

2022 ESG Report

Hines



About the Report

Introduction and Goals:

Hines' One Museum Place (“One Museum Place” or “We”) is pleased to present our Environmental, Social, and Governance ("ESG") report for 2022 (the “Report”), marking our ongoing commitment to sustainable management practices. This Report aligns with our belief in the importance of transparency and keeping our stakeholders informed on ESG-related matters. Through this Report, we aim to provide a thorough update on our sustainable operations and showcase our continued dedication to making a positive impact on the environment and society as a whole.

Reporting Standard:

The Report has been prepared in accordance with GRI standards 2021, which are regarded as the best approach for disclosing information about various economic, environmental, and social effects on a public scale across the world.

Reporting Scope:

The Report examines the business operations of One Museum Place, a Hines

property situated in Mainland China's city of Shanghai. It offers a comprehensive overview of our approach to sustainability management, including the initiatives and activities undertaken during the period from 1st January 2022 to 31st December 2022 (the “Reporting Period”, the “Year” or “2022”), as well as our accomplishments and achievements. The environmental performance data included in the Report encompasses both areas controlled by the landlord and those controlled by tenants. The Management team of Hines' One Museum Place has reviewed and approved the Report to ensure the accuracy and timeliness of the information presented.

Contact and Feedback:

At Hines, we hold your insights and viewpoints in the highest regard, as they assist us in fulfilling our mission of advancing sustainability management and performance through continuous improvement. You can reach out to us by contacting:

Contact: Tina He
Managing Director, Hines
General Manager, One Museum Place /
Shanghai, China
Email: Tina.He@hines.com



Message from Our General Manager



Tina He
Managing Director, Hines
General Manager, One Museum Place / Shanghai, China

I am delighted to share with you our 2022 ESG Report, which presents our commitment to operational excellence and long-term sustainability as well as highlights our ESG performance in the past year.

One Museum Place is committed to being a responsible entity and puts sustainability at the core of our business operations and strategy. Despite the lockdown of Shanghai imposing great challenges on our business in 2022, we continued to accelerate our sustainability efforts and take into account the long-term value creation for our workforce, tenants, and communities.

Sustainability Recognition

With this in mind, One Museum Place has received a four-star rating from GRESB 2022, showing our progress to embed sustainability concepts into all aspects of our operations, and our ambitions to make more achievements in the field. In 2022, the ULI Asia Pacific Award for Excellence was added to our list of accolades, which includes the Sustainability Achievement of the Year by RICS China Awards 2021 Excellence and the Best Green Development from MIPIM Asia Pacific Awards 2019. In this Report, we continue to demonstrate our ESG performances on key topics and detail how we integrate sustainability into our operations, people management, communities, and the surrounding environment.

Climate Resilience

There is a growing consensus that reducing the carbon footprint of buildings is essential in decreasing global greenhouse gas (“GHG”) emissions and mitigating climate change. We play a critical role in shaping the low carbon future by supporting the efforts of international and local regulators to achieve carbon neutrality targets and climate change commitments, including the

Paris Agreement and China’s ‘30·60’ decarbonization goal. With our efforts in different aspects, we are delighted to see that the total GHG emissions of One Museum Place decreased by 19.4% in 2022. In addition to the features that have been integrated into our building during the design stage, such as energy-efficient systems, indoor air quality technologies, water recapture systems, and more, we strive to improve our property management and operations to further enhance the building’s efficiency and sustainability. As of the end of 2022, we had several tenants engage with us closely in the “HinesGO” Program to jointly promote green office activities inside the building.

Talent management

Our talented workforce makes these accomplishments possible, and we strive to be their employer of choice by creating an attractive and inclusive work environment. The lockdown due to the COVID-19 pandemic put the spotlight on both the physical health and mental well-being of our employees and tenants. Therefore, One Museum Place continues to invest in relevant practices that promote and facilitate the overall well-being of all

employees and tenants, such as outings and physical activities, the Employee Assistance Program (SupportLinc), training programs, COVID-19 vaccine injections, and free PCR tests.

Looking ahead

I’m proud of the considerable progress we continued to make on our ESG initiatives in 2022. Challenges remain, and with support from our stakeholders, I am optimistic about the path toward sustainability. We will continue to find new ways of incorporating more advanced practices into all aspects of our business to create another year of ESG excellence.

Thank you for your continued support of Hines and One Museum Place.

Tina He



About Hines

Hines is a privately owned global real estate investment, development and management company founded in 1957. As of December 2022, we have a presence in 395 cities and 30 countries, with \$95.79 billion of investment assets under management and more than 96 million square feet of assets for which Hines provides third-party property-level services.

As of December 31, 2022, Hines has 203 developments currently underway around the world, and historically has developed, redeveloped or acquired 1,610 properties, totaling over 537 million square feet. The firm’s current property and asset management portfolio includes 685 properties, representing over 216 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, Hines is one of the largest and most respected real estate organizations in the world.



Our Vision

“To be the best real estate investor, partner and manager in the world.”

Jeffrey C. Hines



Jeffrey C. Hines
Chairman and Co-CEO

Our Guiding Principles

- The Hines Standard represents the global real estate benchmark for value creation, integrity, services and quality for all clients.
- All Hines products and services are of the highest standard as appropriate for the mission.
- The Hines employee is the greatest example of the Hines standard and the company’s most valuable asset.
- Hines is committed to fostering an inclusive culture where diversity is respected and valued.
- We will continually strive to be the industry leader in sustainability and the premier real estate company in the world.

One Museum Place, Shanghai





About One Museum Place



One Museum Place is a 1.4 million square foot, 60 story, prime office tower with a six story retail podium in Shanghai. Located next to the Natural History Museum and Jing'an Sculpture Park, One Museum Place is a Gensler-designed addition to the Jing'an skyline.

The six level, 228,378 square foot (93,786 NRA) lifestyle-oriented retail podium features a variety of food and beverage offerings, and provides tenants with daytime and evening opportunities for dining and relaxation. Its spacious interiors and broad outdoor terraces overlook the 16-acre Jing'an Sculpture Park, which provides open green spaces, beautiful plantings, fountains and artwork. In addition to views of the park, the terraces offer unrivaled views of the iconic Lujiazui skyline.

One Museum Place is a world-class, premium Class A office building that aims to deliver exceptional ecological performance. The development naturally integrates with the Jing'an District, as the tower and its lifestyle podium connect directly to the platform of Line 13 at the Natural History Museum Station.

Built by Shanghai Construction Group, One Museum Place was designed and built to the highest international specifications of quality and sustainability with features such as three-meter clear ceiling heights, column free corners, and superior elevator service.

Profile of One Museum Place



Address:
669 Xinzha Road,
Shanghai, China



Building Height:
250m



Total Project GFA:
183,336.2 m²



Total Landlord-controlled Area:
48,884 m²



Pavilion Floors:
LL2 – 4



Design Architect:
Gensler



Tower Story:
3 - 60



Total Tenant-controlled Area:
134,452 m²




Pavilion Stories:
6



Total Parking Spaces:
773

ESG Performance Highlights


Environmental



19.4%

↓


GHG Emission Reductuion
compared to 2021



7.8%


↓

Water Consumption Reduction
compared to 2021



Adopted a method to
Enhance the data
accuracy of
non-hazardous waste
generation

Social



67%


Women in
government bodies

0%

Work-Related
Fatality Rate

0%

Absent Day Rate



100%

Employees
received training
programs

668

Total training hours


Governance

Second

GRESB submission in 2022

4

Star
GRESB



ESG

3rd year to disclose our ESG
performance through a
dedicated ESG Report

Recognition and Awards



➤ 2019

MIPIM Asia Pacific Awards



With an outstanding innovative design and strong sustainability features, One Museum Place was awarded the Silver recognition for the Best Green Development.

RESET Air Certification for Core & Shell



One Museum Place was recognized by RESET Air Standard because of its comprehensive air quality monitoring system and control measures.

LEED® Platinum Core and Shell



Built to the highest specifications of quality and sustainability, One Museum Place was one of the first office towers in Shanghai to receive LEED Platinum Certification.

➤ 2021

RICS China Awards 2021 Excellence



One Museum Place was awarded the 2021 RICS Award of Excellence-Sustainability Achievement of the Year in recognition of its industry leading achievements and the upholding of the highest standards of professionalism and ethics by individuals and teams across the built and natural environments.

LEED® Platinum Operation and Maintenance



With our continuous efforts in responsible operation and proper maintenance of the building, One Museum Place was awarded LEED O+M v4.1 Platinum certification for Existing Buildings (EB) Rating System in October 2021.

WELL Platinum



One Museum Place has been awarded WELL Platinum certification and achieved more than 80% of the targeted concepts.

➤ 2022

GRESB 4-Star Rating



One Museum Place continuously embeds and practices sustainability into building operations. With an active participation to GRESB since 2020, One Museum Place has received a 4-star Rating this Year.

ULI Asia Pacific Award for Excellence










The 2022 ULI Asia Pacific Awards for Excellence recognizes One Museum Place's excellence in land use practice and the full development process of a project beyond its architecture or design.

Stakeholder Engagement and Materiality Assessment

We understand that it is crucial to maintain constant communications with various stakeholders on our ESG management and sustainable operations. We have established a diversified communication channels with the stakeholders and identified the requirements and expectations for each stakeholder group to better build trust with each of them.






Stakeholder Engagement

Stakeholders	Communication Channels	Requirement and Expectations
 Government and regulatory authorities	<ul style="list-style-type: none">• Regular documentation submission• Regular communication with regulatory authorities• Inspection and supervision• Forum, seminar and conferences	<ul style="list-style-type: none">• Compliance with national policies, laws and regulations• Fulfilment of tax obligations• Creation of job opportunities• Business integrity
 Investors	<ul style="list-style-type: none">• Corporate website• Company announcements and reports• Investor survey (every three years)• Monthly reports• Bi-monthly meetings	<ul style="list-style-type: none">• Economic performance and commercial strategy• Operations in compliance with partnership obligations• Transparent financial information
 Business Partners	<ul style="list-style-type: none">• Ongoing direct engagement• Procurement and tendering• Site inspection and assessment• Supplier performance evaluation	<ul style="list-style-type: none">• Business integrity• Mutually cooperative relationship• Risk control and management• Sustainable procurement
 Tenants	<ul style="list-style-type: none">• Tenant satisfaction survey• Tenant feedback via weekly visits to office and retail tenants• Official WeChat account	<ul style="list-style-type: none">• High quality of services• Privacy protection• Health, safety and well-being• Operation with integrity
 Employees	<ul style="list-style-type: none">• Employee survey• Annual performance review with regular check-ins• Ongoing intranet communications• Monthly updates from senior management• Employee training• Employee activities	<ul style="list-style-type: none">• Labor rights• Diversity, Equity and Inclusion (DEI)• Remuneration and benefits• Health and well-being• Career development and training
 Industry associations	<ul style="list-style-type: none">• Ongoing promotion of and participation in industry events	<ul style="list-style-type: none">• Formulation of industrial standards• Promotion of industrial development
 Community	<ul style="list-style-type: none">• Emails and phone calls• Charitable activities and voluntary services	<ul style="list-style-type: none">• Community contributions and engagement• Support for community welfare and investment

Prioritizing ESG Material Topics

One Museum Place has conducted a materiality assessment to identify key environmental, social and governance issues which significantly impact our business operations. Through the materiality assessment, we performed peer benchmarking and considered the expectations of our stakeholders. Additionally, we also referred to some material issues stated in the GRI Standards together with materiality maps provided by international organizations (e.g., MSCI and SASB). The results of the assessment, which includes 12 material topics, are shown below:



Environmental	Social	Governance
<ul style="list-style-type: none">✓ Energy Management✓ Water Management✓ Greenhouse Gas Emissions✓ Climate Change✓ Indoor Air Quality	<ul style="list-style-type: none">✓ Employment Practices✓ Diversity and Inclusion✓ Health and Safety✓ Training and Development	<ul style="list-style-type: none">✓ Service Quality✓ Tenant and Customer Health and Well-Being✓ Business Ethics

Governance

At One Museum Place, we are committed to upholding the highest standard of business integrity, transparency and accountability through our robust governance structure and practices.

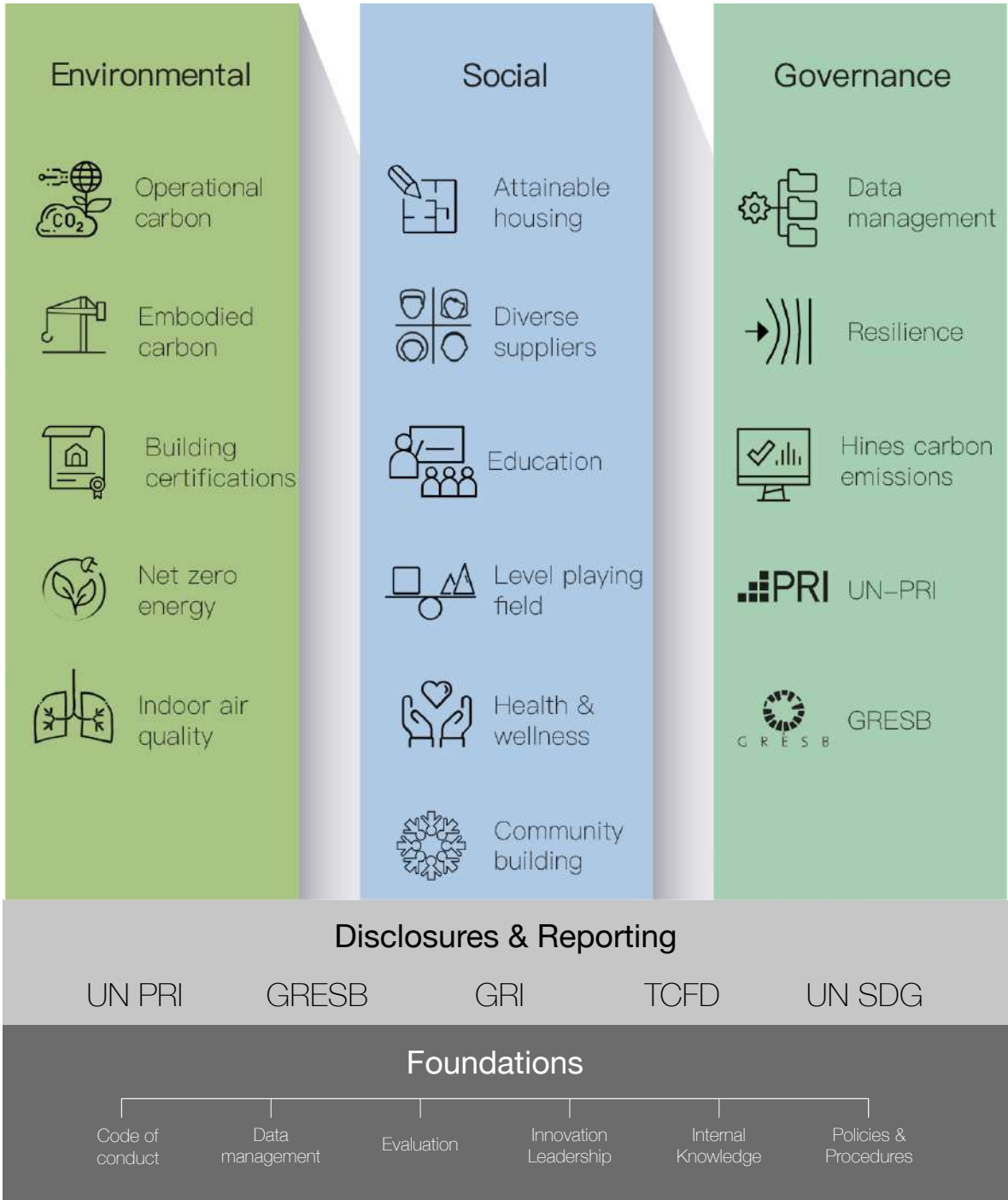


ESG Governance

Global ESG Framework

Hines believes that ESG is an essential element to drive innovation and, most importantly, benefit people and the planet. In 2021, Hines launched its new ESG Framework, which outlines the ambition to continuously make positive impacts. This ESG strategic framework includes three pillars with 16 key areas to ensure Hines meets market requirements and industry best practices. By establishing global policies, practices, and processes, Hines strives to maintain its position as an industry leader, enhance business resilience, and overcome global challenges.

South Dock in Amsterdam



ESG Governance Structure

A comprehensive ESG governance structure is the core of our ESG management, which delivers our ESG aspirations throughout the business. Led by the Global Head of ESG, Hine's ESG Leadership Council was established to drive strategic alignment of ESG-related activities across the business. It is responsible for overseeing the regional ESG working Groups and tracking ongoing progress.

Global Head of ESG

ESG Leadership Council

Regional ESG Working Group

To better integrate the global ESG strategy, One Museum Place established an ESG working group, composed of the managing directors from the asset management division and managers from each department. The working group is responsible for integrating key ESG principles into the management of One Museum Place. Detailed duties of our ESG working group include:

- Reviewing and implementing Hines' ESG management policies, strategies and initiatives;
- Reviewing progress on achieving the ESG targets of Hines China;
- Monitoring ESG-related trends, development, regulations and industry practices, and providing advice on ESG strategies;

- Coordinating department units to assist in the preparation of our annual ESG Report, including carrying out stakeholder engagement activities, conducting the materiality assessment, and collecting and consolidating ESG performance data; and
- Reviewing and approving the annual ESG report.

We are committed to increasing our accountability by integrating sustainability performance objectives into the variable remuneration of members of the Executive Management Team. In 2022, we included ESG-related objectives in the annual performance targets of personnel and the progress will be monitored and reviewed during the annual performance appraisal process.



Above: ESG Roadshow, Europe. Below from left: Alfonso Munk, CIO, Americas; Alex Knapp, CIO, Europe; Chiang Ling Ng, CIO; Asia Pacific; David Steinbach, Global CIO; and Christopher D. Hughes, CEO, Capital Markets Group

Business Integrity

At One Museum Place, we hold our employees and our management to the highest moral and ethical standards and share the same values with our partners, including customers, tenants, and suppliers.

We are committed to complying with all regulations and laws where we operate. We strictly follow the Hines Global Code of Business and Ethics, which is included in our Staff Handbook and covers several key principles of ethical conduct, including anti-corruption and anti-bribery, whistle-blowing mechanism, conflict of interests, fair competition, etc.

We expect employees, shareholders and business partners to report conduct they believe to be unethical or in violation of the law, the Global Code of Business Conduct, or other policies. We use EthicsPoint to provide all stakeholders with a formal, anonymous and confidential method to communicate potential issues and grievances to us. Each communication is carefully reviewed and will be investigated if necessary. Additionally, we have a non-retaliation policy listed in the Global Code of Business Conduct to ensure all whistleblowers are legally protected.



Data Privacy Protection

Robust information security systems and measures are implemented to protect confidential and sensitive information. Our Staff Handbook outlines several precautions aiming to maximize the confidentiality of the company’s information and data, and prevent any breaches. For instance, all electronic mediums should be appropriately protected by passwords and information management practices. In addition to our internal information protection, we also set up management procedures to protect our customers’ data, including the process of collecting, storing and handling private information, to prevent breaches of privacy and losses of data.

Supply Chain Management

Managing a wide range of suppliers helps ensure the continuity of our business. We expect our suppliers to align with our ESG strategy and uphold the highest standards in their sustainability practices. To ensure this, we assess our new suppliers through screening and auditing processes and keep monitoring their performance during our collaboration.

Our Bidding Procedure lists out multiple factors while selecting suppliers, including experience, price level, training programs and on-site management support. Demonstrating our commitment to quality and excellence, we conduct regular assessments and annual performance evaluations of our suppliers. The evaluation covers the aspects of staffing, management and commercial performance to comprehensively assess the overall capability of the suppliers and give any recommendations if necessary.

Moreover, we believe a supplier with competent employees is more efficient and highly qualified. Therefore, we make sure that all our suppliers provide their employees with sufficient training to ensure their competency and raise their safety awareness.

Quality of Service

Providing customers and tenants with quality and thoughtful service is the cornerstone of our long-term success. We focus on continuous improvement within our operations and regularly seek out new opportunities to improve the customer experience. Our service standards guidance ensures consistent service quality in different aspects, such as building appearance, garage and parking management, and property administration and cleaning. Daily inspections are conducted by our

property management team to further ensure service quality and identify any service gaps.

Dispute and Complaint Handling Process has been established to ensure all feedback and complaints from customers and tenants are addressed in a timely and responsible manner. Our customer service coordinator is responsible for reviewing complaints and completing investigations within a specific time range, as well as proposing appropriate actions.



Environmental

Hines One Museum Place continued to make progress in achieving the world’s sustainability ambitions and contributing to the decarbonization plan for the real estate industry. At Hines, we strive to innovate and explore new opportunities to enhance our environmental management and performance, including energy

efficiency, water usage, waste discharge, as well as GHG emissions. Based on those practices, we firmly believe that we can continuously create influence in the real estate industry and bring positive impacts to the environment and our planet.

Management Approach

At Hines One Museum Place, we embrace the highest standards to manage our resource and utility usage in order to minimize our environmental impact. We have adopted the Utility Management and Operations Standards to continuously discover opportunities to reduce our energy and water usage, as well as our operational costs, through advanced and state-of-the-art technologies and equipment.

To better assess the current condition of the building and support the implementation of utility reduction programs we use HUMMT, a tool to monitor, track and record utility usage, including energy and water consumption.



Energy Consumption and GHG Emissions

Our energy consumption mainly comes from the combustion of natural gas and purchased electricity, which are also the primary sources of our GHG emissions. We strive for continuous energy efficiency enhancement and GHG emissions reduction. In 2022, based on the previous efficiency measures, we have undertaken additional initiatives to conserve energy during our operations.



Lighting Automation System

Installing automation system for the lightings in restrooms

Solar Panels

Installing solar panels on the roof of podiums. The energy generated by the solar panels is able to cover the operation of the lighting system and fan equipment



Diesel Generator Retrofitting

Retrofitting the diesel generator with storage battery to store the electricity generated from the monthly test for using during peak periods

Thermal Insulation

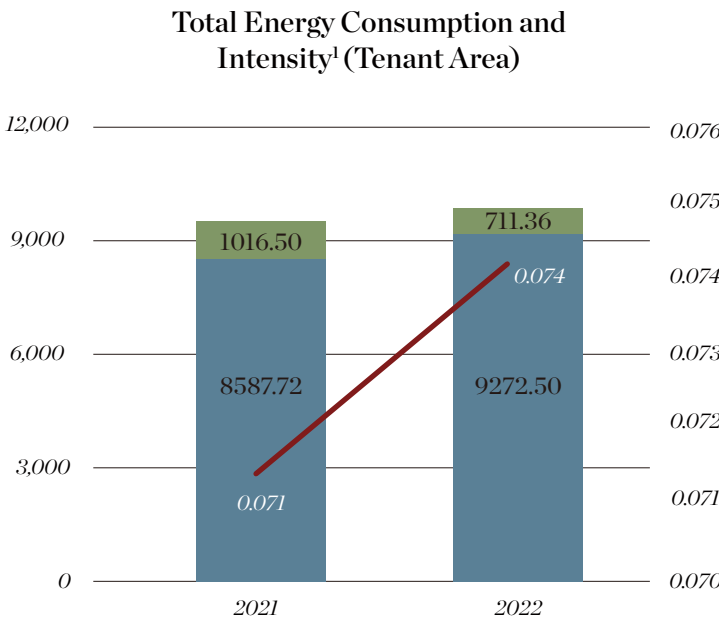
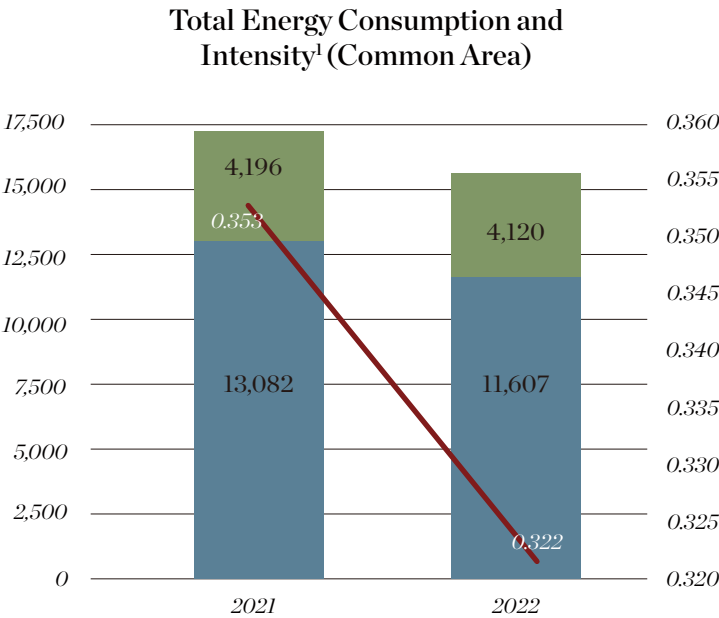
Adding thermal insulation to the bottom of the office (Tower 2F) to improve the indoor thermal comfort, reduce the heat loss and save energy



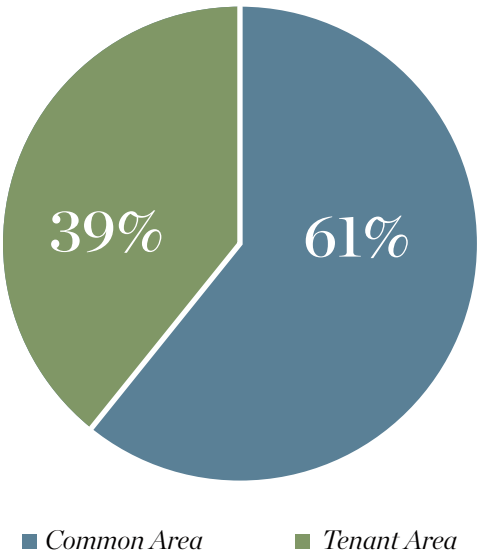
Landscape lighting

Replacing the original landscape lighting with solar landscape lighting, which stores solar energy in the daytime and illuminates at night

During the Reporting Period, we have consumed a total of 25710.97 MWh of energy, of which 39% is consumed by our tenants. The energy consumption in the common area has decreased by 8.97% mainly due to the lockdown of Shanghai. The energy consumption in tenant space has increased by 3.95% since our occupancy rate has increased in 2022. The breakdown of energy consumption is shown below:



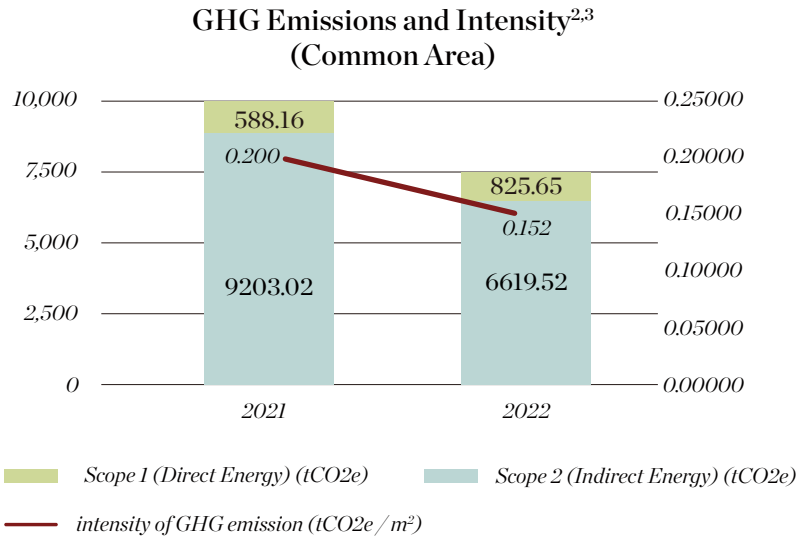
2022 Energy Consumption Distribution



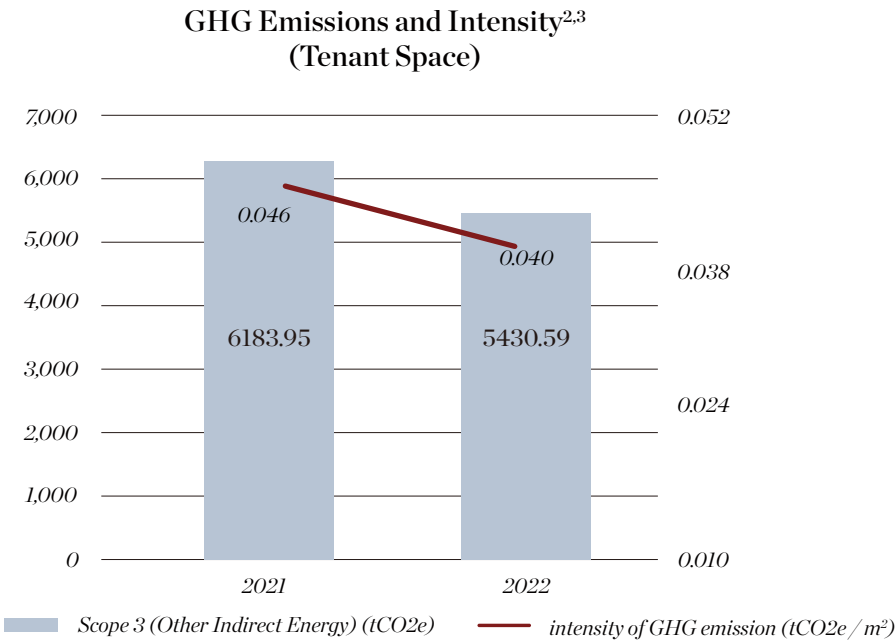
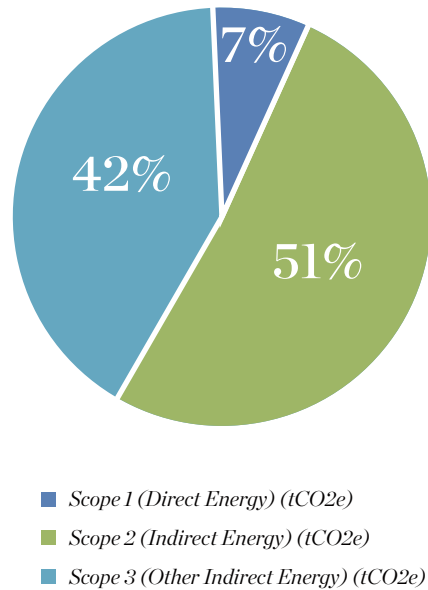
Fuels (MWh)
Electricity (MWh)
Intensity of Energy Consumption (MWh/sqm)

1. The type of fuel consumption refers to natural gas. Fuel and electricity consumption refer to the provision of services in tenant space and common areas of our property. The calculation of energy consumption and the conversion factor are cited from General Principles of Comprehensive Energy Consumption Calculation (GB2589-2020) issued by the Standardization Administration of the PRC.

During the Reporting Period, our total GHG emissions were 12,875.76 tonnes of carbon dioxide equivalent (“tCO2e”), of which 51% were the scope 3 emissions from the natural gas consumption and purchased electricity consumed in tenant spaces. In 2022, we have updated our emission factors with the latest number announced by the local government, and the GHG emissions of the common area and tenant spaces have decreased by 23.96% and 12.18% respectively. The breakdown of GHG emissions is shown below:



2022 GHG Emissions Distribution



2.Scope 1 emissions cover the direct GHG emissions generated by natural gas consumption in the common area. Scope 2 emissions cover the purchased electricity for the provision of services in common areas of our property. Scope 3 emissions cover the natural gas consumption and purchased electricity in tenant spaces.

3.The GHG emission factor for natural gas is sourced from GHG Protocol Tool for Energy Consumption in China issued by World Resource Institute (WRI). The GHG emission factor for purchased electricity is updated to use the 2022 average national grid emission factor 0.5703t CO2/MWh announced by the Ministry of Ecology and Environment of the PRC.



Climate Resilience

As one of the leaders in the real estate industry, we at Hines recognize our responsibility to combat climate change and formulate mitigation strategies to build long-term business resilience. We proactively responded to the Paris Agreement’s initiatives and China’s '30·60' decarbonization goal. In 2022, we strengthen our strategies and capabilities in risk management through climate-related risk identification and assessment within our operations. The major climate-related risks and potential impacts are illustrated as follows:

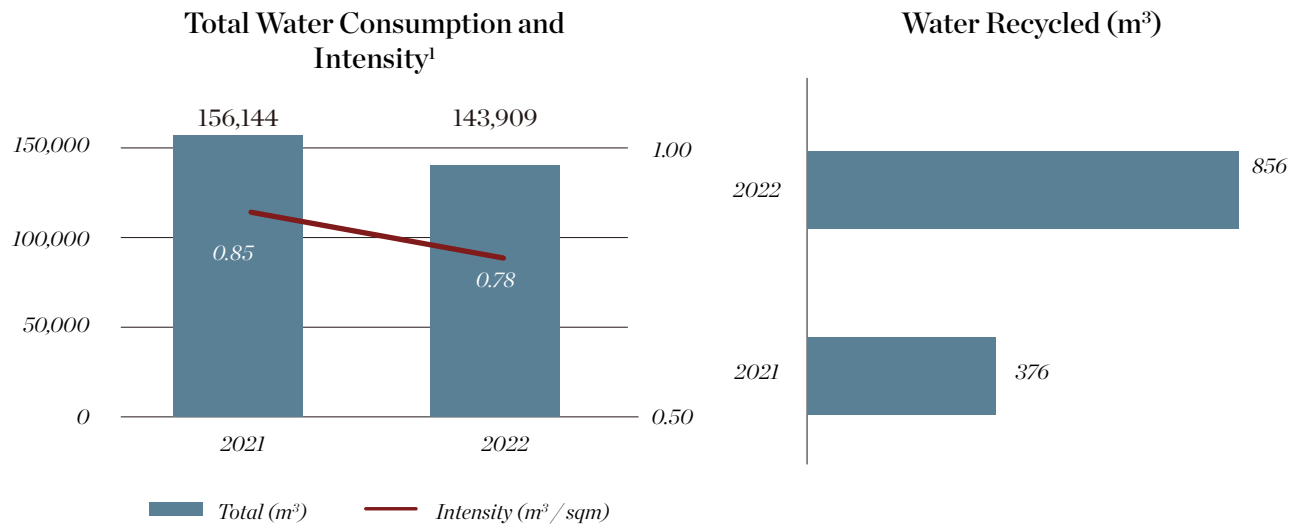
Type of Climate-Related Risks	Potential Impact
Physical risks	
Acute risks: more frequent and longer extreme weather, such as strong rainfalls, typhoons, droughts and water stress	<ul style="list-style-type: none">• Higher operating and maintenance costs from the replacement of damaged and/or destroyed assets• Increased construction costs due to interruption of major renovations• Loss of revenue due to the business interruption and tenants' operations
Chronic risks: rising average temperatures and more heat waves	<ul style="list-style-type: none">• Capitalize expenses due to higher health and safety risks for employees, contractors, tenants, and customers• Increased utility costs due to higher electricity consumption (i.e., HVAC systems)
Transitional risks	
Policy: more stringent international and local climate policies and regulations to support decarbonization targets	<ul style="list-style-type: none">• Fines or litigations due to non-compliance with the latest policies or regulations
Technology: transition to lower emissions technology and substitution of existing equipment with lower emissions alternatives	<ul style="list-style-type: none">• Increased capital costs due to investment in lower emissions alternatives (e.g., renewable energy, high-efficiency equipment, etc.)
Market: increased market demand for more climate-resilient buildings	<ul style="list-style-type: none">• Increased capital costs for adopting new features to combat climate change
Reputation: growing stakeholder demand for properties that have robust climate change strategies	<ul style="list-style-type: none">• Increased expenses incurred by developing climate change management strategies and implementation plans

In recent years, we have continued integrating climate-related risk management into our daily operations and ensured that we have continuous improvement through our corresponding initiatives and measures. Crisis management procedures, which include our emergency response plan in case of typhoons or storms, have been established. Moreover, we have taken ESG strategies and climate-related risks and opportunities into consideration during our investment process to strengthen our climate resilience in each stage of our business operations. In the future, we will continue monitoring the effectiveness of our strategies and plans and follow the latest international trends and local regulations.

Water

Managing water properly and reducing the associated impact on the surrounding community are always our priorities. At Hines One Museum Place, we apply the best practices to enhance our water efficiency and reduce water consumption in building operations. We continuously focus our water-saving measures in restrooms, irrigation, cleaning, and several other aspects. For example, we select water-efficient faucets and toilets to be used in the restrooms, and we replace manual irrigation with a micro-spray system.

It is also important to identify opportunities for rainwater reuse in the building. We implement rainwater harvesting to use rainwater for landscaping and floor cleaning, in order to reduce the consumption of potable drinking water. In 2022, we upgraded our rainwater harvesting system to increase the rainwater storage capacity and save more water. During the Year, the water recycled has increased by 127.4% compared to 2021.



1.Total water consumption includes water consumed in both common areas and tenant spaces

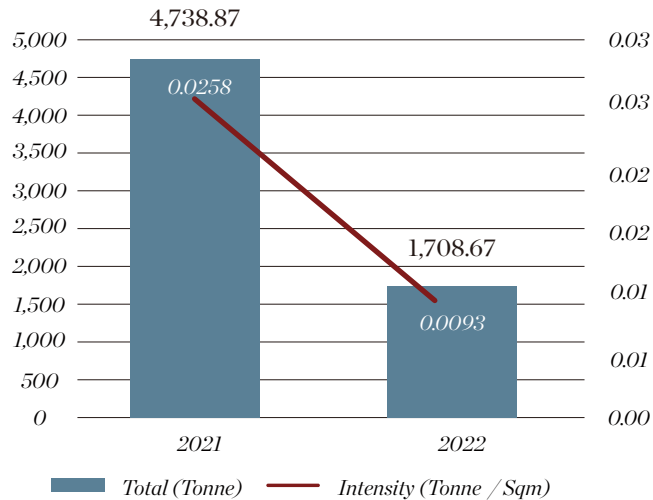
Waste

One Museum Place is strictly following the local waste classification regulations, continuously minimizing waste generation and ensuring proper waste handling throughout our operations. The waste generated in the building is classified into the following four categories: Residual Waste, Household Food Waste, Recyclable Waste, and Hazardous Waste. For each category, we collect and store the waste properly, and ensure all waste data is tracked and recorded. We have added signage to waste bins and invited local health authorities to organize waste-sorting training to guide and encourage our tenants to follow the local waste clarification requirements and take action to reduce waste. Our retail tenants are encouraged to use disposable tableware or packing materials made with biodegradable materials to reduce plastic usage.

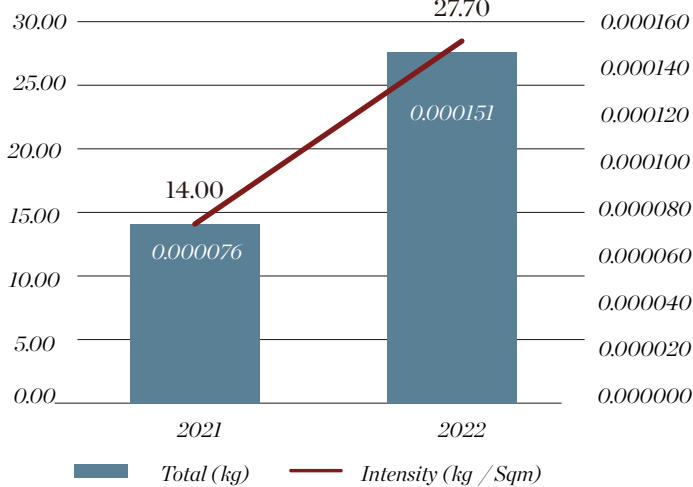
Proper management of hazardous waste is critical for reducing our environmental footprint. We have implemented hazardous waste management procedures and working guidelines to ensure all hazardous waste produced in our operation is stored, treated, transported, and recorded in a responsible manner. Additionally, we carefully select our qualified waste management facilities to further deal with waste disposal and/or recycling.

In 2022, to reduce the amount of waste batteries, we have retrofitted the battery-powered soap dispenser and faucets and connected the power supply to the grid. Moreover, to better record and report the waste data, we implemented a pilot program in December to weigh out each category of waste. We will continue to look for opportunities to optimize our waste management and further reduce our waste generation.

Total Non-hazardous Waste and Intensity¹



Total Hazardous Waste and Intensity^{1,2}



¹ Total non-hazardous waste and hazardous waste includes waste collected in both common areas and tenant spaces
² Hazardous waste increased in 2022 mainly due to the decrease of vacancy rate and the increase of hazardous waste caused by COVID-19 Prevention, such as face masks, medical waste, etc.

Green Building

As one of the first major projects in Shanghai to receive the LEED Platinum distinction, the design and construction of One Museum Place highlights the concept of sustainability in many aspects, such as the high-performance exterior façade glazing system, vegetated roof areas with reflective roof materials to save energy, a rainwater collection system for reuse in toilets and landscaping, and an energy management system with sensors to monitor indoor and outdoor air quality 24 hours a day. Beyond the LEED Certification, we are also recognized by other sustainable building certifications, including WELL Platinum (V2 Pilot) and RESET Air Certification for Core & Shell.



Additionally, supporting sustainable and accessible transportation is a high priority as a green building, giving our customers, tenants, and employees access to various alternatives that reduce carbon pollution from traffic.



➔ Public Transportation

One Museum Place is directly connected to and merely a few steps away from the actual train platform of Line 13 Metro Station. From there, people will arrive comfortably into the retail pavilion and office lobby by simply taking escalators.

➔ Electric Vehicle

To further promote green transportation, our parking lots are equipped with electric vehicle charging stations.



➔ Bicycle

Bicycle parking ramp and indoor shower rooms are built and provided to our tenants to encourage cycling to work



Inspiring Green Actions

We strive to create and foster a ‘green’ culture inside One Museum Place together with our stakeholders, including employees, tenants, and customers. To emphasize our focus on long-term sustainability, we actively promote our sustainability concept and culture to employees through regular meetings, training and activities. We have designed and conducted ESG training sessions to share our sustainability practices with our employees and raise their awareness of carbon footprint



In 2008, Hines initiated HinesGO (Hines GREEN OFFICE) as an internal program to measure and reward sustainable practices within all Hines offices worldwide. In line with our sustainability vision, the program was extended to Hines Global Tenants, encouraging tenants around the world to create a sustainable Green Office together with us.



Up to the end of 2022, One Museum Place collaborated with several tenants to complete the Tenant Guide and successfully won the “HinesGo” esteemed award. Based on our 2021 tenant satisfaction survey, 72% of our tenants were interested in participating in the “HinesGO” program in the near future.

reduction. Additionally, our employees are welcome to share their ESG insights and suggestions during the ESG performance evaluations. We carefully evaluate the suggestions and feedback to further improve our ESG management approaches.

We also partner with our tenants to implement several sustainability practices, such as energy conservation, waste reduction, and green materials, through the HinesGo program.

At One Museum Place, we work with our tenants to apply strategies included in the HinesGO Tenant Guide via our well-established awarding mechanism. The evaluation criteria include the following six dimensions:



Each tenant office is encouraged to establish a “green team” to work with our Property Management Team to analyze the current operation of the Office and complete the “Green Opportunity” assessment. A “Leaf Credit” will be awarded to the tenant’s office when they achieve each “Green Opportunity” criterion. If the tenant’s office succeeds in obtaining 70 “Lead Credit”, the HinesGO special Award will be presented to that office.



Several Tenants at One Museum Place have received the “HinesGo” Award

Social

Employee

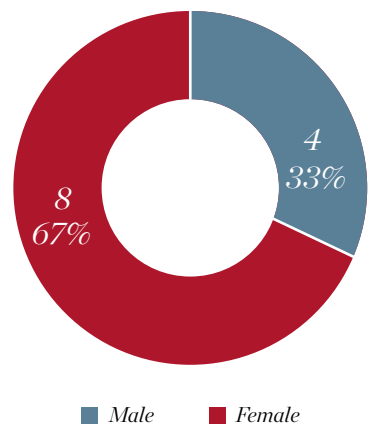
At Hines, we put great value on our employees as they are essential to the success of our organization. We believe that providing our employees with a supportive and stimulating work environment is crucial to their professional growth and development. As such, we are deeply committed to building exceptional workplaces that promote employee satisfaction, engagement, and overall well-being.

Promoting Diversity and Inclusion

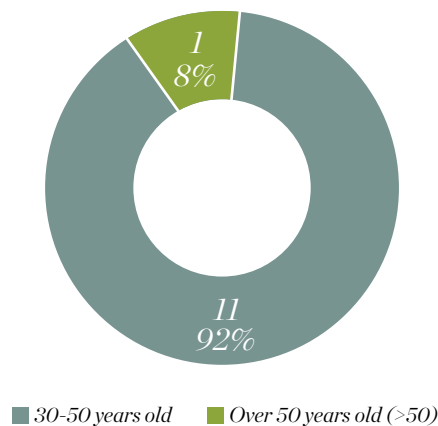
We firmly believe that a diverse workforce that includes individuals with different experiences and perspectives leads to greater creativity, innovation, and success. Therefore, we are dedicated to fostering an environment where everyone feels valued and respected, and where all employees have the opportunity to reach their full potential. We strive to foster a culture of inclusivity by offering training, programs, and initiatives that promote the concept of Diversity, Equity and Inclusion (DEI), and we continuously review and improve our recruitment policies and practices to ensure all employees are treated fairly and with no discrimination.

It is important to maintain the diversity of our executive staff so that they can drive inclusive thinking and decision-making from different perspectives. The gender and age distribution of our governance bodies are shown as follows:

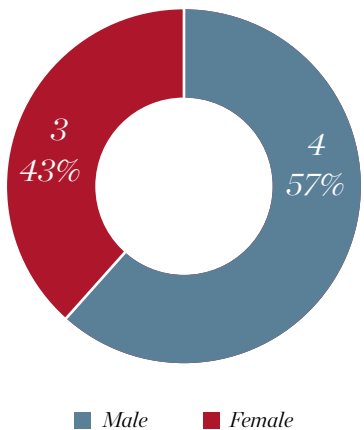
Diversity of governance bodies by gender



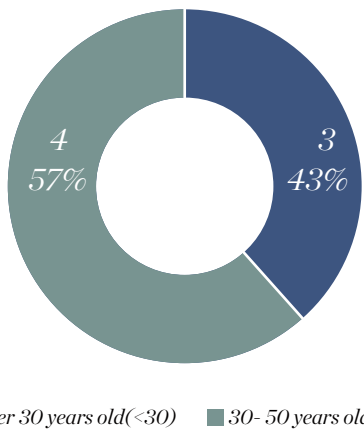
Diversity of governance bodies by age group



New hire by gender



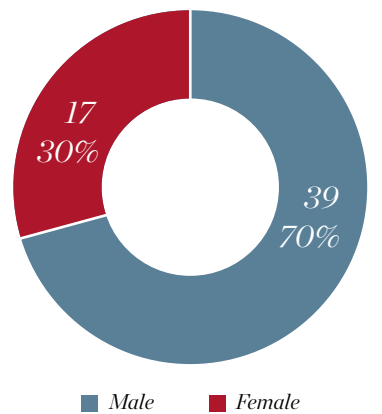
New hire by age group



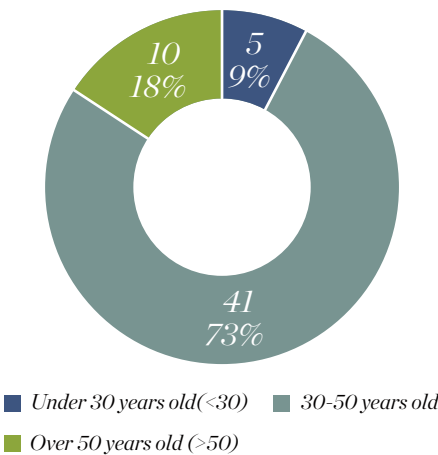
1 The turnover does not include the 2 employees who have been transferred to another office of Hines in 2022

As of 31st Dec 2022, One Museum Place has a total of 56 full-time employees, and the detailed distribution is illustrated as follows:

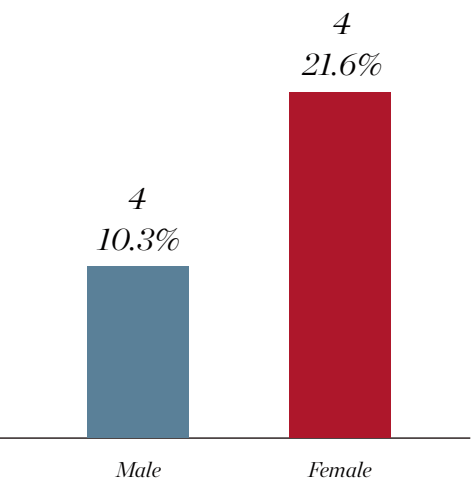
Total workforce by gender



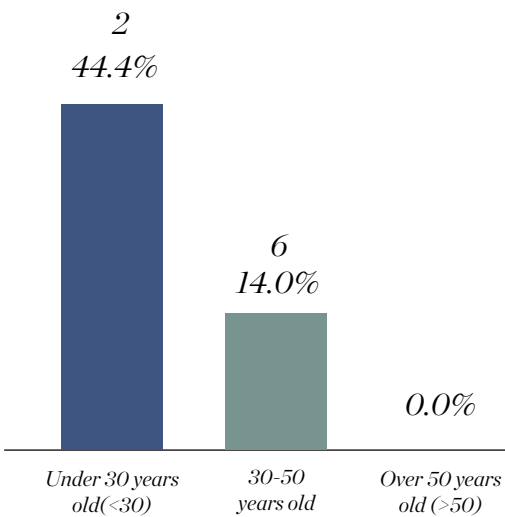
Total workforce by age group



Number of employee turnover and turnover rate by gender



Number of employee turnover and turnover rate by age group





Ensuring Employee Benefits and Compensation

We continue to assess and offer market-competitive compensation packages and benefit programs to our employees, which are stated in the Staff Handbook and employment contract. These include salary, annual bonus, statutory benefits, such as housing funds and social security, life and accident insurance, and leave policies. Compensation is determined based on the employee's work scope, responsibilities, skills, and performance and is reviewed annually. The annual bonus is determined at the discretion of the company based on the overall performance of Hines and each employee's performance.

The Annual MPACT Performance Review System

The launch of the MPACT program allows employees and managers to reflect on past achievements and set new goals for the future. The program fosters quality conversations to ensure everyone is focused on the right things and to discuss ways to promote career development. The MPACT Look Back process starts at the end of the year, which will give employees an opportunity to complete a self-evaluation of their performance throughout the year, followed by a discussion with their manager. During this process, employees will also be prompted to complete Look Ahead priorities for the following year. Through this process, employers can gain a better understanding of their employees' strengths and weaknesses, and managers can provide targeted feedback and training to help employees improve their skills and achieve their career goals.

Other benefits we offer include:

- Social security: pension, unemployment insurance, work injury insurance, basic medical insurance, and childbearing insurance;
- Paid annual leave, up to three days of fully paid sick leave for non-work-related illness or injury, maternity leave, marriage leave, and bereavement leave;
- Supplemental executive retirement plan, employee share purchase plan, and health savings account, including equity and residential contributions;
- Pretax commuter expense reimbursement, and resources to support mental and emotional well-being, such as flowers and gifts for employee birthdays.

Powering the Growth of Employees

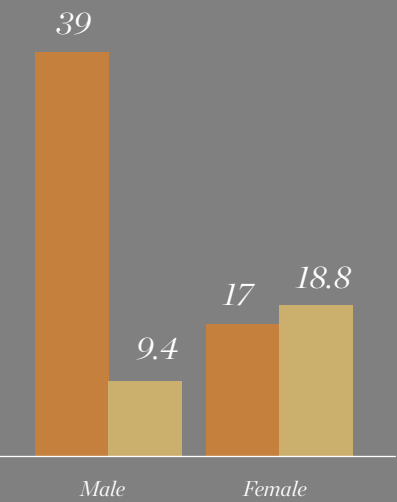
We empower our employees to reach their full potential by providing various learning and development opportunities. To enable this, we create programs, resources, and educational opportunities to support employees at all stages of their career growth. Both internal curriculum and external resources are made accessible to all employees, from new hires to senior management, for learning all aspects of our business, including leadership, competency, ethics and compliance, information security, health and safety and other training sessions that enhance the capability and overall performance of our people.

Our Key Training Programs

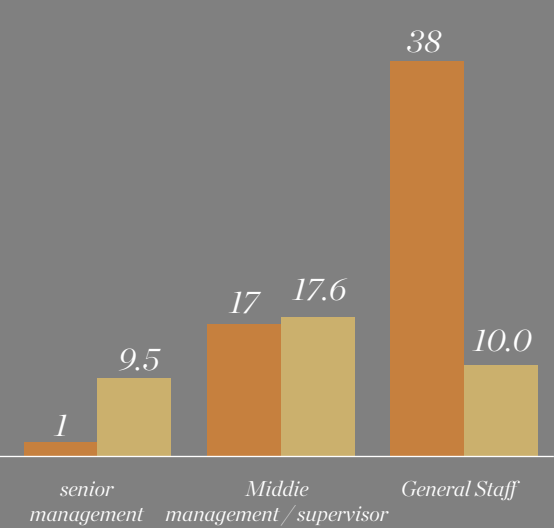
1	Hines Experience Academy	We train our "front-of-house" staff through our proprietary training program based on five-star hospitality practices.
2	Management Acceleration Program	Designed especially for our management team, this provides the necessary resources to become an exceptional supervisor, such as coaching conversations, effective delegations, and relationship management.
3	Property Management Training Program	The Property Management Training Program is an 18-month self-study initiative, which enables our regional leadership to gain a better command of professional knowledge in property management, engineering, and leasing, in order to be better prepared for business expansion and capture new investment opportunities.

We believe that investing in our employees' growth is the key to our collective success and helps us maintain our position as a leading company in our industry. During 2022, 100% of our employees attended different training sessions, with a total training hour of 688 hours. Detailed distributions are shown as follows:

Employee trained by gender



Employee trained by employee category



■ Total number of employee trained
■ Average hours of training per employee

■ Total number of employee trained
■ Average hours of training per employee

Hines deeply values being a company with above-average colleague tenure, and the cultural and value-creation benefits this creates. During the Reporting Period, One Museum Place has also implemented a new and more robust recognition platform from Hines, HiFive, to reward and celebrate our people at major tenure milestone anniversaries.

HiFive

HiFive will support not only tenure recognition and gifting, but also life milestone achievements and peer-to-peer recognition. All global colleagues are encouraged to use HiFive to recognize another colleague for their work, celebrate a colleague's life event and comment on other recognition events displayed within the platform feed. There is also the option to provide private recognition if preferred.



Bicycle Tour along Suzhou Creek

Health, Well-being and Safety

The health, well-being and safety of our employees are high priorities at One Museum Place. We actively engage with our people and assess their needs in every aspect to foster transparency in communication and create belonging where all voices matter. Our goal is to promote the true quality of life and balance for our employees while working at One Museum Place.

Occupational Health and Safety

One Museum Place pays attention to the health and well-being of our employees by providing a variety of programs and benefits tailored to meet their needs, which encompass physical, mental, and emotional health.

During the Reporting Period, we organized bicycle tours and outings for our employees

to encourage physical activity and team building. This was a great way to foster inclusion and promote a more sustainable and healthier lifestyle. Additionally, we invested in various training programs to ensure our employees are equipped with the knowledge and skills to maintain a safe and healthy work environment. In 2022, 12 of our employees participated in the first-aid training programs offered by American Heart Association (AHA) and successfully received certification.



Outing in Changxin Island



Bicycle Tour along Suzhou Creek

At One Museum Place, we strive to make mental healthcare accessible to every employee. We launched a new employee assistance system in 2022, SupportLinc, to help employees meet their responsibilities at home and work. This program is available 24/7 with no cost to the employee. All Employees have access to eight counseling sessions per issue per year, and the program is completely confidential. This program supports employee growth by providing them with an impartial and independent source of support for their personal and professional lives.

0%

Work-Related Fatality Rate

0%

Lost Day Rate

2.25%

Absentee Rate



Employee Engagement

Our culture supports a collaborative and friendly working environment that values the overall satisfaction of our employees. We coordinate enjoyable and creative activities and programs for employees to enhance employee morale and improve their productivity. Additionally, we set up communication channels to hear from our employees and take their feedback into consideration.

Global Employee Engagement Survey

At Hines, ensuring that our employees feel a sense of belonging is extremely important to us. We released a global employee engagement survey to understand employee engagement experiences and to enhance action plans. The survey focused on “Employee Engagement & key drivers”, “Intent to Stay”, “Manager Effectiveness”, “Equip Factors” and “DE&I”, and was used to collect data and conduct an analysis using external benchmarks. We are pleased to report that there have been improvements in employee satisfaction compared to the results of the previous survey.



98% response rate
56 invited, 55 responded

Employee Activities

Throughout the year, we offer a variety of events and initiatives to engage our employees. We aim to strengthen our company culture, build team spirit, and further enhance employee satisfaction through impactful activities.



Women's Day Celebration at One Museum Place



New Year Celebration at One Museum Place

Tenant

Tenants are our close partners, and we are honored to work together with our tenants to create a better community here at One Museum Place. We are committed to providing a healthy and harmonious working environment for all tenants, which supports them to succeed and thrive. To better understand and assess the expectations of our tenants, we establish clear communication channels and encourage tenants to speak out.



Office tenants participating in the 3rd-year Anniversary activities of One Museum Place



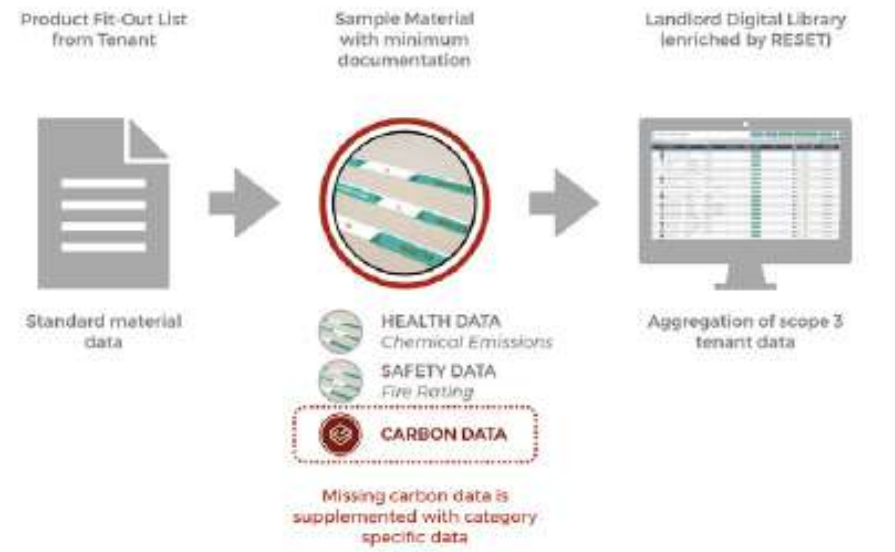
Celebration for move-in and anniversary of office tenants



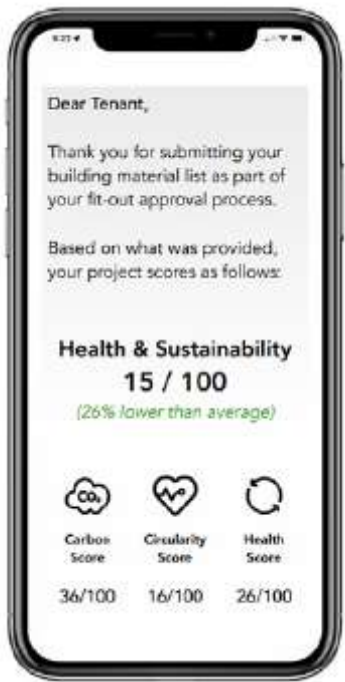
Tenant Health, Well-being and Safety

As a pioneer in promoting and elevating tenants' health and well-being, we incorporate advanced environmental and wellness features into the design, decoration, and operations of our buildings and encourage our tenants to do the same.

We have outlined the requirements and instructions for refurbishment in the Tenant Fit-out Guide for all tenants to follow. Based on this guidance, tenants have a standard to match our design style and maintain harmony with adjacent tenants and public common areas, as well as fulfill our environmental, health and safety standards. For instance, we included an Environmental and Indoor Air Quality Protocol in the Tenant Fit-out Guide, which lists the requirements regarding ventilation, low-VOC emission materials, and several other aspects to maintain good air quality at all times during the occupancy of tenants. Our team carried out supervision and inspection during the fit-out process to ensure that our guidance and requirements were strictly followed. Additionally, during the Reporting Period, we have updated our Tenant Fit-out Guide in collaboration with the RESET Standard and launched a new Fit-out program, which allows us and our tenants to gain visibility into the embodied carbon emissions from the building materials. As a result, our tenants have submitted 145 building materials, and 67% of which are currently assigned carbon data.



The process of Hines' new tenant Fit-out program

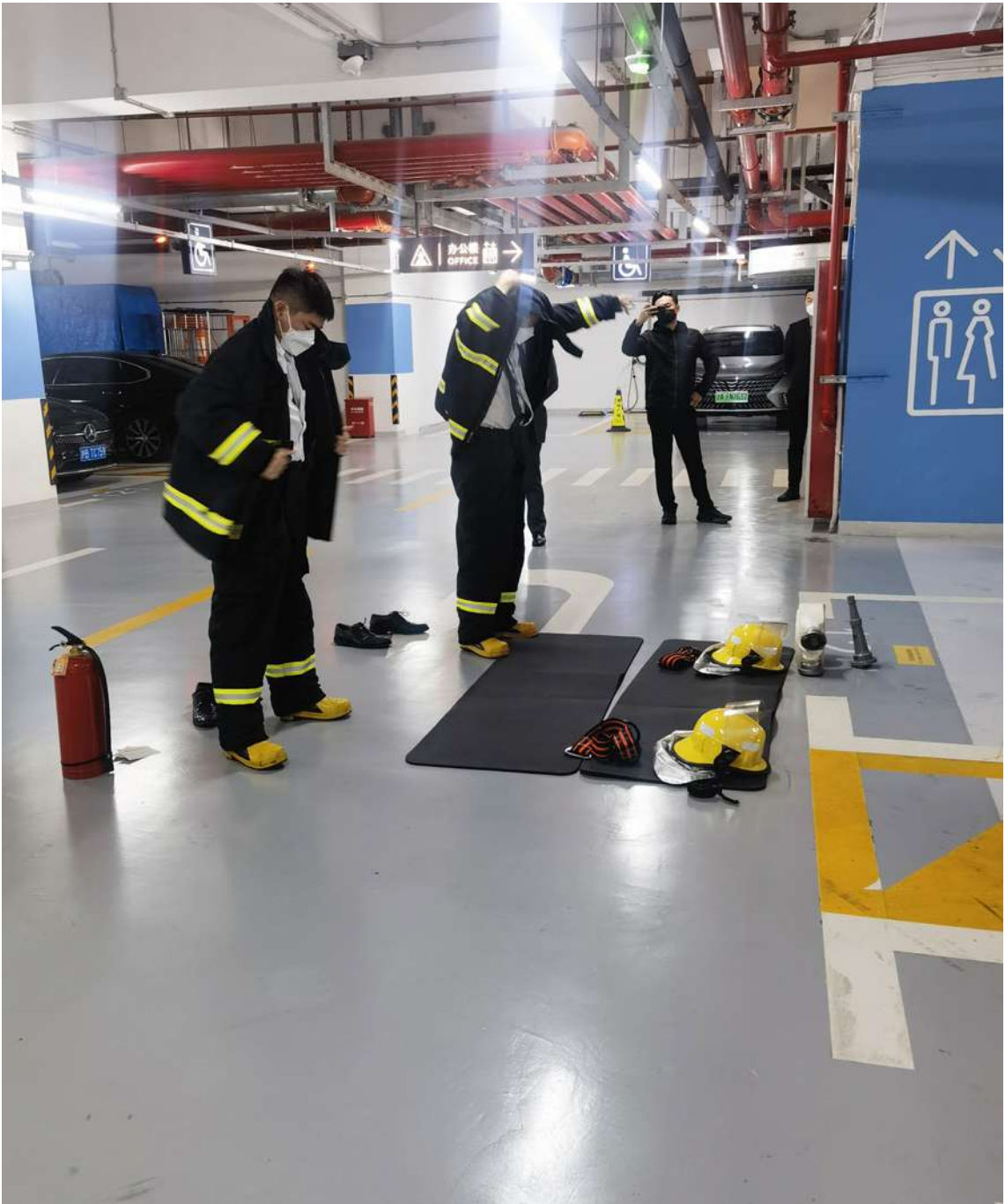


Resulting project scores shared with tenants

Crisis Management is also one of the components of our efforts to ensure the health and safety of our tenants. It lists out the response plans for potential physical emergencies and risks, covering fire, earthquakes, typhoon/storm precautions and preparation, explosions, medical emergencies, and bomb and terrorism threats. It also specifies the duties of every related employee as well as their daily inspection duties, to ensure any incidents can be prevented or dealt with appropriately. In addition to these measures, we organized annual fire drills and safety training for our tenants to raise safety awareness and familiarize all tenants with evacuation procedures. Our goal is to ensure everyone is able to safely evacuate the building in an orderly manner should an emergency occur.



Annual Fire Drills
In December 2022, we completed our annual fire drill for all office tenants



Retail Tenants Safety Training
In November 2022, Our Property Management Office organized a fire safety training session for all retail tenants at LL1 loading deck area

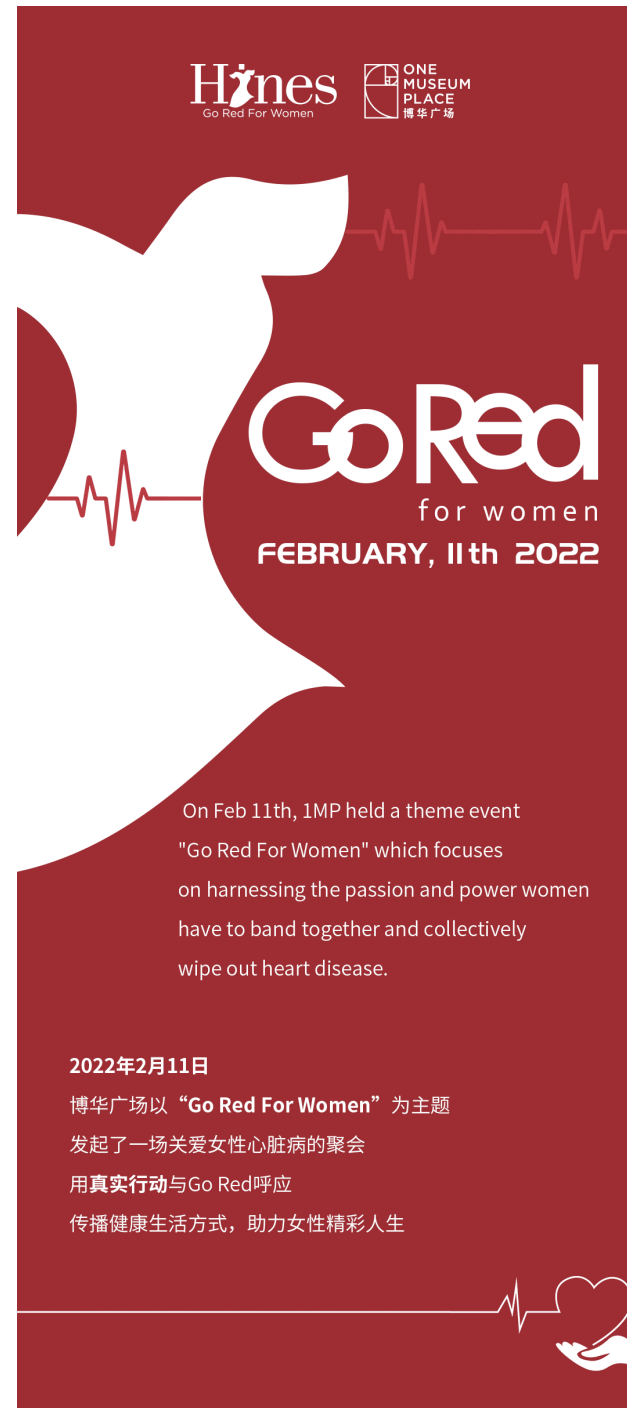
One Museum Place continues to encourage our tenants to get the COVID-19 vaccine. In Jan 2022, we organized COVID-19 vaccine injection sessions in the building to provide our tenants with easier access and further enhance the community's well-being.



COVID-19 vaccine injection sessions

In order to enrich tenants' daily lives and enhance their sense of belonging, we organized a wide variety of events. On 11th Feb 2022, we held a themed event "Go Red for Women," which focused on harnessing the passion and power women have to band together and collectively wipe out heart disease.

Go Red for Women 2022



Hines ONE MUSEUM PLACE 博华广场

Go Red
for women
FEBRUARY, 11th 2022

On Feb 11th, 1MP held a theme event "Go Red For Women" which focuses on harnessing the passion and power women have to band together and collectively wipe out heart disease.

2022年2月11日
博华广场以 "Go Red For Women" 为主题
发起了一场关爱女性心脏病的聚会
用**真实行动**与Go Red呼应
传播健康生活方式, 助力女性精彩人生



Go Red for Women is a health initiative launched by the American Heart Association, aiming to bring together the power and passion of all women and eliminate cardiac diseases.

In February, all the buildings operated by Hines were lit up in red. All employees were required to wear red and take part in various public benefit activities dedicated to raising awareness of cardiovascular diseases globally.

On Feb 11, 2022, One Museum Place invited office tenants, especially females, to join the event by wearing red outfits or red elements. The event was successfully carried out and was greatly appreciated by our tenants. They actively joined the activities and received small gifts from us.



Additionally, our office tenant Gensler had their well-being month and organized various sports activities, such as tug of war, vertical marathon, surf skating, etc.

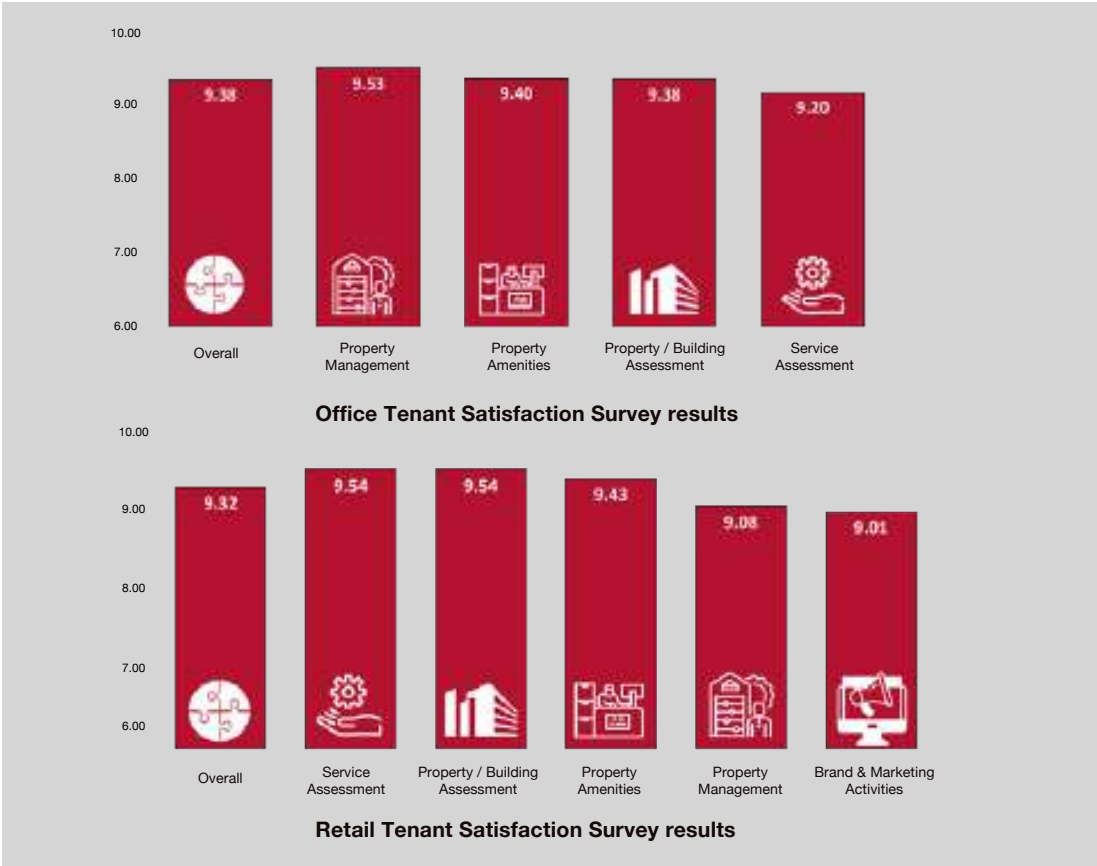


Office tenant Gensler – Well-being Month

Tenant Communication

One Museum Place recognizes that communication is the foundation of maintaining a good relationship with our tenants. We facilitate effective communication with tenants through multiple channels, including a customer hotline, email and official WeChat account, to ensure all tenants can easily access relevant information as well as share their thoughts and feedback.

As part of our commitment to continuous improvement and operational excellence, we also work with an independent third party to issue tenant satisfaction surveys to seek feedback on property management, tenant services, building maintenance, amenities and sustainability initiatives. We were delighted that our 2021 tenant satisfaction survey highlighted that our services exceeded the expectations of most of our tenants, with overall satisfaction scores for our office and retail tenants at 9.38 and 9.32 out of 10 respectively.



Our Actions During Lockdown in Shanghai

Starting from late March 2022, the city was in lockdown mode under the government's request due to COVID-19 pandemic prevention and control measures. One Museum Place started lockdown relevant control measures from 3:00 am on 1st April. A total of 108 tenants stayed on site in order to ensure the company's daily business operation, and 70 building property management employees stayed to support and ensure the building's normal function.

During the lockdown, there were various on-site statuses and actions taken in order to ensure a safe and secure environment for everyone, including arranging PCR tests for on-site tenants, handling emergency supplies receiving process, daily cleaning and disinfection work, assisting onsite and offsite tenants' needs, etc.

With social distancing measures eased by the Government and local authorities towards late May 2022, the Building Property Management team took immediate action to get everything ready by 1st June 2022, which was the first official day for office tenants to return to work. The actions included onsite pandemic prevention and control measurement setups, "Return to Work" documents preparation per government requirements, relevant welcoming arrangements, etc.

Building Control and Maintenance

Office Lobby Entrance & Exit: Related signage and stanchion set up for the office building's main entrance. Fixed position staff arranged at office lobby next to the turnstile.



The on-site engineering team would conduct routine inspection and maintenance work (including emergency repair tasks) at the plant room, water pump room, etc. to ensure all machines and equipment are in good condition.



The on-site Property Management Janitorial team would conduct daily cleaning and disinfection for all relevant areas on regular basis to ensure a safe and secure environment.

Ensuring the health and well-being of our employees and tenants

We arranged PCR tests for on-site Property Management staff and tenants on a regular basis per Government requirements. The on-site Property Management Janitorial team conducted related cleaning and disinfection afterward.



We assisted office tenants to water their plants, feed fish, pick up company chop, etc.



Retail Tenants Site Inspection completed before officially opening



We offered on-site tenants essential supplies during lock-down

Community

The corporate responsibility of Hines includes giving back to the community through philanthropy and volunteering. Hines understands that it has a responsibility to support the communities in which it operates, and it does so by donating items to various charities and organizations that promote social and environmental causes.

Additionally, Hines encourages its employees to volunteer their time and skills to these organizations, providing opportunities for them to engage with local communities, including different philanthropic programs and volunteering events. As a responsible organization, we are committed to continuously promoting social initiatives that create positive impacts on our local communities and beyond.

Light up our children’s future with love

From October 10th to November 13th of 2022, One Museum Place and the Youth League Wuding County Committee together held a charity event called "Love Has No Boundaries" at the Winter Garden at One Museum Place.

This event aimed to address the shortage of education and living materials, as well as worn-out sports equipment, in Wuding County. Wuding County is located in the northern part of Chuxiong Yi Autonomous Prefecture, Yunnan Province, which is the government’s key supporting district. Through this activity, we hoped to provide the resources needed to develop those students’ talents and create a better future for those children born into poverty.



Founder’s Day in Shanghai Traditional Chinese Medicine Hospital

Hines honors the legacy of Gerald D. Hines by celebrating Founder's Day on August 12, 2022. Gerald's commitment to community, culture, education, and his dedication to adding public spaces and open amenities to commercial projects, have improved the quality of life in the communities where Hines operates globally. In honor of Founder’s Day, Hines encourages employees around the world to participate in team-led volunteer opportunities on August 12th and throughout the month.

This year, One Museum Place organized employees to volunteer at Shanghai Traditional Chinese Medicine Hospital to facilitate elders in medical care, including helping the elders to complete the registration, printing medical reports, providing guidance, etc. Several employees devoted their time to these volunteering activities and supported the elders.



GRI Content Index

Indicators	Description	Sections/Remarks
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GRI 2: General Disclosures 2021

The organization and its reporting practices		
2-1	Organizational details	About One Museum Place
2-2	Entities included in the organization’s sustainability reporting	About the Report
2-3	Reporting period, frequency and contact point	
2-4	Restatements of information	
2-5	External assurance	
Activities and workers		
2-6	Activities, value chain and other business relationships	Governance – Supply Chain Management
2-7	Employees	Social – Promoting Diversity and Inclusion
2-8	Workers who are not employees	
Governance		
2-9	Governance structure and composition	Governance – ESG Governance Structure
2-10	Nomination and selection of the highest governance body	
2-11	Chair of the highest governance body	
2-12	Role of the highest governance body in overseeing the management of impacts	
2-13	Delegation of responsibility for managing impacts	
2-14	Role of the highest governance body in sustainability reporting	
2-15	Conflicts of interest	Governance – Business Integrity
2-16	Communication of critical concerns	Social – Employee Engagement
2-17	Collective knowledge of the highest governance body	Social – Promoting Diversity and Inclusion
2-18	Evaluation of the performance of the highest governance body	Governance – ESG Governance Structure
2-19	Remuneration policies	Governance – ESG Governance Structure
2-20	Process to determine remuneration	N/A
2-21	Annual total compensation ratio	N/A
Strategy, policies and practices		
2-22	Statement on sustainable development strategy	Governance – Global ESG Framework
2-23	Policy commitments	Governance – Business Integrity

Indicators	Description	Sections/Remarks
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2-24	Embedding policy commitments	In sections of Governance, Environmental and Social
2-25	Processes to remediate negative impacts	Governance – Quality of Service and Branding
2-26	Mechanisms for seeking advice and raising concerns	Social – Tenant Communication
2-27	Compliance with laws and regulations	During the Reporting Period, we have no significant instance of non-compliance with laws and regulations
2-28	Membership associations	UN PRI
Stakeholder Engagement		
2-29	Approach to stakeholder engagement	Stakeholder Engagement
2-30	Collective bargaining agreements	N/A

GRI 3: Material Topics 2021

3-1	Process to determine material topics	Prioritizing our Material Topics
3-2	List of material topics	
3-3	Management of material topics	In sections
GRI 205: Anti-corruption 2016		
3-3	Management of material topics	Governance – Business Integrity
205-3	Confirmed incidents of corruption and actions taken	0
GRI 302: Energy 2016		
3-3	Management of material topics	Environmental – Energy Consumption and GHG Emissions
302-1	Energy consumption within the organization	
302-2	Energy intensity	
GRI 303: Water and Effluents 2018		
3-3	Management of material topics	Environmental – Water
303-1	Interactions with water as a shared resource	
303-5	Water consumption	
GRI 305: Emissions 2016		
3-3	Management of material topics	Environmental – Energy Consumption and GHG Emissions
305-1	Direct (Scope 1) GHG emissions	
305-2	Energy indirect (Scope 2) GHG emissions	
305-3	Other indirect (Scope 3) GHG emissions	
305-4	GHG emissions intensity	

GRI Content Index

Indicators	Description	Sections/Remarks
GRI 306: Waste 2020		
3-3	Management of material topics	Environmental – Waste
306-1	Waste generation and significant waste-related impacts	
306-2	Management of significant waste-related impacts	
306-3	Waste generated	
306-5	Waste directed to disposal	
GRI 401: Employment 2016		
3-3	Management of material topics	Social – Promoting Diversity and Inclusion
401-1	New employee hires and employee turnover	
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Social – Ensuring Employee Benefits and Compensation
401-3	Parental leave	
GRI 403: Occupational Health and Safety 2018		
3-3	Management of material topics	Social – Health, Well-being and Safety
403-3	Occupational health services	
403-4	Worker participation, consultation, and communication on occupational health and safety	
403-5	Worker training on occupational health and safety	
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	
403-9	Work-related injuries	
GRI 404: Training and Education 2016		
3-3	Management of material topics	Social – Powering the Growth of Employees
404-1	Average hours of training per year per employee	
404-2	Programs for upgrading employee skills and transition assistance programs	
GRI 405: Diversity and Equal Opportunity 2016		
3-3	Management of material topics	Social – Promoting Diversity and Inclusion
405-1	Diversity of governance bodies and employees	
GRI 413: Local Communities 2016		
3-3	Management of material topics	Social – Community

Abbreviation and Definition

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

LEED (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world. LEED is for all building types and all building phases including new construction, interior fit outs, operations and maintenance and core and shell. To earn LEED certification, a project team must demonstrate compliance with all mandatory prerequisites and select a number of optional credits to pursue.

RESET is a set of standards and assessment tools & services focused around data quality and data transparency with the purpose of helping built environments become healthier and more sustainable.

The GRI Standards, issued by the Global Sustainability Standards Board, enable an organization to publicly disclose its most significant impacts on the economy, environment, and people, including impacts on their human rights and how the organization manages these impacts

The RICS Awards bestow both local and global recognition. They recognize industry leading achievements and demonstrate the upholding of the highest standards of professionalism and ethics by individuals and teams across the built and natural environments.

Urban Land Institute (ULI) awards programs are highly selective and provide a prestigious reference for professionals involved in the built environment.

WELL: Projects pursuing WELL Certification can earn points based on performance outcomes for various policy, design and operational strategies and can achieve one of four certification levels: Bronze, Silver, Gold or Platinum.

Hines

