

# Hines

Hines is a privately owned international real estate investment, development and management firm. Founded in 1957, the organization is currently active in 19 countries (Australia, Brazil, Canada, Chile, China, France, Germany, Greece India, Ireland, Italy, Luxembourg, Mexico, Panama, Poland, Russia, Spain, United Kingdom and U.S.), and has approximately 3,450 employees. Hines has \$84.9 billion of assets under management, including \$42.7 billion for which Hines provides fiduciary investment management services, and \$42.2 billion for which Hines provides third-party property-level services. Hines' portfolio consists of more than 339 million square feet of real estate developed, redeveloped or acquired in 1,077 projects globally, with another 104 projects totaling 49.5 million square feet currently in design or under development. The firm's property management portfolio includes 511 properties with over 176 million square feet.

Hines came to prominence as the developer of landmark office buildings in major cities across the U.S. The firm revolutionized the industry by introducing signature architecture for multi-tenant buildings, and higher standards for all aspects of building design, operations and management. Among Hines' best known projects are: The Galleria and Pennzoil Place in Houston; Five Hundred Boylston and Two Twenty Two Berkeley in Boston; the Philip Johnson-designed 53rd At Third in New York City; Wachovia Financial Center in Miami; Columbia Square and Franklin Square in Washington, DC; 101 California and 560 Mission in San Francisco; Three First National Plaza and 191 North Wacker in Chicago; the Cesar Pelli-designed Wells Fargo Center in Minneapolis; and One Ninety One Peachtree Tower, Ravinia and 1180 Peachtree in Atlanta.

In 1974, Hines ventured outside of the U.S. and entered the international real estate market. Since then, the firm has completed, acquired and/or redeveloped projects totaling more than 79 million square feet including such notable office projects as DZ Bank, Berlin by Frank Gehry; Main Tower, Frankfurt; 99 Queen Victoria, London; Pórtico, Madrid; Ducat Place, Moscow; Uptown München, Munich; EDF Tower, Paris; Torre Almirante, Rio de Janeiro; and Panamérica Park in São Paulo. Other notable residential, retail and mixed-use international projects include Diagonal Mar, Barcelona; Embassy House, Beijing; Del Bosque, Mexico City; and Metropolitan, Warsaw.

Hines executes its business strategies by integrating its investment management teams with local market personnel in 109 U.S. cities and 76 cities outside of the U.S. The firm pursues investment strategies across the risk spectrum: from core to value added to opportunistic.

Since 1991, Hines has sponsored 48 investment vehicles with over \$26 billion in equity for property acquisition and development in the U.S., Europe, Latin America and Asia Pacific.

The firm has a pioneering commitment to sustainability and Hines was an early adopter of the EPA's ENERGY STAR® program for commercial buildings, as well as the U.S. Green Building Council's LEED® rating program. Hines' investor partners and clients include major public and private pension funds, government investment authorities, insurance companies, financial institutions, endowments and individual investors.

In 58 years, Hines grew from a one-man operation in Houston, to an international enterprise with a presence in 185 cities around the world. With an unrivaled store of experience, a knowledgeable employee base with significant executive tenure and an unwavering commitment to excellence in products and services, Hines continues to thrive as it adds value to real estate around the world.