

Riding the Wave: Sustainability in Commercial Real Estate

Howard Hughes

Sustainability Initiatives are Shaping the Future of CRE

Why is Sustainability Such an Important Topic for Commercial Real Estate?



Improves the health and well-being of tenants



Developing sustainable buildings is the right thing to do



Proven to command higher rents and lower operating costs



Increases overall longevity of real estate assets

HHH Overview

Howard Hughes

HHH at a Glance

Howard Hughes is the country's premier developer of large-scale master planned communities



Proven track record of developing the most sought-after places to live in the nation



Self-funding business cycle, using proceeds from land sales, condo sales and NOI to fund new developments



Equipped with a superior balance sheet, allowing for quick execution to meet underlying demand



Exceptional reputation staffed with industry experts across HHH's various regions



Amassed a diversified real estate portfolio that generates significant recurring income



HHH Portfolio Highlights

6.8M SF
Office

2.6M SF
Retail

5,587 Units
Multi-Family

36k Acres
Raw Land

8
Communities

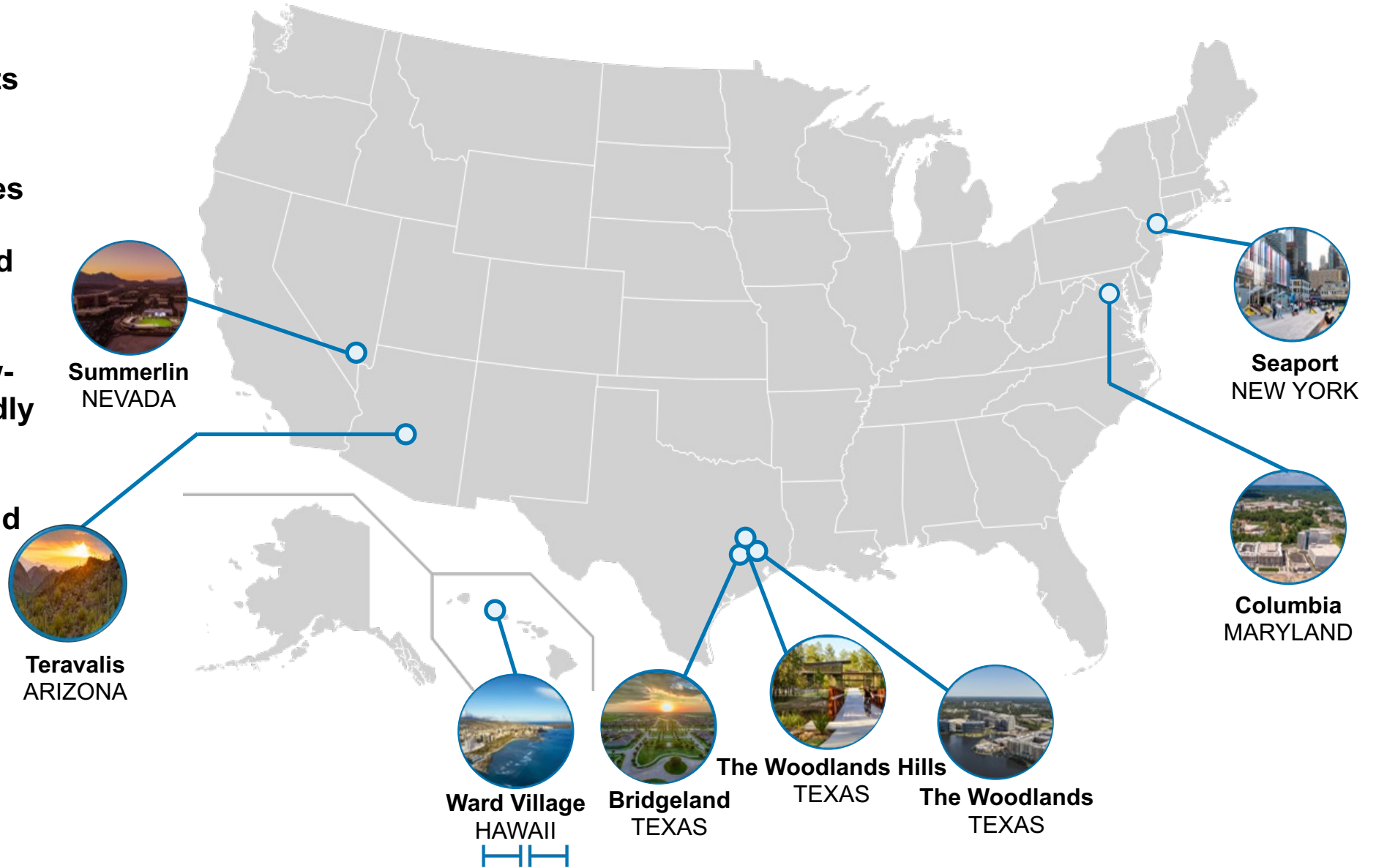
6
States

9%
Historical
YOC

21%
Historical
ROE

Opportunities Spanning from Wall St. to Waikiki

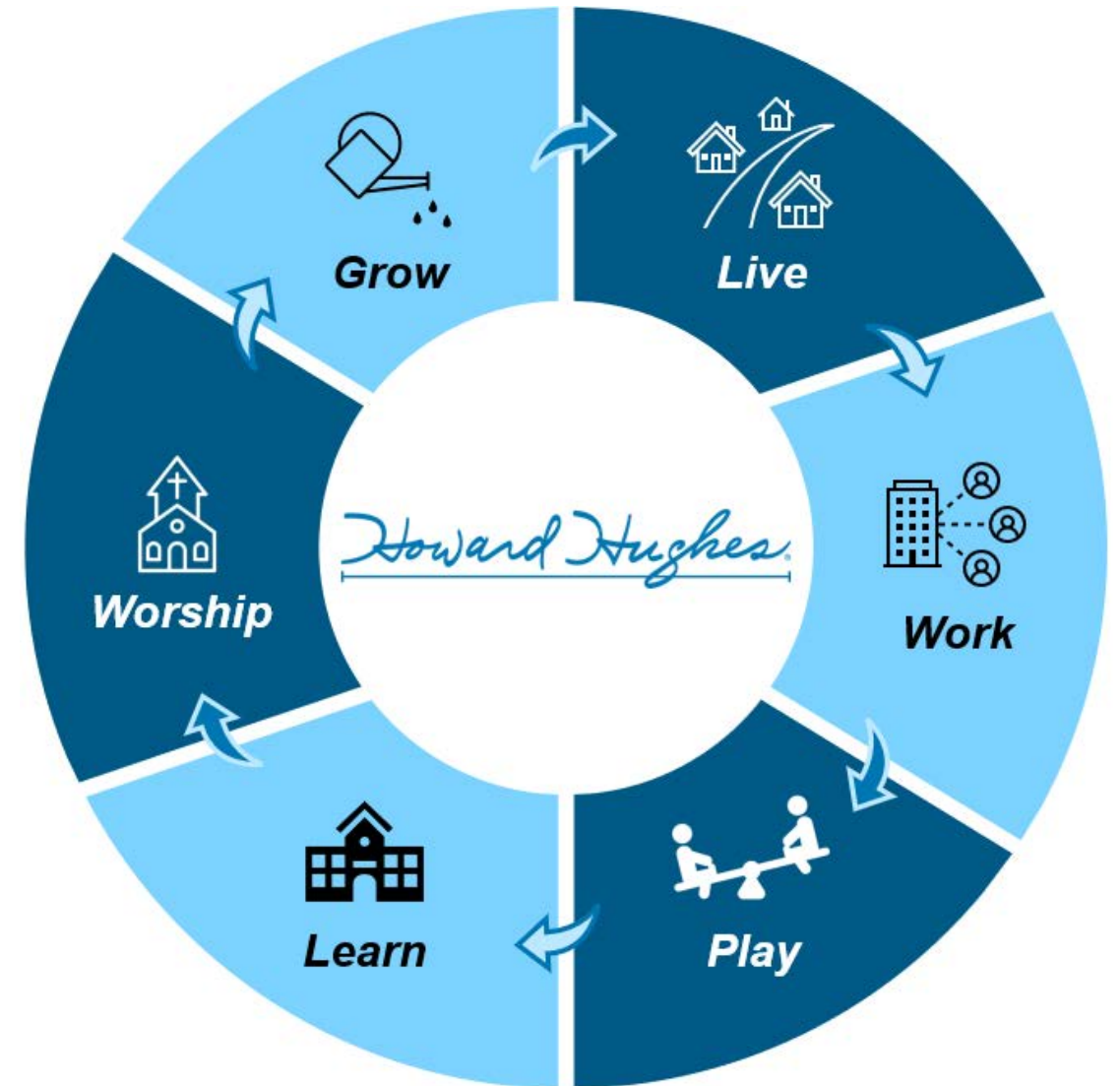
- Situated in affluent and growing markets
- Building award-winning communities
- Communities spread across six states
- Concentrated in low-tax / business-friendly states
- 36k acres of raw land remaining



Building the Most Sought-After Communities in the Nation

Best-in-Class Community Offerings

- ✓ Universal quality with a focus on safety and community
- ✓ Top-tier public and private K-12 school systems
- ✓ Variety of housing options
- ✓ Wide selection of shopping and dining
- ✓ Premier office space for residents and tenants
- ✓ Top-rated hospitals, police and fire stations
- ✓ Various houses of worship
- ✓ Open green space, parks and integrated trail systems



Our Legacy for Innovative Placemaking

Howard Hughes

Tech & Innovation

- ✓ Integrated fiber technology for ultimate connectivity
- ✓ Innovative EV charging infrastructure
- ✓ Provider of enhanced mobility systems

Summerlin

NEVADA



George Mitchell

Sustainability

- ✓ Established LEED-certified communities
- ✓ Usage of renewable power generation
- ✓ Hyper-focused on water conservation

The Woodlands

TEXAS



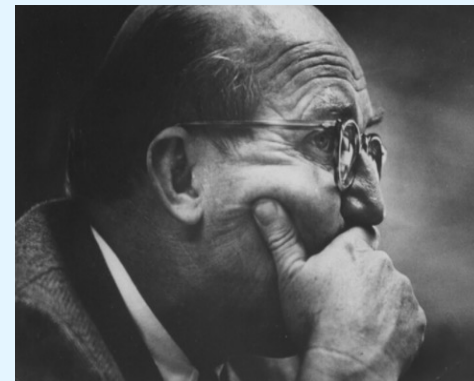
Jim Rouse

Inclusivity

- ✓ HHH communities cater to varied backgrounds
- ✓ Partner with organizations to recruit diverse talent
- ✓ Collaborate with diverse local suppliers

Columbia

MARYLAND



Victoria Ward

Community

- ✓ Provide access to natural open space
- ✓ Mentorship & scholarship opportunities for students
- ✓ Host local events to bring the community together

Ward Village

HAWAI'I



We Forge Strong Partnerships in All Our Communities

Community Partnerships



Strategic Partnerships

JEAN-GEORGES



Sustainable Partnerships



Social Partnerships

PROJECT
DESTINED



Accolades Following Decades of Thoughtful Development



Summerlin & Bridgeland ranked #5 & #6 top-selling master planned communities in U.S. by RCLCO



Ranked #1 among U.S. diversified listed peer group for GRESB's 2022 Sustainability Benchmark



The Woodlands was rated #1 Best Community to Live in America by Niche.com in 2021 & 2022



4 LEED (pre) certified ND communities in addition to 43 LEED certified properties



Columbia ranked Best Place to Rent, Best Place for Jobs, and Safest City by WalletHub



16 Energy Star certified assets concentrated in Texas, Maryland and New York



Ward Village voted Best Planned Community in U.S. by Architectural Digest in 2017



22 BOMA 360 certified assets which demonstrate operational best practices in real estate

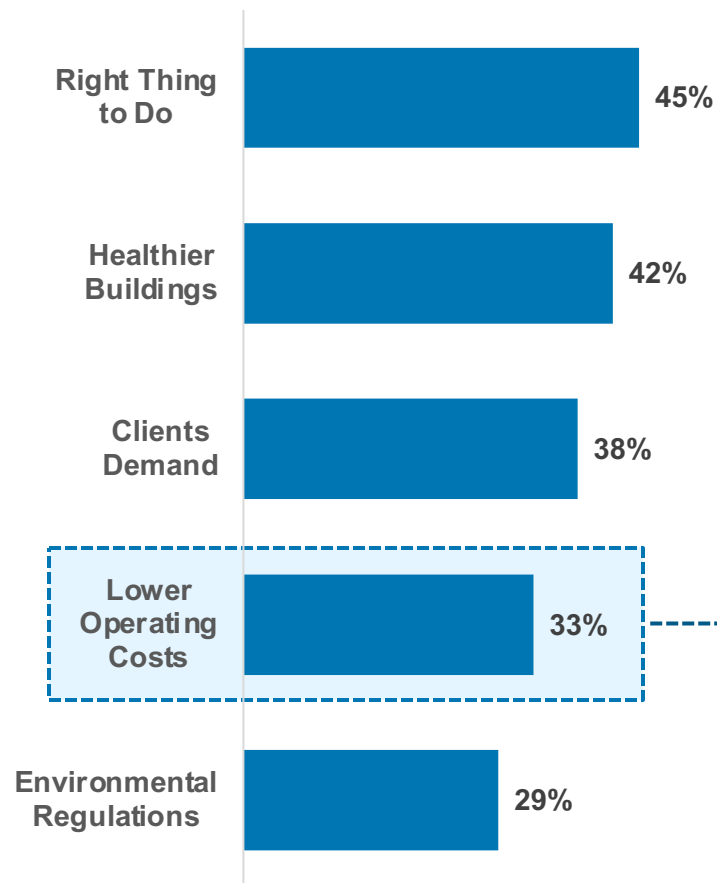
Sustainable Buildings Drive Results

Howard Hughes

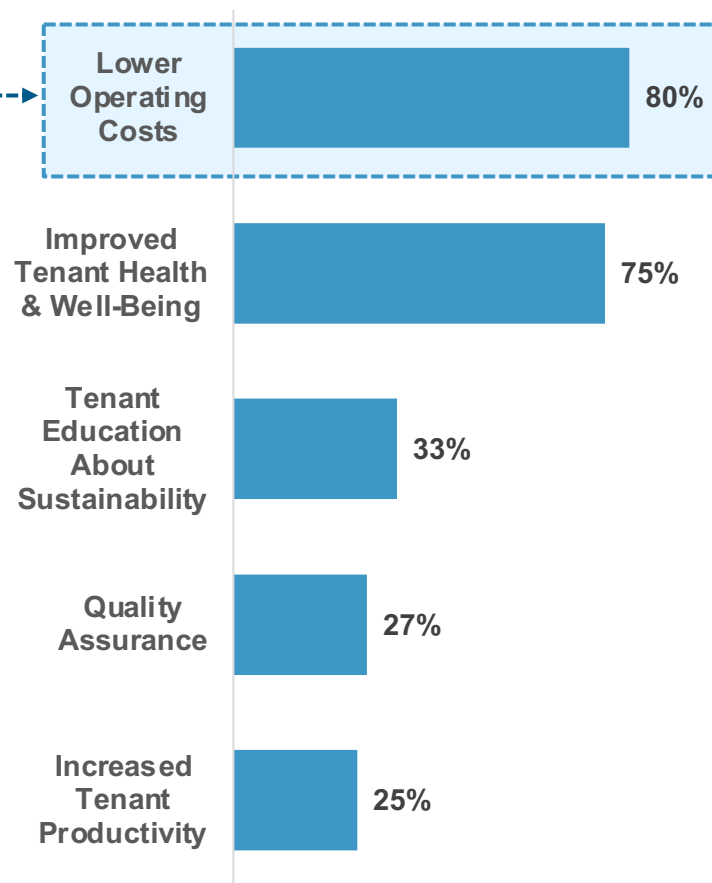
Green Buildings Help the Environment & the Bottom Line

World Green Building Survey Results

Top Reasons for Building Green



Top Benefits for Building Green



Green Building Financial Benefits

New Green Building Benefits

12.3%

Reduced OpEx
Next 12 Months

17.9%

Reduced OpEx
Next 5 Years

Green Renovation / Retrofit Benefits

13.5%

Reduced OpEx
Next 12 Months

17.9%

Reduced OpEx
Next 5 Years

Green Buildings Generally Well Occupied w/ Strong Rents

Tenants Value Green

3.7% Rent premium for LEED-certified buildings

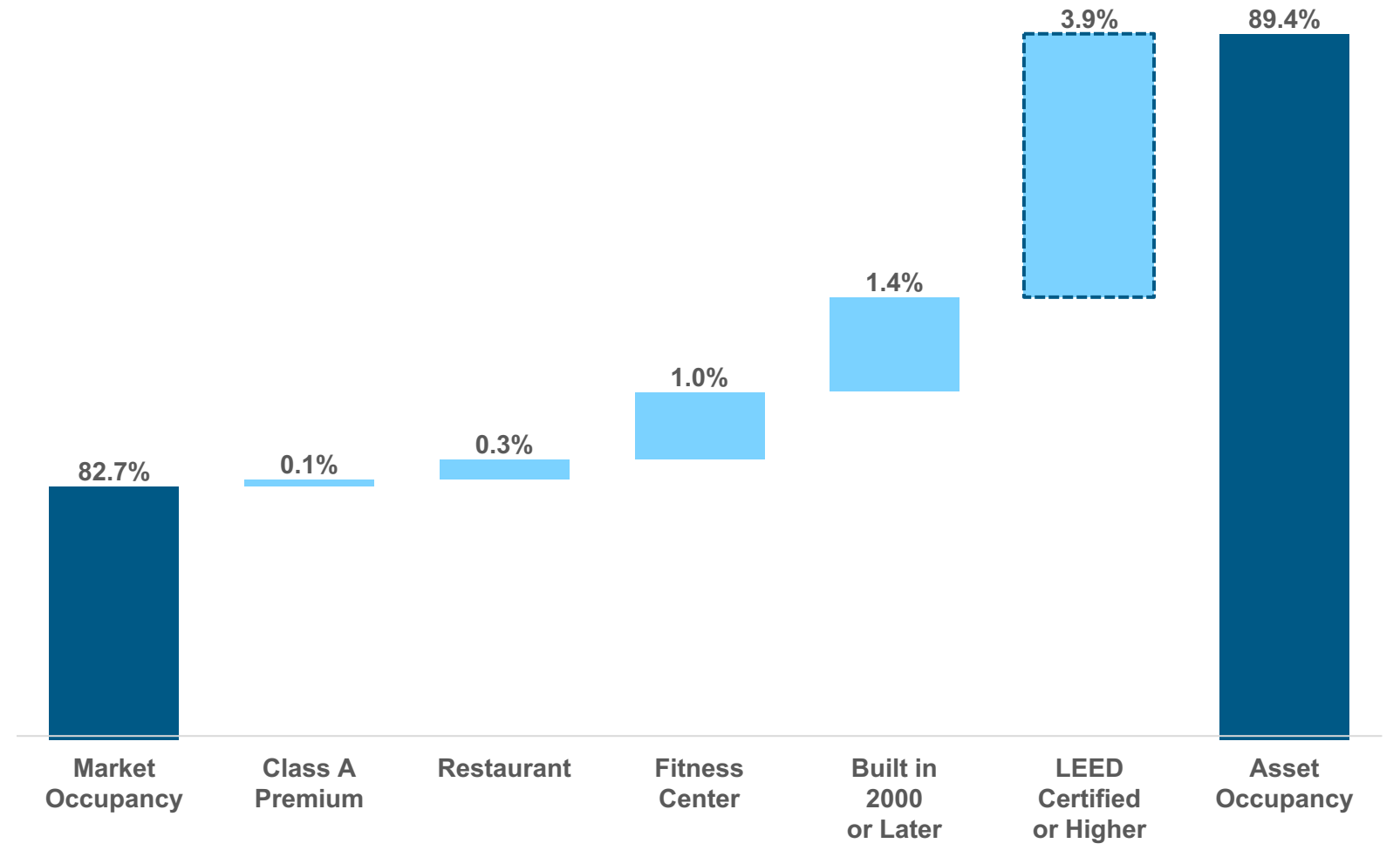
85% Percent of Class A buildings that are LEED-certified

7 Years Age difference between LEED and non-LEED assets

40% Percent of LEED-certified buildings in suburban areas

2.8% Rent premium for Energy Star certified buildings

Illustrative Occupancy Bridge for Class A, Green Office Assets



Sustainability Beyond the Building

Howard Hughes.

Creating Places Where Residents & Tenants Want to Be

Access to Nature



Abundant Amenities



Thoughtful Planning



Safe Environments



Innovative Thinking



Better Quality
of Life



Limitless
Opportunities



Shorter
Commutes



Enhanced Health
& Well-Being

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