

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 411 First

CLIMATE

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

ENERGY

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

WATER

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

WASTE

The building has ongoing recycling and composting services and programs to help tenants recycle used electronics, batteries and Styrofoam.

SUSTAINABLE TRANSIT

The building has unparalleled access to public transit including ferry services, buses, and light rail lines; EV charging is available in the nearby 450 Alaskan and 505 First garages, and secured bike storage is available in the nearby 83 King Commuter Facility.

COMMUNITY IMPACT

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

CONNECTION TO NATURE

The historic building has abundant natural light, city views, and exposed brick and timber architecture.

WELLNESS

The building has MERV-13 air filters, shower and locker facilities, and virtual fitness courses available through the My HPP Office app; tenants have access to the nearby fitness center in 83 King.

HUDSON PACIFIC PROPERTIES