

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

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505 First: A First For the Living Buildings Movement

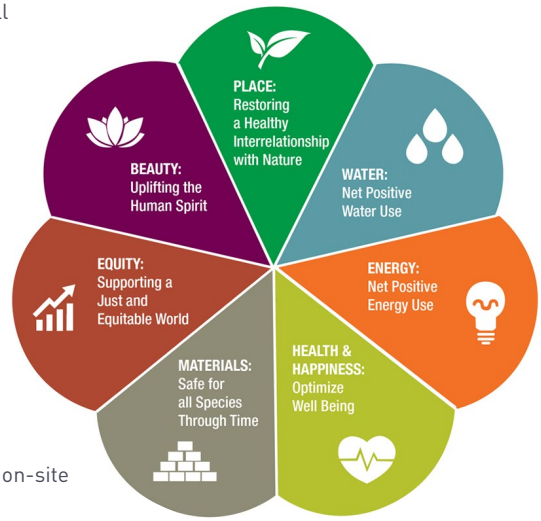
505 First is on track to be the first existing building in the world to obtain the Core Green Building Certification from the International Living Future Institute's Living Building Challenge program

LIVING BUILDING CHALLENGE

Place
- Varied native plantings and no pesticide use
- Easy access to ferries, buses, and light rail
- Plentiful EV charging and bike storage

Beauty
- Biophilic design, including living wall and emphasis on natural materials
- Rooftop amenity with panoramic ocean views

Equity
- Recent renovation project used 20% diverse vendors
- Key partners "JUST" certified
- Frequent giving drives and volunteering opportunities organized by property management team



Water
- Recent renovations led to 15% reduction in water use
- Advanced stormwater management practices
- Zero potable water used for irrigation

Energy
- Recent renovations led to 50% reduction in energy use
- 100% carbon neutral operations,
- Solar-ready rooftops
- 3-year plan to phase out all fossil fuel

Materials
- Recycling and composting available on-site
- Recent renovation project:
  - 20% locally sourced materials
  - 50% of wood products were reclaimed
  - 80% landfill diversion rate for construction waste

Health & Happiness
- Abundant natural light
- Low- and zero-emitting materials
- Upgraded exhaust systems
- MERV-13 air filters

505 First is also LEED Gold, ENERGY STAR, and Fitwel certified.

U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC

energy ENERGY STAR

fitwel®

