

# BETTER BLUEPRINT

SUSTAINABLE · HEALTHY · EQUITABLE™

Hudson Pacific's Better Blueprint program brings to life our vision of vibrant, thriving urban spaces and places built for the long term. This 'blueprint' is integral to our business model and articulates many of the principles and practices that inform our commitment to both portfolio and management excellence.

## PORTFOLIO EXCELLENCE

*Investing in environmental sustainability and social impact—priorities shared by many of our tenants, investors, and other key stakeholders—improves and strengthens our real estate portfolio.*

### ENVIRONMENTAL SUSTAINABILITY

We were one of the first major North American landlords to achieve carbon neutrality across operations, and we have long-term plans to reduce absolute emissions—excluding offsetting instruments—even further. Over 90% of our in-service office portfolio is LEED-certified and over 70% is ENERGY STAR-certified, and our studio lots are some of the first in the world to achieve the production industry's newly-launched Studio Sustainability Standard.

### SOCIAL IMPACT

We seek to offer world-class amenities and/or onsite programming that transform our buildings from traditional workplaces into vibrant destinations. Almost 50% of our in-service office portfolio is Fitwel-certified, and most properties feature functional outdoor space, end-of-trip facilities, and/or a mobile app. Meanwhile, our generous approach to charitable giving and employee volunteering strengthens our ties to local communities.

## MANAGEMENT EXCELLENCE

*Our competitive human capital management strategies and robust governance approach helps ensure our organization is equipped to continue delivering value to all our stakeholders over the long term.*

### PEOPLE & CULTURE

We offer competitive compensation and wellness benefits and aim to foster personal and professional growth for employees at all levels of the organization. We have an active network of Employee Resource Groups designed to connect employees with similar backgrounds and experiences, including: Asian Pacific Islanders, Black Enterprise, Halawa Society, Pride, Unidos, and Women@HPP.

### BUSINESS PRACTICES

Our experienced leadership team, who have spent decades leading successful real estate organizations, set the tone for our collaborative and entrepreneurial culture and model our commitment to integrity and fiduciary responsibility. Our approach to ethics and compliance, corporate governance, and risk management is aligned with the high standards expected of a publicly traded company.

HUDSON PACIFIC PROPERTIES

# What this means for Techmart

## CLIMATE

Techmart has 100% carbon neutral operations through strong energy efficiency practices, offsite renewable energy, and verified carbon offsets.

## ENERGY

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

## WATER

Our low-flow water fixtures, leak detection devices, native/drought-tolerant landscaping, and irrigation timers help us conserve water.

## WASTE

The property has ongoing recycling and composting services and programs to help tenants recycle used electronics.

## SUSTAINABLE TRANSIT

Techmart offers EV charging and secured bike storage, and it is located near multiple public transit options including Caltrain, VTA Light Rail, and bus systems.

## COMMUNITY IMPACT

Regional Hudson Helps champions organize frequent giving drives to help tenants donate to local organizations.

## CONNECTION TO NATURE

The property has abundant natural light, an atrium lounge, and outdoor collaboration areas so tenants can enjoy fresh air during the workday.

## WELLNESS

The property is Fitwel certified and has MERV-13 air filters, a fitness center, shower and locker facilities, and virtual fitness courses through the My HPP Office app.

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