

News Release

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Hines

**EPA RECOGNIZES HINES WITH ENERGY STAR'S
SUSTAINED EXCELLENCE AWARD**

(HOUSTON, TEXAS) – The Environmental Protection Agency has recognized Hines, the international real estate firm, with **ENERGY STAR's Sustained Excellence Award**, for the firm's outstanding and continued leadership in reducing greenhouse gas emissions through superior energy management. Hines' accomplishments will be recognized at a ceremony in Washington, D.C. on March 2, 2004.

The **Sustained Excellence Award** will be presented to just four leading companies that have integrated energy management into their business practices and provide a model of excellence for other organizations to follow. These award winners were chosen from thousands that participate in the overall ENERGY STAR program. Hines is the only firm in the real estate sector.

Most people know the EPA's ENERGY STAR program from the blue star logo on consumer products like VCRs or washing machines. However, the EPA also recognizes entire office buildings with the coveted symbol for top-tier energy efficiency. The ENERGY STAR label for buildings – the mark of excellence in energy performance – was created in 1999 to promote strategic energy management and environmental responsibility. Hines has been a partner since the label was introduced. Among the firm's owned and managed properties that received ENERGY STAR recognition are 70 major office buildings across the U.S., which contain 46 million square feet and account for 22% of the total square footage of all non-governmental office buildings in the program.

“As an ENERGY STAR partner, Hines has successfully integrated energy performance into their business strategy and day-to-day operations,” said Kathleen Hogan, director of EPA's

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EPA RECOGNIZES HINES

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Climate Protection Partnerships Division. "By participating in ENERGY STAR, organizations are showing businesses worldwide that protecting the environment is good for the bottom line."

Hines, an ENERGY STAR Partner of the Year for three consecutive years since 2001, is being honored with this special award for sustaining smart energy management practices and investments throughout their operations. Across the U.S., leading companies and organizations are discovering the value of strategic energy management by participating in ENERGY STAR. In 2002 alone, Americans, with the help of ENERGY STAR, saved enough energy to power 15 million homes and reduce air pollution equivalent to eliminating emissions from 15 million cars - all while saving consumers \$7 billion.

"Protecting the environment through sound energy management is a priority for us at Hines," said Hines President Jeffrey C. Hines. As an ENERGY STAR partner, we value superior energy performance in our organization. The ENERGY STAR program is good for our bottom line and good for the environment. Our avoided emissions through 2003 were the equivalent of removing more than 33,600 autos from the road for a year, and planting over 45,800 acres of trees."

Hines' ENERGY STAR-labeled buildings include properties in Albuquerque, Atlanta, Austin, Bellevue, WA, Bethesda, MD, Boston, Bridgewater, NJ, Chicago, Cincinnati, Cleveland, Columbus, OH, Dallas, Detroit, Hartford, Houston, Itasca, IL, Los Angeles, Louisville, Minneapolis, Nashville, Palo Alto, Phoenix, Plano, TX, Pleasanton, CA, Salt Lake City, San Antonio, San Francisco, Seattle, Tempe, AZ and Washington, D.C.

Hines is a privately owned real estate firm involved in developing, acquiring, leasing and managing real estate, as well as providing extensive global investment management and advisory services. The Hines portfolio of projects completed and underway includes 712 properties representing 230 million square feet of office, mixed-use, industrial, hotel, medical, sports facilities and residential properties, as well as large, master-planned communities and land developments. With offices in 78 U.S. cities and 11 foreign countries, and controlled assets valued in excess of \$14 billion, Hines is one of the largest real estate organizations in the world. Access www.Hines.com for more information.