



BETTER BLUEPRINT
SUSTAINABLE · HEALTHY · EQUITABLE.

Introducing a Better Blueprint™

Our Better Blueprint brings to life our vision of vibrant, thriving urban spaces and places built for the long term. Its principles and objectives provide a common thread that authentically guides our work and relations with tenants, employees, investors and partners. Through this program, we aim to foster the growth of sustainable, healthy and equitable cities—vibrant cities, today and in the future.



SUSTAINABLE

Carbon and Energy
Waste and Water

We are committed to leadership in sustainability—whether designing a new property, reimagining a dated building, or managing our existing portfolio. We were one of the first large real estate organizations in the world to go fully carbon neutral, and we have a validated Science-Based Target to reduce absolute emissions (excluding offsetting instruments) by 50% by 2030, from a 2018 baseline. Approximately 82% of our in-service office portfolio is LEED-certified and 71% is ENERGY STAR-certified, and we are working towards a goal to be net zero waste across all operations by 2025.



HEALTHY

Building Design and Operations
Community Engagement

We set our properties apart by providing safe environments that promote wellness and resiliency for our employees, tenants and neighbors. Our operational response to the COVID-19 pandemic achieved Fitwel® Viral Response Certification, a two-step program that sets the gold standard for mitigating contagious respiratory diseases in buildings. Over 90% of our in-service office portfolio is served by functional outdoor space, 62% has on-site fitness centers, and our mobile app, *My HPP Office*, offers frequent wellness programming and incentives.



EQUITABLE

Workplace Opportunity and DEI
Housing and Homelessness

We seek to create and cultivate communities that champion diversity and inclusivity and afford ample opportunity for everyone to succeed. Internally, our Diversity, Equity and Inclusion (DEI) program aims to educate and empower our employees and also create equitable systems and an inclusive culture. To support our communities, we donate at least 1% of net earnings annually to charitable causes and have committed to invest \$20 million over the next five years into innovative solutions to the homelessness crises in our core markets.



What this means for Hill 7

CLIMATE

Hill 7's operations are 100% carbon neutral and powered by 100% renewable electricity.



ENERGY

The LEED Gold, ENERGY STAR certified building uses highly efficient building and lighting systems and real-time analytics software to optimize energy use.



WATER

Our low-flow water fixtures and leak detection devices help us conserve water.



WASTE

We offer ongoing recycling and composting services and programs to help tenants recycle used electronics, batteries and Styrofoam.



BIODIVERSITY

Our rooftop hosts two urban beehives which promote pollination of local flora and produce jars of honey that we share with our tenants!



COMMUNITY IMPACT

We hold frequent charity drives to help tenants donate used goods to local organizations like Mary's Place and Wellspring Family Services.



SUSTAINABLE TRANSIT

Hill 7 is located near public transit options including Community Transit, Sound transit Express, and King County Metro; EV charging is available in the garage.



WALKING AND BIKING

We are located in the highly walkable South Lake Union neighborhood, and secured bicycle parking is available in the garage.



HEALTH AND SAFETY

Our Fitwel Viral Response certified pandemic response included optimizing natural ventilation, MERV-13 filters, and enhanced cleaning protocols.



WELLNESS

Hill 7 offers frequent virtual fitness and mindfulness courses through the *My HPP Office* app

