

Hines

Hines is a privately owned international real estate investment, development and management firm. Founded in 1957, the organization is currently active in 18 countries (Brazil, Canada, Chile, China, France, Germany, India, Ireland, Italy, Luxembourg, Mexico, Panama, Poland, Russia, Spain, United Arab Emirates, United Kingdom and U.S.), has more than 3,150 employees and controlled assets valued at approximately \$23.4 billion. Hines' historical and current portfolio consists of 1,066 projects completed and managed, with another 81 projects under development. Together these represent more than 462 million square feet of office, mixed-use, residential, retail, industrial, and medical properties, as well as large master-planned communities and other land developments. The firm currently manages 122.6 million square feet of space.

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 almost 40 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 63 U.S. cities and 45 cities outside of the U.S. The firm pursues investment strategies across the risk spectrum: from core to value added to opportunistic. Currently, the company has under development projects worldwide totaling more than 38 million square feet, and the firm has acquired over 88 million square feet of existing core and value-added assets.

Since 1991, Hines has sponsored 29 investment vehicles with over \$17 billion in equity for property acquisition and development in the U.S., Europe, Latin America and Asia, with 20 funds currently in the investment or operations/disposition phase. A recent U.S. investment fund is earmarked solely for "green" office buildings, which underscores the firm's longstanding commitment to sustainability. 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 50 years, Hines grew from a one-man operation in Houston, to an international enterprise with offices in 108 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.