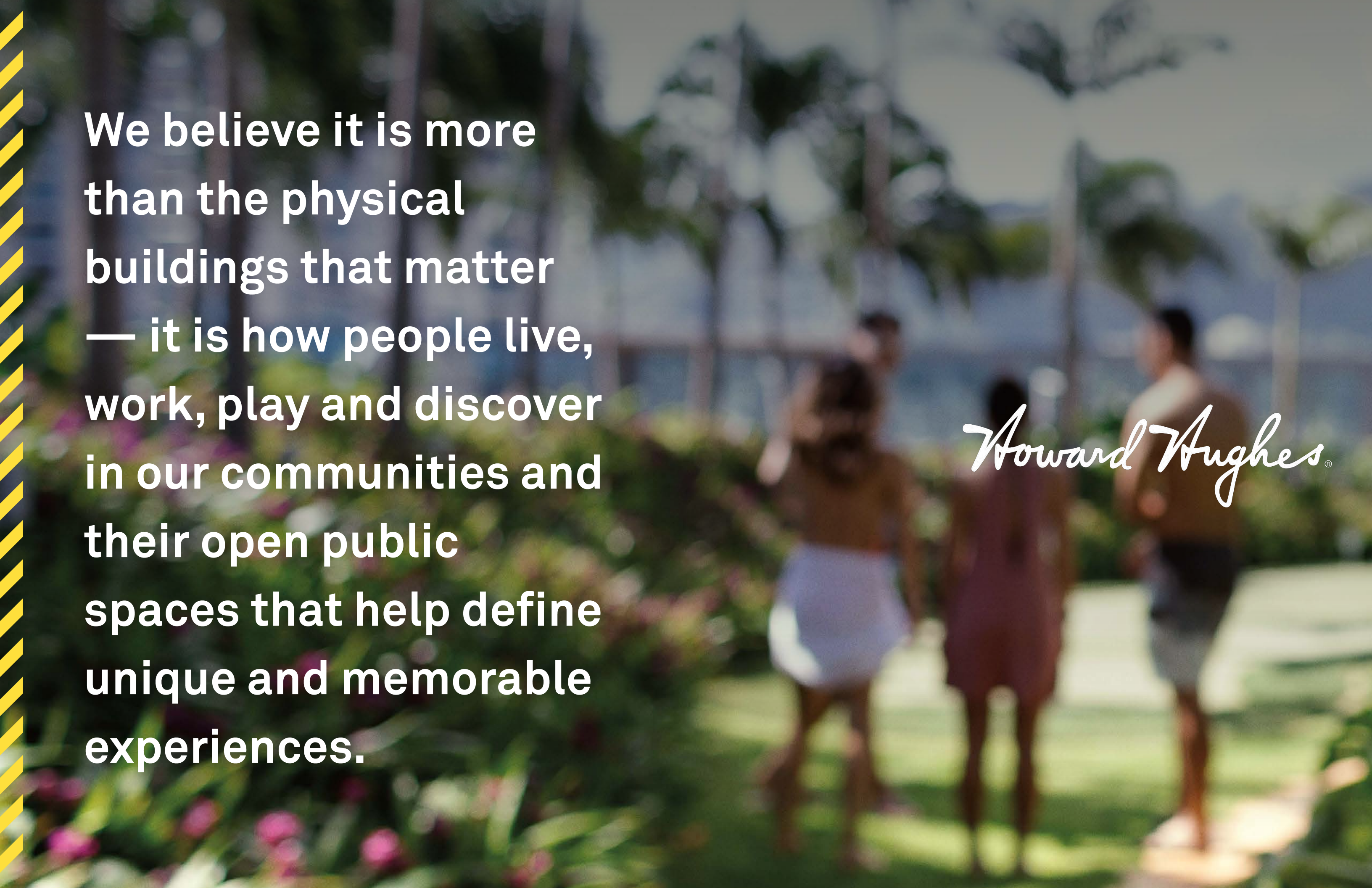
HHSustainability



# ESG Review 2018-2019

*Howard Hughes*





We believe it is more  
than the physical  
buildings that matter  
— it is how people live,  
work, play and discover  
in our communities and  
their open public  
spaces that help define  
unique and memorable  
experiences.

*Howard Hughes*®





# Letter from Our CEO

At The Howard Hughes Corporation, we believe it is more than the physical buildings that matter—it is how people live, work, play and discover in our communities and their open public spaces that help define unique and memorable experiences. As we build for the future within our core master planned communities, we prioritize sustainability in all aspects of our practice. Our Environmental, Social and Governance (ESG) programs are part of the bold steps we are taking toward fostering resilient communities that inspire extraordinary experiences.

Emerging challenges and risks posed by rapid urbanization, social inequality and environmental factors demand responsiveness from the real estate industry. Howard Hughes' vision has guided our leadership in sustainable development, natural resource conservation, and social/cultural diversity and inclusion. Our second annual Howard Hughes Sustainability (HHSustainability) Report outlines last year's strategy for proactively approaching and addressing these challenges.

In 2018 and 2019, we built upon the foundation established in 2017 with our launch of HHSustainability:

- + We completed our second Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment and improved our score by 23%.
- + We made progress toward achieving our established 10-year targets for energy, water, waste, carbon emissions, indoor environmental quality and green building certifications.
- + We earned green building certifications, including 10 BOMA 360 certifications, two LEED certifications, and five ENERGY STAR® certifications.
- + We engaged our stakeholders in events focused on the environment, wellness and local culture, including Earth Day, Arbor Day, City of Water Day at the Seaport District in New York, and the second Honolulu Biennial at Ward Village in Hawai'i.

We look forward to continued success as we firmly integrate ESG best practices into our company and real estate platform across the country, and further establish ourselves as leaders in the field. With an entrepreneurial spirit at our core, we are driven to create vibrant, thriving communities that stand the test of time.

Paul H. Layne  
Chief Executive Officer





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A large, modern glass skyscraper with multiple stories, illuminated from within, reflecting the twilight sky. The building is surrounded by greenery and a curved walkway. The sky is filled with soft, colorful clouds.

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# Governance + Strategy

The Howard Hughes Corporation and leadership team have established an operating ethos committed to excellence and ethical responsibility. As a company, we collectively focus on masterfully planning, developing and nurturing our country's most inspiring planned cities.



# Our Story



Howard Hughes built one of the great American empires of the 20th century through determination and limitless imagination. His name is synonymous with unrelenting passion for excellence as well as legendary achievements in aviation and on the silver screen. The visionary investments Howard Hughes made in real estate were the catalyst for the innovative company we have become today.

The Howard Hughes Corporation (HHC) is built upon the legacies of three iconic entrepreneurs: Howard Hughes, whose original investments in Las Vegas in the 1950s became home to our award-winning master planned community, Summerlin, Nevada; Jim Rouse, widely regarded as the grandfather of the master planned community (MPC) business, and founder of Columbia, Maryland, one of the first American MPCs; and George Mitchell, who had the foresight in the

1960s to acquire tens of thousands of acres of land that would ultimately become the master planned community known as The Woodlands, Texas. These three visionaries and their entrepreneurial spirit continue to motivate and inspire us as we leave our own mark on our planned communities and cities for generations to come.

Since our company’s inception in 2010, we have grown at an extraordinary pace, creating a market-leading enterprise that serves as the foundation for the next stage of HHC’s growth. We envision a sustainable future and have launched a portfolio-wide sustainability program (HHSustainability) to formalize policies, targets, programs, reporting, and long-term goals to accelerate our ESG performance across all of our business lines. We have taken measurable actions toward building

resilient communities, extraordinary places, and experiences that are environmentally, socially and economically responsible, prioritizing sustainability and monitoring our performance in order to minimize our environmental impact.

***What makes HHC unique is our dedication to innovative placemaking guided by our four DNA pillars: building for the future, masterful design, the creation of culture, and excellence in execution.***

# HHC at a Glance

The Howard Hughes Corporation (NYSE: HHC) is one of the world's preeminent developers and operators of master planned communities and mixed-use properties. We own, manage and develop commercial, residential and mixed-use real estate across the United States in three core business segments: master planned cities and communities; operating assets; and strategic developments. Our award-winning assets include the country’s leading portfolio of master planned communities (MPCs)— including Columbia, Maryland; The Woodlands; The Woodlands Hills; and Bridgeland in the Greater Houston, Texas area; Summerlin, Las Vegas; and Ward Village in Honolulu, Hawai’i—as well as the Seaport District in New York.

HHC has over 50 million square feet (SF) of development entitlements in our Strategic Development segment,

and we own a variety of operating asset types including retail, office, multi-family, hospitality and other assets. As of December 31, 2018, our portfolio included approximately 4.3 million SF of office, 3.1 million SF of retail, 2,351 multi-family units, 975 hotel rooms and 1,408 self-storage units. In addition, we had 2 million SF of office, 148,000 SF of retail and 1,347 multi-family units under construction. This portfolio generated approximately \$188 million in annualized NOI as of year-end, and we expect it to achieve approximately \$318 million of NOI when stabilized. NOI has grown from approximately \$49 million in 2010.

During 2018, our MPC segment sold 466 acres of land and generated earnings before taxes (MPC EBT) of \$203 million. Since inception, we have sold in excess of \$2 billion of land and

generated approximately \$799 million in MPC EBT. At Ward Village in Honolulu, we have 2,129 condominium homes either completed or under construction, with 91.8% either closed or under contract.

Our portfolio is strategically positioned to meet and accelerate development based on market demand, resulting in one of the strongest real estate platforms in the country. As a fully integrated real estate company, we drive long-term growth and value for our shareholders with a commitment to design excellence, innovative placemaking and sustainability. We view our 50 million SF of entitlements as 50 million opportunities to impact the lives of those who live, work, play and thrive in our communities.

50M	Square Feet of Development Entitlements	975	Hotel Rooms
4.3M	Square Feet of Office	1,408	Self-storage Units
3.1M	Square Feet of Retail	2,129	Condominiums Built or Under Construction
2,351	Multi-family Units	\$2B	MPC Land Sales Since Inception (as of 12/31/18)

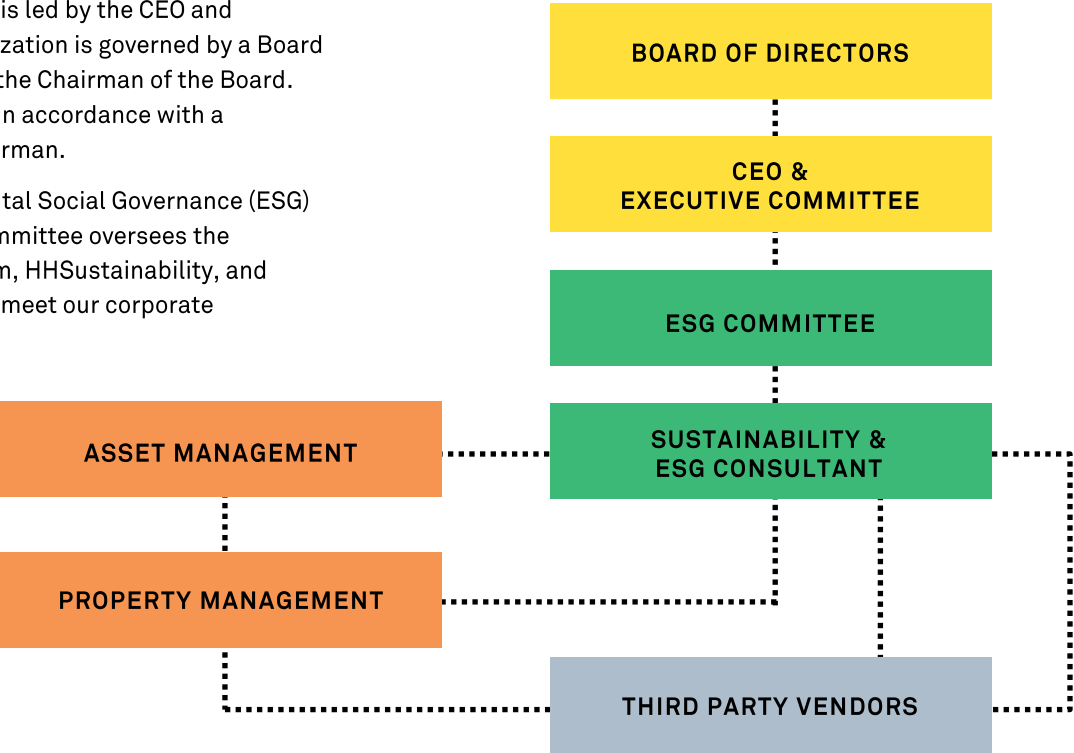




# Organizational Structure

The Howard Hughes Corporation is led by the CEO and Executive Committee. The organization is governed by a Board of Directors, which is headed by the Chairman of the Board. The Board meets as needed and in accordance with a schedule determined by the Chairman.

HHC established the Environmental Social Governance (ESG) Committee in 2017. The ESG Committee oversees the company’s sustainability program, HHSustainability, and provides the direction needed to meet our corporate sustainability objectives.



# Our People

At The Howard Hughes Corporation, our people are at the heart of our business. We ensure our employees and their families have the support they need to lead healthy lives. HHC provides competitive wellness programs including health benefits, a 401k, and fully paid maternity and child-bonding leave. We are advocates for personal and professional growth, providing employees with access to educational programs like tuition reimbursement and student debt management. Our Personal Growth Fund provides employees with a yearly budget for non-job-related training like dance lessons or photography classes.

We value diversity within our workforce and are committed to Equal Employment Opportunity laws and guiding principles as we work towards a gender-balanced organization. As of December 31, 2018, of our current 1,402 employees, 48% are female and 52% are male, with 21% of management positions

held by women. We are committed to recruiting, hiring, developing and promoting the best-qualified individuals without regard to race, religion, color, creed, national origin, sex, age, disability, sexual orientation, veteran status or any other reason prohibited by law.

It is the responsibility of each officer, manager and supervisor to ensure all employment activities are conducted with fairness and in alignment with our Affirmative Action Plan. We provide reasonable accommodations to disabled employees, 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.

Any employee who engages in discriminatory conduct or workplace harassment is subject to disciplinary action up to and including termination.



# HHSustainability

## A Sustainable Approach to the Future

The fundamental nature of our sustainability program is embedded within our Company’s vision: to masterfully and responsibly plan, develop and nurture our country’s most inspiring planned cities. Collaborating across departments, The Howard Hughes Corporation has established HHSustainability as the platform for our Environmental, Social and Governance (ESG) program and author of our ESG policies and practices.



### 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 (Environmental)

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 (Social)

Supporting our neighborhoods through charitable giving, partnership and volunteerism that is central to our corporate responsibility strategy.

### A Safe, Healthy and Diverse Workplace (Social)

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 Return (Financial)

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

### Ethical Leadership (Governance)

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 (Environmental)

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 (Social)

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 (Social)

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 (Financial)

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

### Lead Collaboratively and Transparently (Governance)

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



A woman in a red tank top and blue shorts is jogging on a dirt path that leads through a dense, sun-dappled forest. The path is flanked by tall trees and thick foliage. In the background, a body of water is visible through the trees. A wooden signpost stands on the left side of the path. The overall atmosphere is peaceful and natural.

*Howard Hughes®*

# Environmental Performance

At the core of our operations is a commitment to reduce the environmental footprint of our entire portfolio. As part of our overall strategy, The Howard Hughes Corporation works to enhance quality and standardize efficiency measures at every phase of development.



# Environmental Strategy

## The HHSustainability Program

The comprehensive environmental sustainability policies and programs we have implemented across our building operations aim to increase the performance of our portfolio. We seek to execute strategic efficiency projects to optimize operations and reduce our long-term environmental impact. In alignment with our ESG objectives, high-performance buildings with lower operating expenses give us a competitive advantage, as well as increase the resilience of our buildings and communities.

## Environmental Management Systems

HHC’s Environmental Management System (EMS) provides an actionable methodology for proactively guiding our sustainability strategy and managing performance. The EMS articulates our processes and protocols for applying policies; implementing programs; and establishing and augmenting data management tools. It also provides a framework for measuring, reporting and benchmarking our progress against that of our peers. Our EMS is aligned with International Standards Organization (ISO) 14001 Standards for Environmental Management Systems following the iterative Plan-Do-Check-Act (PDCA) cycle:



ISO 14001  
**EMS**  
**CYCLE**



### 1. Plan

- Sustainability Team
- Materiality
- Mission & Vision
- Goals & Targets
- Strategic Plan

### 2. Do

- Sustainability Policies
- Green Building Certifications
- Communications

### 3. Check

- Benchmarking Data
- Portfolio Management Systems
- Risk Assessments, Due Diligence & Resilience
- Transparency & Reporting







### 4. Act

- Operational Improvement
- Stakeholder Engagement
- Partnerships



# Targets & Performance Goals

The Howard Hughes Corporation is committed to building a best-in-class sustainability program. We have implemented industry -standard targets and performance goals to accelerate the environmental performance of our portfolio. Our established 10-year targets are measured against a 2017 baseline to track our progress. Targets include commitments to reduce energy, water, waste and carbon emissions. Additionally, we aim to improve indoor environmental quality by using 100% green cleaning products, as feasible. Performance is assessed annually to identify areas of improvement. Targets are reviewed and revised periodically, based on evolving industry standards.

					
Energy Efficiency	Water Efficiency	Waste Reduction	Carbon Emissions	Indoor Environmental Quality	Green Building Certifications
↓20%	↓20%	↑50%	↓20%	100%	AS FEASIBLE
Energy Use Intensity	Water Use Intensity	Waste Diversion	Carbon Emissions	Indoor Environmental Quality	Green Building Certifications
Reduce energy use intensity (EUI) by 20% across the portfolio by 2027 from a 2017 baseline (2% annual reduction)	Reduce water use intensity (WUI) by 20% across the portfolio by 2027 from a 2017 baseline (2% annual reduction)	Increase waste diversion rates to 50%	Reduce carbon emissions by 20% across the portfolio by 2027 from a 2017 baseline (2% annual reduction)	Eliminate toxic materials and use green cleaning products at 100% of our properties; monitor and track indoor air quality (IAQ) in all HHC spaces by 2022	Pursue green building certifications at HHC operational assets and new construction, as feasible

# Sustainable Operations

Sustainable operation of the HHC portfolio is driven by the same strategy that defines our approach to all Howard Hughes business lines: we strive for quality at every stage of development and investment, innovating and adapting as needed. By integrating green building and ESG best practices into our business, we have refined and improved the way we provide quality for all stakeholders and helped identify additional sources of value.

The following factors also inform our commitment to operating a more sustainable portfolio:

- Regulatory requirements
- Investor demands
- Innovations in technology
- Extreme weather

The need to mitigate risk has become more important each year to The Howard Hughes Corporation and to all building owner-operators across the country. Key sustainable operational strategies include rolling out improved energy policies and operational guidelines; expanding energy and water efficiency projects; expanding waste management programs; benchmarking the performance of our properties; and pursuing additional green building certifications. Our commitment to sustainable operations is demonstrated by the 10 new BOMA 360 certifications we achieved in 2018.



*Integrating green building and ESG best practices into our business has improved the way we identify sources of value. We are committed to accelerating the environmental performance of our entire portfolio.*



# Environmental Initiatives



## Energy Initiatives

At HHC, our team works to identify issues or areas of opportunity at all of our operating assets and communities. The post-assessment implementation of informed energy efficiency measures helps us move closer to our energy reduction target of 20% by 2027, from a 2017 baseline. We regularly review building management and system performance and incorporate upgrades into our long-term capital budgets.



### Building Equipment Upgrades

We continue to upgrade our core building plant and HVAC equipment with newer, more energy-efficient equipment that will help us reduce our energy use. These include upgrades to key building systems, such as boilers, chillers, cooling towers, breakers and elevators. (The Woodlands pictured above)

- Installed high efficiency AHU at 30 Corporate Center, Columbia.
- Replaced chillers at 40 Corporate Center and 50 Corporate Center, Columbia.
- Installed The Teal System cloud-based boiler at One Lakes Edge, The Woodlands.

### Building Automation System Upgrades

Building Automation Systems (BAS) are the heart of building controls and can have a substantial impact on energy use. We have upgraded or installed new building automation systems to improve energy efficiency, reduce operating expenses where possible, and provide real-time data for better systems management.

- DWELO Smart Apartment Automation at Millennium Six Pines & Millennium Waterway Square, The Woodlands.
- Upgraded BAS at 2201 Lake Woodlands, The Woodlands.
- Upgraded Energy Management Software (EMS) at 30 Corporate Center, Columbia.

## Water Initiatives



We have been committed to water conservation since 2003, when Summerlin became Nevada’s first community to implement WaterSmart conservation guidelines. With ongoing programs such as stakeholder education through the Fix-A-Leak Week event and the annual Water Conservation Symposium at The Woodlands in Texas, we continue to raise awareness of water use reduction. As we work towards our 2027 water reduction targets, we continuously evaluate water efficiency and conservation projects to reduce our environmental impact and operating expenses.



### Cooling Tower Upgrades

Cooling towers are often responsible for more than half of a building’s total water usage. With the increasing costs of water and our water reduction targets, we are continuing to assess our cooling towers for efficiency upgrades and preventative maintenance. In 2018, we overhauled the cooling tower system at 9303 New Trails Drive in The Woodlands, reducing both water and energy consumption.

### Drought-Tolerant Landscaping

Across our master planned communities, we have incorporated a variety of water-saving features. Below are some highlights:

- Ward Village incorporated native plant species and water-wise landscaping.
- Summerlin saved millions of gallons of water each year by planting desert-friendly plants. We adopted salvaged, native plant materials that require even less water than current desert landscaping, some of which will eventually not require irrigation.
- Columbia completed reforestation and stream restoration projects to support the local ecosystem.



# Environmental Initiatives

## Waste Initiatives

In order to meet our ambitious waste diversion goal of 50% by 2027, we have implemented, maintained, and improved our portfolio-wide waste management programs.



### Waste Management

A successful operational waste management program includes a comprehensive plan with objectives and goals as well as successful communications and stakeholder engagement strategies. Waste services across our portfolio are re-bid on a regular basis to meet our evolving waste and recycling needs; take advantage of competitive pricing in the market; and to adjust service levels.



### Recycling

We are continuously improving our recycling and waste management programs, including a tenant education program to help increase recycling participation and increase our waste diversion rates. Education initiatives include a recycling guide; a communications and signage program; and other stakeholder engagement activities. The Seaport District has diverse recycling streams including metal, cardboard, paper, plastic, glass and food digesters. Columbia properties also have recycling streams in place for metal, cardboard, paper, plastic, and glass, and coordinate with local waste management in order to optimize their program as the community grows.



### Electronic Waste

Managing electronic waste (e-waste) is critical to increasing our recycling rates, increasing recycling literacy among our tenants, and reducing pollution. While e-waste is rarely accepted by most waste haulers, our properties and teams are helping to facilitate an increase in this type of disposal. In 2018, 18 properties held e-waste drives, allowing our tenants and residents to conveniently and safely dispose of their old electronic appliances and batteries.



## Cardboard Recycling at Riverwalk

- In 2018, **186 tons of cardboard** were recycled at Riverwalk in New Orleans, which is equivalent to:
  - 2,233 mature trees**, enough to produce **27,669,300 sheets of paper**
  - 651 cubic yards of landfill airspace**, which is enough to fulfill the municipal waste disposal needs of **836 people** for one year
  - 270,589 kWh** of electricity, enough power to fulfill the electricity needs of **25 homes** for one year
  - 677 metric tons** of GHG emissions, which is equivalent to **1,655,257 miles** driven by an average passenger car, or **144 cars** driven for one year
  - 1,302,700 gallons of water**, which is enough to meet the daily fresh water needs of **17,369 people** for one year
- 930 tons of cardboard recycled** over five years at Riverwalk!



# HHC's Certified Properties

Green buildings are a step forward for cities, communities and neighborhoods, and our master planned communities. Through sustainable design, construction and operations, green buildings are reducing carbon emissions, energy and waste; conserving water; and prioritizing safer materials. Certifications such as LEED, ENERGY STAR and BOMA 360 increase property values through operational efficiency; high performance; low vacancy rates; amplified employee productivity; and increased occupant comfort. The Howard Hughes Corporation is proud of our growing list of certified properties and is looking forward to expanding on our green certifications in the coming years.

## LEED

Leadership in Energy and Environmental Design (LEED®) is the preeminent program for the design, construction, maintenance and operations of high-performance green buildings. Administered by the U.S. Green Building Council (USGBC), LEED uses a whole-building approach, meaning that the building must perform better than conventional buildings in all aspects of sustainability including site maintenance, energy efficiency, refrigeration management, water efficiency, material selection and indoor air quality.

Total Certifications ▼

14



8



10

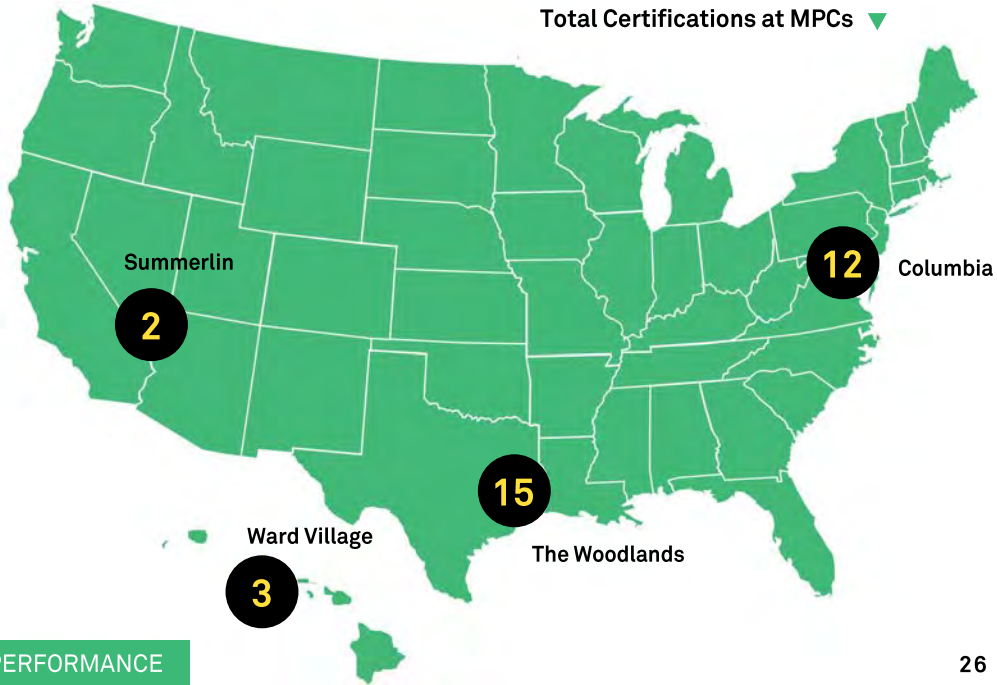


## ENERGY STAR

ENERGY STAR-certified buildings use 35% less energy on average by identifying and implementing cost-effective approaches to managing energy use in buildings. By reducing energy use, increasing profits and strengthening competitiveness in the market, ENERGY STAR-certified properties can command sale and rental premiums of up to 16%. Benchmarked properties with a score of 75 and over are eligible for this market-differentiating certification.

## BOMA 360

The Building Owners and Managers Association (BOMA) 360 Certification is an international building standard for operational best practices in the commercial real estate industry. Earning the BOMA 360 label signifies that a building outperforms the competition across all areas of operation and management, achieving operational efficiency and higher-than-average levels of tenant satisfaction.



LEED Certifications			
Site	Certification	Level	Awarded
Millennium Waterway Square, The Woodlands	LEED Building Design & Construction	Silver	2011
The Westin at The Woodlands	LEED Building Design & Construction	Certified	2018
Aristocrat Campus, Summerlin	LEED Core & Shell	Silver	2018
1725 Hughes Landing, The Woodlands	LEED Core & Shell	Certified	2016
1735 Hughes Landing, The Woodlands	LEED Core & Shell	Certified	2015
Three Waterway Square, The Woodlands	LEED Core & Shell	Silver	2014
Ward Village Shops (Auahi Shops)	LEED Core & Shell	Certified	2014
Two Merriweather, Columbia	LEED Core & Shell	Silver	2018
Millennium Six Pines, The Woodlands	LEED for Homes	Gold	2015
30 Corporate Center, Columbia	LEED Interior Design & Construction	Silver	2012
IBM Building, Ward Village	LEED Interior Design & Construction	Platinum	2015
One Hughes Landing, The Woodlands	LEED Interior Design & Construction	Silver	2012
IBM Building, Ward Village	LEED Neighborhood Development	Platinum	2015
Two Summerlin	LEED Building Design & Construction	Silver	2018

ENERGY STAR Certifications					
Property Name	Certification Year(s)	Score 2018	Score 2017	Score 2016	Score 2015
1400 Woodloch Forest, The Woodlands	2018, 2017, 2016, 2015	76	79	76	79
1735 Hughes Landing, The Woodlands	2017		95		
Three Waterway, The Woodlands	2018, 2017, 2016, 2015	87	87	87	91
3831 Technology Forest, The Woodlands	2017		92		
Four Waterway, The Woodlands	2018, 2017, 2016, 2015	90	84	80	77
9303 New Trails, The Woodlands	2018, 2017, 2016, 2015, 2012	87	88	88	80
One Hughes Landing, The Woodlands	2018, 2017, 2016, 2015	82	78	77	87
Two Hughes Landing, The Woodlands	2017		94		

BOMA 360 Certifications			
Site	Certification	Level	Awarded
10 Corporate Center, Columbia	BOMA 360	Certified	2018
20 Corporate Center, Columbia	BOMA 360	Certified	2018
30 Corporate Center, Columbia	BOMA 360	Certified	2018
40 Corporate Center, Columbia	BOMA 360	Certified	2018
50 Corporate Center, Columbia	BOMA 360	Certified	2018
60 Corporate Center, Columbia	BOMA 360	Certified	2018
70 Corporate Center, Columbia	BOMA 360	Certified	2018
Columbia Association Building, Columbia	BOMA 360	Certified	2018
One Mall North, Columbia	BOMA 360	Certified	2018
One Merriweather, Columbia	BOMA 360	Certified	2018



# Data Management

100% of properties benchmarked  
81% with utility data



Our team utilizes several data management systems across our portfolio to measure performance. We participate in the Environmental Protection Agency (EPA) ENERGY STAR program and pursue green building certifications such as LEED. We also partner with Measurabl, through ULI Greenprint, to help aggregate and analyze our building data. Verdani Partners is responsible for reviewing all data supplied to GRESB and other reporting platforms. Currently, 100% of the portfolio is benchmarked in ENERGY STAR Portfolio Manager, including utility data for 81% of the portfolio (62 properties). We plan to expand this coverage to newly acquired and developed assets in 2020.



### Verdani Partners

Verdani Partners' Portfolio Schema™ is a repository and daily management 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. The schema is also used for tracking green building certifications, efficiency projects, audits, and environmental risk assessment results. HHC utilizes the portfolio schema for reporting; assessing ESG risk factors; renewable energy analysis; data validation and benchmarking; and more.



### ENERGY STAR Portfolio Manager

The EPA's ENERGY STAR Portfolio Manager is an interactive energy management platform that allows organizations to securely track and assess energy and water consumption across building portfolios. Portfolio Manager also enables HHC to benchmark our portfolio and buildings against similar ones. Additionally, the platform is a centralized database and universal platform for reporting. Data stored in Portfolio Manager can be easily shared with our partners, such as Measurabl, for GRESB reporting and for reporting to municipalities for compliance with local benchmarking laws.



### ENGIE Insight

ENGIE Insight provides HHC with bill-pay services across our entire real estate portfolio, with the exception of multifamily. The ENGIE Insight platform and dashboard are also used for expense management, including data analytics to visualize property-level resource use. Data from the ENGIE platform is pushed into ENERGY STAR Portfolio Manager, where it can then be exported to GRESB for reporting, benchmarking compliance, and additional external analysis.



### Conservice

Conservice works with property management companies across the United States and Canada, providing comprehensive and customized utility billing solutions that effectively reduce operating costs and promote conservation. Conservice provides HHC with bill pay services for our multifamily residential properties. The Conservice dashboard is also used for expense management, including data analytics to visualize property-level resource use. Additionally, Conservice data is pushed into ENERGY STAR Portfolio Manager, where it can then be exported to GRESB for reporting, benchmarking compliance, and additional external analysis.



### Resource Energy Systems (RES)

Resource Energy Systems is a premier energy management company with decades of experience in the energy and real estate industries. RES provides HHC with benchmarking, energy management, energy procurement, and energy analytics services. RES also manages ENERGY STAR Portfolio Manager property profiles for most of HHC's portfolio. In addition, RES provides regular reports on energy use, which HHC uses as actionable intelligence for sustainable building operations.



### Measurabl

Measurabl provides automatic data import technology, step-by-step reporting, and powerful portfolio-wide data analytics that allow HHC to measure, manage and act on our sustainability performance. We use Measurabl for GRESB reporting and performance indicator calculations, which streamlines reporting processes and investment-grade data aggregation.





*By adopting resilience measures at our properties, we have educated our teams, protected our buildings and safeguarded our communities.*

# Sustainability Policies

Policies guide our teams and help ensure adherence to sustainability best practices which will ultimately allow HHC to achieve our performance targets. We are in the process of implementing additional sustainability policies in 2019.

Corporate Policies
Resilience Policy
Health & Well-Being Guide
Stakeholder Engagement Policy
Sustainability Due Diligence for New Acquisitions Policy
Property-Level Policies
Energy Policy
Water Efficiency Policy
Waste Management Policy
Green Resident Guide
Green Cleaning Policy
Indoor Air Quality (IAQ) Management Policy
Smoking Policy
Tenant Improvement Guide
Operations & Engineering Team Training
Sustainable Purchasing Policy
Refrigerant Management Policy

# Risk Management

Our Due Diligence for New Acquisitions and Resilience Policies provide frameworks for assessing risk through analysis of sustainability and resilience criteria for both new acquisitions and standing assets. Key risk factors include energy and water supply and efficiency; access to renewable energy sources; ENERGY STAR scores; green building certifications; transportation connectivity; and weather-related risks. These policies are instrumental in securing our investments long-term.

Social Risks	Environmental Risks	Economic Risks	Physical Risks
Health & Well-Being	Extreme Weather	Housing Affordability	Access to Alternative Modes of Transportation
Livability	Natural Hazards	Jobs & Economic Development	Air Quality
Accessibility	Contamination		

In 2018, we conducted a property-level risk assessment across the standing assets in our portfolio. This assessment analyzed over 40 social, economic, physical and environmental risk indicators including: building safety and materials; potential contamination; transportation (walk score, EV charging stations); health and well-being; livability score; housing affordability; weather and natural hazard risk zones; and air quality. Our Resilience Policy also helps us address known risks by guiding implementation of portfolio-wide resilience programs that focus on three key steps:

Assess Risk & Vulnerability	Make a Plan	Implement Resilience Strategy
		
PORTFOLIO RISK ANALYSIS	CORPORATE RESILIENCE POLICY	PROPERTY LEVEL EMERGENCY PLAN
Social, Environmental, Economic and Physical Risks	Site & Structure Systems & Operations People	Prepare Integrate Resilience Strategy Get Insured Raise Awareness



# Timeline

January 2018	NAREIT 2018 ESG Forum (Hyatt at Olive 8, Seattle, WA)
February 2018	Established HHSustainability program including corporate branding language for ESG Principles, Core Values and Sustainability Goals, as well as a graphics program The Westin at The Woodlands achieved LEED BD+C Certification
April 2018	Hosted community Earth Day events Hosted The Woodlands Health and Wellness Expo
May 2018	ESG Program presentation at HHC Operations Conference at The Woodlands Conducted a materiality assessment Joined ULI Greenprint Center for Building Performance
June 2018	Published HHSustainability annual report on <a href="http://www.howardhughes.com">www.howardhughes.com</a>
August 2018	Conducted Sustainability Attributes Survey
September 2018	10 Columbia properties achieved BOMA 360 certifications Sustainalytics submission
October 2018	Trailgating Event at The Woodlands (at The Millennium Six Pines) ULI Greenprint Performance Committee Meeting at ULI Fall Meeting in Boston, MA
November 2018	Annual HHSustainability Strategy Meeting
December 2018	Published 1st Annual ESG Report (2017) Conducted utility rebate analysis through Waypoint Energy
January 2019	Attended NAREIT ESG Forum (Hyatt Regency Coconut Point, Bonita Springs, FL)
February 2019	Survival of the Fittest: 8-Week Get Healthy Challenge MSCI ESG Rating Report received ICSC Beyond Sustainability Summit (SLS Brickell Hotel, Miami, FL)
March 2019	Participated in Earth Hour (March 30 @ 8:30 PM PST) Hosted Honolulu Biennial 2019
April 2019	Hosted tenant, resident and community Earth Day events Hosted Bridgeland's NatureFest 2019
May 2019	FTSE Russell consultation Attended ICSC RECon 2019 (Las Vegas Convention Center, Las Vegas, NV)
June 2019	ISS-oekom submission Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment submission





The logo for Howard Hughes, featuring the name in a white, elegant script font with a registered trademark symbol, set against a background of a community event on a lawn.

Howard Hughes®

# Stakeholder Engagement

Strong communities are the result of not only high-quality assets and expert operation, but also great people. At The Howard Hughes Corporation, we aim to create a sustainable lifestyle and work culture imbued with a sense of discovery.



# Celebrating Earth Day & Other Events

On April 22, 2019, The Howard Hughes Corporation joined more than one billion people in celebrating Earth Day—one of the largest civic-focused days of action in the world. Each year, our properties are encouraged to use Earth Day as an opportunity to educate residents, tenants, employees and community members about energy efficiency techniques, green transportation options, recycling, and a variety of other sustainability initiatives that support HHC and global efforts for a more sustainable planet. This year, we hosted numerous community engagement events across our portfolio at Columbia, Riverwalk, Summerlin, Ward Village and The Woodlands.

## Columbia

Our Columbia community distributed complimentary educational gifts to tenants who brought their kids to work. Included in the “goody bags” were potted plants and school supplies in a reusable bag. Management teams also coordinated e-waste recycling drives with signage displays and flyer distribution throughout the property to raise awareness and increase engagement.

## Summerlin

Summerlin co-hosted events in conjunction with the 10th anniversary of the Las Vegas area’s annual GREENFest, which raises awareness about environmental issues and innovations for a sustainable lifestyle. This year over 72,000 GREENFest visitors explored exhibits about green homes and buildings, technology, clean energy, sustainable living, and more. Other activities included a solar-powered exhibition and a seed-swap. Office tenants who attended GREENFest received a free Downtown Summerlin reusable bag. Prior to the event, Summerlin asked residents for ten powerful ideas for Earth Day. Selected initiatives included reusable water bottles; turning off computers; biking to work; and using LED light bulbs.

## The Woodlands

The Woodlands challenged tenants to replace their disposable water bottle with a complementary HHC reusable water bottle for 10 days. In addition, The Woodlands hosted an e-waste recycling drive, a composting workshop, and a scavenger hunt. Tenants searched for Earth Day globes hidden throughout the campus and were awarded eco-friendly prizes for finding them.

## Riverwalk

Riverwalk in New Orleans collected clothing for Habitat for Humanity. Participants dropped off five or more items for a total of 111 pounds of clothing—critical for those in need in advance of the winter months.

## The Seaport District

This year, Howard Hughes again partnered with nonprofit Waterfront Alliance to host their annual event, City of Water Day. New York City is surrounded by water and the district itself preserves the 19th century architecture which was once home to the busiest maritime city in the world. As part of the event, Howard Hughes employees built kayaks out of recycled materials and raced at the port, all to build connection to the water and bring awareness to the port’s history and resiliency in the city.

## Ward Village

Ward Village hosted an Earth Day social media challenge for all tenants to share their organization’s Earth Day celebrations to Instagram, using hashtag #WardVillage. The winning photo—the one that represented the “Best Earth Day Spirit”—won a \$1,000 Dave and Buster’s gift card.







# Education & Outreach

All of HHC's employees have access to free, online sustainability education including LEED Green Associate exam training through our partnership with sustainability consulting firm Verdani Partners. Recognized throughout the green building industry, the LEED Green Associate accreditation is a valuable professional development tool for real estate and ESG professionals. In addition, Verdani offers sustainability best practices webinar courses on topics such as energy and water efficiency, sustainability budgeting, IEQ and sustainable sites.

At The Howard Hughes Corporation, we encourage employees to be the “CEO of their own career.” Our orientation processes, one-on-one coaching and on-the-job training set up new team members for success. We also provide opportunities for formal training and educational programs that can help employees improve their skills and grow professionally. Our tuition reimbursement program supplements training and education outside the company. HHC managers and supervisors are committed to serving as partners and coaches for employees by providing formal feedback and developmental opportunities.

Sustainability Budgeting



Sustainable Sites



Energy Efficiency



Water Efficiency



Indoor Environmental Quality



LEED Green Associate Training



*Our programs aim to instill a culture of sustainability within our workforce as we provide opportunities for formal training supporting professional growth.*



# Health & Well-Being

We are committed to improving quality of life by developing properties with healthy spaces to live, work, relax and socialize. The Howard Hughes Corporation enforces the highest standard for building operations in order to protect the health, well-being and safety of our employees, tenants, residents and visitors. In 2018, we implemented a portfolio-wide Health and Well-Being Guide that provides best practices for increasing indoor environmental quality (IAQ), such as using non-toxic finishes and materials (paint, carpets and furnishings with low volatile organic compounds [VOCs]), and providing natural daylight and views for occupants. We also established a portfolio-wide target to use 100% green cleaning products at all properties by 2022.

The Howard Hughes Corporation supports our employees’ and tenants’ personal health and wellness goals by providing special rates for gym memberships and hosting fitness challenges. In 2018, HHC hosted an eight-week “Survival of the Fittest” event with 188 participants across 47 teams. The Hughes Landing Bandshell property hosted RIDE Spin and Pure Barre classes throughout the year, with excellent tenant turnout.

Additionally, we offer quarterly lunch-and-learn events including:

- **Nutritional and fitness coaching from Cenegenics**
- **Health education from the American Heart Association**
- **Eye health education from Focus Optical**
- **Running coaching from Fleet Feet**

In 2018, HHC properties also hosted events such as a Health & Wellness Expo at Hughes Landing, with 500 attendees and 40 local health and wellness vendors facilitating a variety of fitness classes for participants. The Seaport District offered free bootcamp -style classes throughout the year (Seaport FIT), while Ward Village offered yoga at the park and weekly farmer’s markets.

HHC also engaged health-technology company, Sonic Boom, to support our employee wellness programs. Sonic Boom provides a wellness platform that offers clinical tools including health coach consultations, biometric screenings, and health quality assessments, as well as engagement modules such as contests, challenges, and other health-focused incentives. According to the most recent Sonic Boom report, which used data gathered by UFIT activity trackers, 66% of HHC employees were actively engaged in the program, with an average daily activity of four miles walked.

## Health & Well-Being Partnerships

- RIDE Spin
- Pure Barre
- Fleet Feet
- Sonic Boom
- Seaport FIT
- Cenegenics Elite Health
- American Heart Association





# Philanthropy

As The Howard Hughes Corporation builds for the future, we remain attuned to our responsibility to impact the lives of those within our communities and the world at large. We prioritize supporting neighborhoods through charitable giving and volunteerism with annual donations to over 130 non-profit organizations in the Greater Houston region.

## Howard Hughes Cares

Our corporate social responsibility program, Howard Hughes Cares (HHCares), embodies the guiding principles of our community-focused philanthropy. We recognize that sustainability issues pertain not only to the environment, but also to the individual spirit of all stakeholders in our communities.

HHCares initiatives include our corporate portfolio-wide programs for matching philanthropic donations, designating employee volunteer days and sponsoring community events in support of local charitable and cultural organizations. We encourage our subsidiaries and employees, as well as the residents within our communities, to give back and develop active relationships with charitable organizations. HHC offers employees 24 hours per year with which to volunteer in their communities across a variety of charities—including our corporate charity United Way, a non-profit organization that focuses on providing low-income communities with the necessary tools to pursue education, achieve financial stability and live healthy lives. HHC also provides grants and scholarships and has donated millions of dollars in support of education, the arts, youth issues and environmental stewardship. In addition to our corporate donations, HHC offers a 1:1 match for all charitable donations made by our employees.

We are committed to making an impact in our communities with property-level organizations under our HHCares umbrella such as the Ward Village Foundation and Seaport Cares. Over the past five years, Seaport Cares has donated over \$2 million to more than 25 local organizations and causes, and invested an additional over \$4 million in free programming and community events.

## Annual Spring Giving Campaign

Three of The Howard Hughes Corporation’s master planned communities near Houston (Bridgeland, The Woodlands and The Woodlands Hills) donated \$1,000 to charity for each new home purchased from March 1 to April 30, 2018. Homebuyers in these areas not only made an investment in their families’ future, but also in the community’s well-being. Charities slated to received donations are: Cy-Hope, a nonprofit supporting at-risk children in Cy-Fair ISD; the Cy-Fair Educational Foundation, supporting innovative classroom learning; the Leukemia and Lymphoma Society, advocating for cancer research and support; Montgomery County Community Foundation, an organization supporting the county; and Yes to Youth, a Montgomery County organization for the betterment of children.

### Philanthropy Partnerships

- Cy-Hope
- Yes to Youth
- Seaport Cares
- Carpenter’s Shelter
- Ward Village Foundation
- Cy-Fair Education Foundation
- Leukemia and Lymphoma Society
- Montgomery County Community Foundation
- Alexandria Housing Development Corporation



## Community Spotlight: Carpenter’s Shelter

Landmark Mall is a development of The Howard Hughes Corporation in Alexandria, Virginia, that is currently in the planning phase. HHC is working with the City of Alexandria to transform the enclosed mall into a vibrant open-air, mixed-use community with retail, residential and entertainment components. Once open, the mixed-use project will activate a long-neglected area of the city for the greater community and will be designed to create a dynamic urban village on the west end of Alexandria.

While the vacant mall space was reimagined, HHC saw an opportunity to put the former Macy’s department store to good use and provide Carpenter’s Shelter—a local non-profit organization dedicated to supporting the homeless to achieve sustainable independence through shelter, guidance, education, and advocacy—with a much-needed temporary new home.

Carpenter’s Shelter had been located in an former DMV office for about 20 years and was in dire need of an upgrade. The question was how to move forward with a relocation and not disrupt the provision of critically-needed services to the people of Alexandria.

Working in partnership with the Alexandria Housing Development Corporation (AHDC), The Howard Hughes Corporation allowed Carpenter’s Shelter to use the old Landmark’s Macy’s store rent-free as a temporary facility while its new purpose-built home was under construction. The former store now provides 60 beds, hot meals and showers for families and for single men and women who are having trouble finding a place to live in a city with scarce affordable housing. It also includes a day shelter, David’s Place, which is open during the day for homeless individuals to take a shower, do laundry, watch television and stay warm during the winter months.

Being socially responsible is not simply about donating money, but about creative problem-solving when faced with an opportunity that is challenging but worth the effort. HHC and Carpenter’s Shelter, two unlikely-seeming business partners, came together based on a shared commitment to forward-thinking, innovative solutions for challenges facing our communities.

The project received Honorable Mention in Fast Company’s 2018 World Changing Ideas Awards.





# Community Engagement

## Howard Hughes Arts (HHArts)

We look beyond the built environment. We see real estate and outdoor spaces as a shared environment where we can create memorable experiences that engage, inspire and define the cultural life of our communities. The Howard Hughes Corporation's portfolio-wide artistic initiative, Howard Hughes Arts (HHArts), is a natural extension of our long-standing commitment to celebrating the integral role played by arts and culture in the placemaking process. Through this program, a rich cultural discourse unfolds across our portfolio, within our built spaces and open public parks alike, including extensive public art programs, performing arts series, large-scale installations, immersive cultural festivals and artist residency programs.

HHArts highlights include the Seaport District's interactive art installation series and annual Summer Concert Series on The Rooftop at Pier 17; Downtown Columbia's annual Merriweather District Artist-in-Residence (MD AIR) Program and the pioneering OPUS Merriweather art, music and technology festival; the annual, over two-decades old Summerlin Festival of Arts; The Woodlands' collection of outdoor public art, which is one of the largest in the country; and HHC's sponsorship of the Honolulu Biennial at Ward Village.

## Honolulu Biennial 2019

The Honolulu Biennial is an international contemporary art exhibition, and Hawai'i's largest contemporary arts festival, which supports the local arts infrastructure with global outreach. With a focus on contemporary art practices throughout the Pacific Rim, the Biennial includes over 100 free public programming events across over a dozen exhibition sites—including workshops, artist talks, dance performances, films, and live music. The Howard Hughes Corporation joined the Taiji and Naoko Terasaki Family Foundation as a title sponsor of the second Honolulu Biennial in 2019, themed, "To Make Wrong / Right / Now." Designed to instill a deep and connected sense of artistic community, symposium topics have included indigenous knowledge, collective practice, the arts in climate communication, cultural colonialism and social justice.

## Nature Fest

Each year, Bridgeland hosts Nature Fest, a favorite community-wide event featuring wildlife attractions and stage performances including Birds of Prey, Crocodile Encounter, Wild Things Zoofari and Bridgeland High School Theatre Group. In 2019, children's activities included an exotic petting zoo, arts and crafts, balloon artists, pony rides and outdoor laser tag. The proceeds of this event are donated to Cy-Hope, a local family counseling and creative therapy organization whose goal is to bring hope through healing to every child and family in the Cy-Fair area of Houston, Texas.



*From Wall Street to Waikiki, our team collaborates with local organizations and creative partners to create and revitalize public spaces for the community.*



# Awards & Recognitions

Year after year, our communities continue to receive acclaim from numerous nationwide organizations. In addition to consecutive years of “The Best Master-Planned Community of the Year” achievements, The Howard Hughes Corporation has been recognized for our efforts to integrate ESG strategies into our business, our operations and the daily lives of the people at all of our communities. Notable recent awards that reflect environmental, social, and governance achievements include:



**Trailblazer of the Year, PRISM Awards by the Greater Houston Builders Association, 2018 – The Woodlands**

The award reflects The Howard Hughes Corporation’s dedication to design excellence and expert placemaking, its commitment to providing ample amenities and community events, and executing the best in marketing materials and industry-leading incentive programs.



**Fast Company's World Changing Ideas – Honorable Mention 2019 for Landmark Mall Temporary Homeless Shelter by The Howard Hughes Corporation and Carpenter’s Shelter**

Fast Company's World Changing Ideas Awards celebrate businesses, policies, and nonprofits that are poised to help shift society to a more sustainable and more equitable future.



**Urban Land Institute (ULI), Vision Award - Development of Distinction, 2014 – The Woodlands**

The Vision Award recognizes the full development process—construction, economic viability, marketing, and management—as well as design, and promotes best practices in development, identifying projects and programs that exemplify the policy and practice areas that underpin ULI. Award-winning projects and programs highlight creative development practices, inventive partnerships or sharing of resources, imaginative problem solving, or visionary ideas that have contributed to the growth of vibrant communities.



**West Houston Association, Sustainability Star Award, 2018 – Bridgeland**

The West Houston Association Sustainability Stars Program recognizes individuals or companies for sustainability efforts in land development and infrastructure in Greater West Houston. Bridgeland was recognized for integration of environmentally conscious sustainable infrastructure, including an innovative and forward-thinking water reuse system and wastewater treatment plant.



**Pacific Edge Awards, Commitment to Green, 2017 – Ward Village  
Pacific Edge Awards, Corporate Social Responsibility, 2017 – Ward Village**

The Pacific Edge Awards spotlights the most innovative and inspirational professionals and organizations in the local Hawai’ian community. Nominees are evaluated across nine award categories including Commitment to Green, Corporate Social Responsibility and Lifetime Achievement Award.




**Greater Houston Builders Association, Humanitarian of the Year Award, 2016**

The Greater Houston Builders Association (GHBA) Houston’s Best PRISM Awards is an annual event designed to recognize GHBA members who demonstrate outstanding commitment and excellence within Houston’s homebuilding community and to the homebuilding industry as a whole.




# Partnerships & Programs

At HHC, our ESG program is supported by key industry partnerships and programs that complement our long-term commitment to measure, assess and reduce the impacts of our buildings and operations.




**ENERGY STAR**

The Howard Hughes Corporation is proud to be collaborating with the U.S. Environmental Protection Agency's (EPA) ENERGY STAR division as we work toward reducing the environmental impact of our portfolio. Currently, 81% of our properties are benchmarked in ENERGY STAR Portfolio Manager, the premier tool for tracking energy, water and waste data.




**Urban Land Institute (ULI)**

ULI's Greenprint Center for Building Performance provides HHC with a variety of sustainability resources, the knowledge of the greater real estate community, and access to Measurabl's sustainability data tracking tool. HHC plans to utilize these resources to continue improving our sustainability programs, share best practices and transparently report on our ESG performance.




**Global Real Estate Sustainability Benchmark (GRESB)**

GRESB is an investor-driven organization committed to assessing the environmental, social and governance (ESG) performance of real estate assets. HHC became a member in 2018, joining 903 global real estate companies. Last year, companies from 64 countries voluntarily reported their ESG data and progress across portfolios with an estimated gross asset value of \$3.6 trillion.




**U.S. Green Building Council (USGBC)**

It is HHC's goal to align our properties with the sustainability best practices outlined in USGBC's LEED rating system, as feasible. By encouraging the use of the LEED framework as a resource, our hope is that property teams will take advantage of the environmental and cost benefits that correspond with adopting green building operations.



**Building Owners and Managers Association (BOMA) International**

The BOMA 360 Performance Program sets the standard worldwide for 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. Designees report the program helped them achieve operational efficiencies as well as higher levels of tenant satisfaction.



**Verdani Partners**

The Howard Hughes Corporation has engaged Verdani Partners, a full-service sustainability and ESG consulting firm, to develop our sustainability program strategy and implementation. Verdani Partners collaborates with HHC's internal teams to manage day-to-day ESG initiatives, certifications, data management and reporting.





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# Case Studies





# Two Merriweather

## Case Study

Two Merriweather is a 127,235-square-foot, Class A office building built by The Howard Hughes Corporation in Downtown Columbia. The building is located in the new Merriweather District, which, once complete, will include 2.3 million square feet of office; 320,000 square feet of retail; 1,900 residential units; and a 250-room hotel. Columbia has consistently ranked in the top ten of CNN Money’s Best Places to Live in the United States and received the top ranking in 2016.

Completed in 2017, Two Merriweather is an integral component of the master-planned vision for an urban, mixed-use Downtown Columbia, which at full buildout will encompass more than 14 million square feet of residential, office, hotel, retail, cultural, and public uses including parks, trails and more. Open space is integrated throughout the building, which features 15,000 square feet of street-level retail as well as amazing views of surrounding Merriweather Park. Visitors and office tenants have pedestrian access to the 51-acre Symphony Woods and Merriweather Post Pavilion. The sprawling park is a rare amenity which includes the area’s premier arts and culture destination, ranked by Rolling Stone as one of the top amphitheaters in the country.

The LEED BD+C Silver building incorporates sustainable design features throughout and tenant-facing programs which include single-stream recycling. The office building also features a bioretention pond, which captures stormwater and removes its pollutants while minimizing potential flooding. Renowned architecture firm, Gensler, designed Two Merriweather to bring together the best of suburban and urban design, resulting in a vibrant development which allows companies to attract and retain a diverse array of top talent. The pond and surrounding plazas were designed with a multi-generational approach in order to best support the workforce, community, surrounding environment, and building operations.

*In Downtown Columbia, HHC is delivering on master planner Jim Rouse’s original vision of a ‘city in a garden.’*



### At A Glance

- 127,235 SF Class A office building
- 15,000 SF of ground floor retail
- LEED BD+C Silver-certified in 2018
- AIA Baltimore Excellence in Design Award 2018
- Variable Air Volume (VAV) units on each floor
- Mechanical systems include energy recovery units
- Adjacent to Merriweather Park at Symphony Woods, a 51-acre tree-filled park
- Bioretention pond
- Opened in 2017







# The Millennium Six Pines

## Case Study

Constructed in The Woodlands in 2014, The Millennium Six Pines leads the way for sustainable communities by combining luxury living with eco-friendly design. The LEED for Homes Gold-certified property includes an array of sustainable features which reduces its overall carbon footprint, while providing residents with modern, efficient and healthy living experiences.

The design and specifications of The Millennium incorporate sustainable materials including low-VOC paints and recycled and local materials like sustainably sourced wood. Residential units include high-efficiency toilets, high-efficiency air conditioning and heating systems, and ENERGY STAR appliances and windows. Additionally, the property includes drought-tolerant landscaping with high-efficiency smart irrigation and LED lighting throughout common spaces.

The Millennium's thoughtful and modern design provides many health and social benefits for our residents. These include enhanced access to outdoor space, ample natural lighting, healthier air quality, lower utility bills, community gathering spaces, and access to fitness and yoga classes. Efficient modes of transportation are also made more convenient at the property, with easy access to public transit, ride share, electric vehicle charging stations and bicycle racks.

The central location of The Millennium allows residents to go anywhere in The Woodlands and the Greater Houston area with ease. The community gathering spaces include a variety of culture and entertainment venues such as the Cynthia Woods Mitchell Pavilion, The Woodlands Concert Band and The Woodlands Civic Ballet. Over 6,000 acres of open green space and recreational areas extend throughout The Woodlands with lakes and ponds, 127 forested parks and 198 miles of hiking and bike trails.

*The Millennium Six Pines leads the way for sustainable communities by combining luxury living with eco-friendly design.*



### At A Glance

- LEED for Homes Gold
- ENERGY STAR windows and appliances
- Energy-efficient air conditioning, heating, and lighting
- Monarc Tree lighting controls
- Smart home technology
- Advanced air filtration and ventilation systems
- Indoor contaminant control
- Water-efficient fixtures
- Drought-tolerant landscaping
- Onsite recycling for residents
- Subsidized carpooling/ride share program
- Preferred parking for fuel-efficient vehicles
- Electric vehicle charging stations
- 6,000 acres of green space, 127 forested parks and 198 miles of hiking and bike trails
- Opened 2014



# Ward Village Foundation

## Case Study

The Ward Village Foundation was launched by The Howard Hughes Corporation to support the local community in Honolulu. The Foundation is dedicated to improving the quality of life in our community and supporting forward-thinking initiatives that honor Hawai'i's rich history. Since its inception in 2014, the Ward Village Foundation has awarded over 30 grants to non-profit organizations as part of its initial pledge to invest one million dollars in its first two years. In 2016, HHC doubled its pledge with an additional million-dollar gift. HHC's executive team also donates time and expertise to guide the development of the organizations that the Ward Village Foundation supports.

### Programs

**K'ko'o 'Ōiwi** is a community-based non-profit organization based on the Island of Oahu. With the support of the local community, Kāko'o 'Ōiwi acquired a 38-year lease agreement with the State of Hawai'i Community Development Authority (HCDA) to implement Māhuhua 'Ai o Hoi (regrowing the fruit of Hoi), a long-range project to restore agricultural and ecological productivity to nearly 405 acres within the wetlands of He'eia. Through their cultural, educational and ecosystem restoration programs, Kāko'o 'Ōiwi is promoting the social and economic advancement of the local community.

**Mana Maoli** is a non-profit dedicated to supporting and engaging the 'opio (youth) for their Public Charter School Hālau Kū Māna. They provide Maoli Music and Kānehunāmoku Voyaging Academy programs. Mana Maoli's vision is to facilitate individual and community healing and empowerment through the fostering of lifelong learners who think, feel and act in ways that are pono (harmonious, righteous) and through seeking positive, systemic change in their local, regional and global communities.

**Pacific Asian Affairs Council (PAAC)** is an independent, international education 501(c)3 nonprofit with a mission to promote a greater awareness and understanding of foreign affairs issues with special attention to Hawai'i's role in the Asia-Pacific region. Since 1954, PAAC has provided global education to more than 82,450 high school students, 107,300 college students, and 82,950 community members statewide. PAAC has also hosted approximately 930 international visitors through the State Department's International Visitor Leadership Program.



### Core Initiatives



#### Culture ForWard

Support and perpetuate native Hawai'ian culture, values, traditions and the authentic spirit of aloha so that the history of Hawai'i can continue molding its future



#### Community ForWard

Support the arts, education, health and other community building programs to shape the next generation of Hawai'ian leaders



#### Environment ForWard

Support and encourage sustainable land planning and open space conservation to ensure that present and future generations can enjoy the same natural beauty of the Hawai'ian Islands that we appreciate today

### Additional Ward Village Foundation Initiatives

- Bikeshare Hawai'i
- Honolulu Theatre for Youth
- Pacific Resource for Education and Learning (PREL)
- HomeAid Hawai'i
- Always Dream Foundation
- Ho'okua'aina
- Re-use Hawai'i
- Parents and Children Together
- Honolulu Theatre for Youth
- Ronald McDonald House Charities of Hawai'i
- Ola Ka 'Ilima Artspace Lofts Children's Discovery Center
- McKinley High School Robotics
- Iolani Palace
- Pacific Resource for Education and Learning (PREL)
- Bishop Museum
- Boys & Girls Club of Hawai'i
- Surfrider Spirit Sessions
- Waikiki Health
- YWCA of Honolulu
- Council for Native Hawai'ian Advancement
- Hawai'i HomeOwnership Center
- Hawai'i Theatre
- Honolulu Youth Symphony
- KCAA Preschools
- Ke Aloha Ho'okahi Preschool
- After School All-Stars Hawai'i
- Hawai'i Pops
- YMCA of Honolulu
- Kupu
- Parents and Children Together





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# Reporting + Disclosure





# About This Report

This ESG report was prepared by the Environmental Social Governance Committee, a collective of various team leaders across the Howard Hughes Corporation, with support from Verdani Partners. Reporting and disclosing our portfolio-wide performance data and sustainability operations allows us to benchmark and assess our performance amongst our peers across the U.S. and around the world.

Our disclosure references the Global Reporting Initiative's (GRI) 2016 Standards. 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. The performance data included in this report represents the 2018 calendar year. This is our second annual disclosure of ESG data to GRESB.

## Contact

For questions about this report, please contact:

[sustainability@howardhughes.com](mailto:sustainability@howardhughes.com)

## The Global Reporting Initiative

The Global Reporting Initiative (GRI) is an independent, internationally-recognized organization that partners with businesses, governments and other organizations to facilitate understanding and communicate the impact of business on critical sustainability issues such as climate change, human rights, corruption and many others. GRI's Sustainability Reporting Standards have transformed reporting from a niche practice to one that is globally adopted. With thousands of reporters internationally, 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 matters.

# GRI Index

This report contains Standard Disclosures from the GRI Sustainability Reporting Guidelines. Below is the corresponding GRI Content Index based on the 2016 GRI Standards.

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102-3	Our Story	10
102-1, 102-2, 102-3, 102-4, 102-6, 102-7	HHC at a Glance (Company Profile)	11
102-18, 102-20	Organizational Structure	12
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