

Exhibit A:

Exhibit A: Hines Engineering Standards

Hines has an extensive set of internal controls to ensure that each property is appropriately managing, tracking and reporting energy consumption. These Operations and Engineering Standards are the guidelines against which properties are measured during annual property visitations. The standards are updated each year according to changes and improvements in energy management strategy.

1. ENERGY COST

All energy managers with operating responsibilities must thoroughly understand the rate structure for the utilities for the building, enabling them to minimize utility costs in the engineering operations.

2. ENERGY USE

All managers responsible for energy management must understand and be able to articulate how energy is used to support efficient operation of the building within the rate structure while maintaining tenant comfort and the Hines Internal Air Quality standard.

3. INNOVATION

New energy savings/efficient technologies and programs have been explored and evaluated on an ongoing basis. Any technology or program that make sense for a property must be presented in a professional manner to management and ownership for evaluation. Feasible energy reduction programs that have been approved should then be implemented.

4. REPORTING

All Hines monthly utility reporting requirements must be current, with acceptable explanations for energy consumption outside of defined historic parameters.

5. HISTORY

The energy manager must maintain all energy and utility invoices, variance explanations, monthly summaries, and utility reduction programs and support them in a well-organized file system.

6. REVIEW

The energy manager must have sent the Monthly Utility Summary each month to Hines Central Engineering along with the appropriate summaries. A regular review and familiarity of the Central Utility Report for the property must also be demonstrated.

7. BENCHMARKING & LABELING

Improvement in the EPA's Energy Star Building Label Program must be demonstrated by benchmarking results, label acquisition, and/or planned or completed energy efficiency measures and retrofits.

8. COMPLIANCE

The energy manager must prove full compliance with Hines Engineering Standards for Equipment Efficiency as part of a comprehensive energy management program.

Exhibit B:

Region:

Year	Electricity									Gas or Steam					Water				Total Utilities			Degree Days		Occ
	Energy \$ Billed Back	Gross kWh - Garage	Tenant kWh	Net kWh	Average Demand	Elec Bill Amount	BTU's Ft ²	Average Cost kWh	Average Cost Ft ²	MCF or MLBS	Net Gas Cost	BTU's Ft ²	Avg Cost MCF or MLBS	Average Cost Ft ²	Gallons	Water Bill Amount	Avg Cost 1000 Gallons	Average Cost Ft ²	Total Utilities Cost	BTU's Ft ²	Average Cost Ft ²	Heat Days	Cool Days	% Occup
1/2006-12/2006	\$1,295,796	20,415,155	9,593,072	10,822,083	4,099	\$2,831,894	47,561	\$0.1387	\$1.9330	9,581	\$115,808	6,540	\$12.0870	\$0.0791	14,446,872	\$151,181	\$10.4647	\$0.1032	\$3,098,884	55,247	\$2.1153	2953	82	90.41
1/2007-12/2007	\$1,377,965	20,788,043	10,232,811	10,555,232	4,189	\$2,876,994	48,429	\$0.1384	\$1.9638	10,441	\$114,621	7,127	\$10.9778	\$0.0782	16,414,860	\$187,093	\$11.3978	\$0.1277	\$3,178,709	56,805	\$2.1698	2801	115	94.96
Variance	6.34%	1.83%	6.67%	-2.47%	2.19%	1.59%	1.83%	-0.23%	1.59%	8.97%	-1.03%	8.97%	-9.18%	-1.03%	13.62%	23.75%	8.92%	23.75%	2.58%	2.82%	2.58%	-5.15%	40.24%	5.03%
1/2008-12/2008	\$1,389,621	20,394,243	10,982,415	9,411,828	4,141	\$2,637,660	47,512	\$0.1293	\$1.8005	10,775	\$128,702	7,355	\$11.9440	\$0.0879	16,328,092	\$206,219	\$12.6297	\$0.1408	\$2,972,582	56,156	\$2.0291	2910	234	94.73
Variance	0.85%	-1.89%	7.33%	-10.83%	-1.16%	-8.32%	-1.89%	-6.55%	-8.32%	3.20%	12.28%	3.20%	8.80%	12.28%	-0.53%	10.22%	10.81%	10.22%	-6.48%	-1.14%	-6.48%	3.89%	103.48%	-0.24%
1/2009-12/2009	\$1,296,750	18,484,585	9,697,940	8,786,645	3,737	\$2,546,760	43,063	\$0.1378	\$1.7384	11,123	\$93,078	7,592	\$8.3676	\$0.0635	13,678,676	\$185,291	\$13.5460	\$0.1265	\$2,825,129	51,986	\$1.9284	2740	153	90.19
Variance	-6.68%	-9.36%	-11.70%	-6.64%	-9.74%	-3.45%	-9.36%	6.53%	-3.45%	3.23%	-27.68%	3.23%	-29.94%	-27.68%	-16.23%	-10.15%	7.25%	-10.15%	-4.96%	-7.43%	-4.96%	-5.84%	-34.62%	-4.79%
1/2010-12/2010	\$1,402,876	18,253,133	9,697,835	8,555,298	3,708	\$2,698,509	42,524	\$0.1478	\$1.8420	12,354	\$102,877	8,433	\$8.3272	\$0.0702	11,677,776	\$170,002	\$14.5578	\$0.1160	\$2,971,389	52,434	\$2.0283	2971	154	91.23
Variance	8.18%	-1.25%	-0.00%	-2.63%	-0.78%	5.96%	-1.25%	7.30%	5.96%	11.06%	10.53%	11.06%	-0.48%	10.53%	-14.63%	-8.25%	7.47%	-8.25%	5.18%	0.86%	5.18%	8.43%	0.65%	1.15%

Month/Year	Electricity									Gas or Steam					Water				Total Utilities			Degree Days		Occupancy
	Energy \$ Billed Back	Gross kWh - Garage	Tenant kWh	Net kWh	Demand	Elec Bill Amount	BTU's Ft ²	Average Cost kWh	Average Cost Ft ²	MCF or MLBS	Net Gas Cost	BTU's Ft ²	Avg Cost MCF or MLBS	Average Cost Ft ²	Gallons	Water Bill Amount	Avg Cost 1000 Gallons	Average Cost Ft ²	Total Utilities Cost	BTU's Ft ²	Average Cost Ft ²	Heat Days	Cool Days	% Occup
1/2009	\$108,857	1,583,493	1,039,240	544,253	3,802	\$165,866	3689.06	\$0.1047	\$0.1132	2,293	\$19,682	1,565	\$8.5805	\$0.0134	1,152,668	\$15,353	\$13.3201	\$0.0105	\$200,903	5,529	\$0.1371	329	0	90.97
2/2009	\$95,864	1,441,038	899,223	541,815	3,750	\$153,625	3357.19	\$0.1066	\$0.1049	1,365	\$13,302	932	\$9.7421	\$0.0091	1,059,916	\$14,131	\$13.3327	\$0.0096	\$181,060	4,452	\$0.1236	318	0	90.60
3/2009	\$100,898	1,588,764	887,043	701,721	3,604	\$180,717	3701.34	\$0.1137	\$0.1234	1,615	\$12,143	1,102	\$7.5178	\$0.0083	1,077,868	\$14,131	\$13.1107	\$0.0096	\$206,992	4,997	\$0.1413	325	0	89.77
4/2009	\$96,984	1,550,525	833,992	716,533	3,875	\$180,309	3612.26	\$0.1163	\$0.1231	948	\$7,609	647	\$8.0241	\$0.0052	1,108,536	\$14,306	\$12.9061	\$0.0098	\$202,225	4,372	\$0.1380	278	30	90.20
5/2009	\$118,780	1,529,954	679,750	850,204	3,704	\$267,345	3564.34	\$0.1747	\$0.1825	725	\$5,232	494	\$7.2160	\$0.0036	1,174,360	\$15,578	\$13.2654	\$0.0106	\$288,156	4,146	\$0.1967	226	11	90.20
6/2009	\$117,975	1,546,577	674,313	872,264	3,626	\$270,583	3603.06	\$0.1750	\$0.1847	528	\$3,892	360	\$7.3723	\$0.0027	1,068,892	\$14,188	\$13.2742	\$0.0097	\$288,664	4,026	\$0.1970	131	4	90.40
7/2009	\$122,814	1,559,579	694,169	865,410	3,773	\$275,925	3633.35	\$0.1769	\$0.1883	360	\$3,153	246	\$8.7438	\$0.0022	1,252,900	\$17,203	\$13.7307	\$0.0117	\$296,282	3,922	\$0.2022	177	8	90.00
8/2009	\$121,037	1,487,662	722,650	765,012	3,873	\$249,170	3465.81	\$0.1675	\$0.1701	469	\$4,013	320	\$8.5476	\$0.0027	1,223,728	\$17,008	\$13.8991	\$0.0116	\$270,192	3,842	\$0.1844	98	38	90.30
9/2009	\$119,771	1,571,575	674,266	897,309	3,884	\$279,162	3661.30	\$0.1776	\$0.1906	313	\$2,730	213	\$8.7233	\$0.0019	1,255,144	\$17,434	\$13.8901	\$0.0119	\$299,326	3,912	\$0.2043	71	45	90.60
10/2009	\$99,018	1,595,506	901,917	693,589	3,741	\$175,165	3717.05	\$0.1098	\$0.1196	314	\$2,658	214	\$8.4519	\$0.0018	1,185,580	\$16,474	\$13.8957	\$0.0112	\$194,298	3,969	\$0.1326	121	10	90.60
11/2009	\$94,592	1,470,360	815,028	655,332	3,676	\$170,650	3425.50	\$0.1161	\$0.1165	536	\$4,709	365	\$8.7873	\$0.0032	1,117,512	\$15,539	\$13.9055	\$0.0106	\$190,900	3,855	\$0.1303	227	7	88.30
12/2009	\$100,155	1,559,552	876,349	683,203	3,545	\$178,237	3633.29	\$0.1143	\$0.1217	1,653	\$13,949	1,128	\$8.4346	\$0.0095	1,001,572	\$13,940	\$13.9184	\$0.0095	\$206,126	4,959	\$0.1407	439	0	90.40
1/2010	\$95,511	1,484,373	911,928	572,445	3,538	\$155,466	3458.14	\$0.1047	\$0.1061	2,083	\$16,538	1,421	\$7.9398	\$0.0113	872,168	\$13,940	\$15.9835	\$0.0095	\$185,945	5,129	\$0.1269	403	0	90.97
2/2010	\$97,386	1,377,758	809,430	568,328	3,545	\$165,764	3209.76	\$0.1203	\$0.1132	1,454	\$12,777	992	\$8.7872	\$0.0087	885,632	\$12,328	\$13.9211	\$0.0084	\$190,871	4,376	\$0.1303	289	0	90.60
3/2010	\$105,669	1,595,935	874,372	721,563	3,642	\$192,870	3718.05	\$0.1209	\$0.1317	1,142	\$9,431	779	\$8.2579	\$0.0064	997,832	\$13,884	\$13.9149	\$0.0095	\$216,187	4,634	\$0.1476	287	3	89.77
4/2010	\$104,603	1,515,514	854,178	661,336	3,668	\$185,590	3530.69	\$0.1225	\$0.1267	952	\$7,599	650	\$7.9764	\$0.0052	922,284	\$12,838	\$13.9204	\$0.0088	\$206,029	4,295	\$0.1406	297	0	90.16
5/2010	\$128,955	1,515,693	717,441	798,252	3,689	\$272,436	3531.11	\$0.1797	\$0.1860	726	\$5,744	496	\$7.9055	\$0.0039	949,212	\$13,218	\$13.9253	\$0.0090	\$291,399	4,114	\$0.1989	264	0	90.16
6/2010	\$124,795	1,543,564	748,843	794,721	3,678	\$257,236	3596.04	\$0.1667	\$0.1756	431	\$3,881	294	\$8.9953	\$0.0026	967,164	\$13,457	\$13.9145	\$0.0092	\$274,575	3,942	\$0.1874	168	9	90.44
7/2010	\$130,581	1,521,512	768,641	752,871	3,603	\$258,484	3544.67	\$0.1699	\$0.1764	687	\$5,792	469	\$8.4201	\$0.0040	1,059,916	\$15,401	\$14.5312	\$0.0105	\$279,678	4,096	\$0.1909	195	0	89.98
8/2010	\$137,327	1,563,900	726,119	837,781	3,877	\$295,772	3643.42	\$0.1891	\$0.2019	364	\$3,496	248	\$9.6042	\$0.0024	991,848	\$15,401	\$15.5284	\$0.0105	\$314,671	3,935	\$0.2148	193	26	92.26
9/2010	\$131,761	1,534,668	685,749	848,919	4,046	\$294,874	3575.32	\$0.1921	\$0.2013	289	\$2,778	197	\$9.6030	\$0.0019	976,140	\$14,589	\$14.9466	\$0.0100	\$312,242	3,807	\$0.2131	99	62	93.28
10/2010	\$132,841	1,559,008	794,611	764,397	3,830	\$260,630	3632.02	\$0.1672	\$0.1779	611	\$5,372	417	\$8.7834	\$0.0037	1,178,100	\$17,312	\$14.6956	\$0.0118	\$283,316	4,122	\$0.1934	154	34	93.28
11/2010	\$103,451	1,513,783	870,986	642,797	3,799	\$179,799	3526.66	\$0.1188	\$0.1227	1,617	\$12,868	1,104	\$7.9541	\$0.0088	1,020,272	\$14,999	\$14.7015	\$0.0102	\$207,667	4,824	\$0.1418	265	20	91.91
12/2010	\$109,992	1,527,425	935,537	591,888	3,590	\$179,581	3558.44	\$0.1176	\$0.1226	1,993	\$16,595	1,360	\$8.3252	\$0.0113	857,208	\$12,628	\$14.7319	\$0.0086	\$208,805	5,157	\$0.1425	357	0	92.00

Exhibit C:

1. Standard

- a. The building control system is being utilized to effectively control the connected energy-consuming equipment to provide comfort during lease hours.
- b. Above-standard utility usage and overtime HVAC are being tracked and billed as practical.
- c. At least once each year the building gross utility usage is profiled, and the engineer responsible for energy management understands the typical day and weekend usage patterns.
- d. The building is registered in the EPA ENERGY STAR[®] program and benchmarked at least annually.
- e. Properties scoring 75 or greater in the ENERGY STAR Benchmarking have applied for and received at least one ENERGY STAR label. Where supported by ownership, labels are applied for each year.
- f. The staff understands the rate structures for the building's utilities, the building's utility usage profile, how building operations impact utility consumption and costs, and energy management goals.

2. Standard Explanation

This standard is essential to achieve Hines's desire to remain an industry leader in the management of energy in our facilities. This standard is in keeping with the Hines engineering philosophy to constantly strive for greater energy efficiency without sacrificing Class-A service. A well-trained staff meeting the expectations below will meet the Hines Utility Management Operations standard.

- a. The building control system is being used to operate the building in a manner that will optimize energy consumption while achieving acceptable tenant comfort. Examples of items that should be included in this effort are:
 - i. Optimizing starting and stopping of equipment
 - ii. Adjusting equipment operations to match building needs
 - iii. Resetting equipment operating parameters, supply temperatures, and flows to match load conditions
- b. The engineer responsible for energy management is knowledgeable about the tenant lease billing details and is tracking and billing significant above-standard utilities. The key in the use of the word *significant* is to recognize that the objective is to balance the costs of tracking and billing with the value achieved. Billings where the cost of tracking and billing the consumption exceeds more than 20% of the estimated annual charges being billed should be avoided. Examples of items that should be considered for billing are:
 - i. Large tenant loads (i.e., loads significantly higher than allowed in the lease)

- ii. Utilities regularly consumed by tenant loads outside of lease hours
 - iii. The use of building equipment during non-lease hours (e.g., overtime HVAC)
- c. At least once per year, the engineer responsible for energy management has utilized data available from the building automation system, the utility, or manual readings to understand the typical day and weekend utility usage patterns
 - d. The staff has registered the building in the EPA ENERGY STAR program and benchmarks the building at least annually utilizing the EPA ENERGY STAR benchmarking tools
 - e. Buildings with a score greater than 75 are required to apply for and obtain the Energy Star label at least one time. Buildings with a continuing score greater than 75 are encouraged to apply for the label each year if ownership supports the cost and effort.
 - f. All engineers should receive training to understand energy management. At a minimum, the training should include an explanation of:
 - i. The rate structures for the building's utilities
 - ii. The building's utility usage profile
 - iii. How building operations impact utility consumption and costs
 - iv. Energy management goal

3. Compliance Checklist

<input checked="" type="checkbox"/>	The property should be in compliance with this standard when the staff can affirm each statement below:
<input type="checkbox"/>	Building automation schedules are managed to optimize utility consumption while providing tenant comfort during lease hours.
<input type="checkbox"/>	Building operating procedures are optimized to adjust equipment operations to match building load conditions.
<input type="checkbox"/>	Above-standard tenant utility usage is being billed.
<input type="checkbox"/>	The building has been registered and benchmarked annually in the EPA ENERGY STAR program.
<input type="checkbox"/>	Properties scoring greater than 75 have obtained at least one ENERGY STAR label. Where supported by ownership, labels are applied for each year.
<input type="checkbox"/>	Training has been provided to the building engineers on the rate structures for the building's utilities, the building's utility usage profile, how building operations impact utility consumption and costs, and energy management goals.

4. Support Documents

Many of the Efficient Practices are supported by additional documents and files (templates, examples and user guides). Several of these files are designed to be viewed/used electronically. It is important for employees using Efficient Practices to use current documents. Please refer to: <http://epdocs.myhines.com> to obtain appropriate support documentation.

Exhibit D:

2011



Hines' Executive Management and the Hines ENERGY STAR Management Group
do hereby award this

Certificate of Accomplishment

to

for earning the ENERGY STAR

Executive Vice President

Senior Vice President

Hines

Exhibit E:

Partner of the Year Comparative Energy Performance Report

Facilities included: All

Located in:

Date Generated: 11/29/11

Number of facilities in report: 198*

Number of facilities in portfolio: 227

	Year ending 8/2010	Year ending 8/2011	Change
Total Floorspace (sq. ft.)	72,784,620	72,570,853	-213,767
Average Rating	82	83	1
Number of Facilities with a Rating	192	191	-1
Number of Facilities not eligible to receive a rating**	6	7	1
Total Site Energy Use (kBtu)	5,080,695,307	5,032,129,990	-48,565,317
Total Weather Normalized Source Energy Use (kBtu)	15,538,751,035	15,142,996,244	-395,754,791
Average Weather Normalized Source Energy Intensity (kBtu/Sq. Ft.)	213.5	208.7	-4.8
Average Site Energy Intensity (kBtu/Sq. Ft.)	69.8	69.3	-0.5
Total Site Electric Use (kWh)	1,292,265,408	1,268,827,732	-23,437,676
Total Site Natural Gas Use (Therms)	2,817,522	2,903,523	86,001
Average Actual Annual Source Energy Intensity (kBtu/Sq. Ft.)	212.5	210	-2.5

*Only facilities with a full year of energy data in each of the two comparison years are included in the facility summary.

**Facilities that are not eligible to receive a rating are defined as buildings that currently are ineligible to receive the ENERGY STAR rating due to (1) their operating characteristics; (2) their property type; and/or (3) incomplete energy data for the period being rated.

Exhibit F:

ms Tower
ost Oak Blvd.

Hines

Owned, Managed and Leased
713.850.8841

No Soliciting



Exhibit G:

Setting the Standard for a Sustainable Future

Leading Global Owner, Developer and Manager of Sustainable Real Estate

Leadership in ENERGY STAR®



	Buildings	Area (SF)
ENERGY STAR	154	71.4 million
Designed to Earn ENERGY STAR	12	6.4 million
TOTAL	166	77.8 million

Leadership in LEED®



	Projects	Area (SF)
LEED Certified	74	46.8 million
LEED Pre-certified	13	9.4 million
LEED Registered	116	50.0 million
TOTAL	203	106.2 million

ENERGY MANAGEMENT*

Energy Efficiency Advantage
35.6%

Average Annual Energy Cost Savings
\$1.79/SF

Total Estimated Annual GHG Emissions
Avoided
521,720 Metric Tons

MAJOR AWARDS

2010
Sustained Excellence Award, ENERGY STAR

2009
Sustained Excellence Award, ENERGY STAR
Bronze Leader in the Light Award / NAREIT

2008
Green Building Design Award, Global Green USA
Gold Leader in the Light Award / NAREIT

2006
Green Development Award, NAIOP
National Corporate Environmental Leadership
Award, Chicago Academy of Sciences

2004
Sustained Excellence Award, ENERGY STAR

2001-2003
Partner of the Year, Energy Star

<p>Porta Nuova <i>Milan</i> Pre-Certified Silver</p>	<p>300 N LaSalle <i>Chicago</i> Certified Gold</p>	<p>1180 Peachtree <i>Atlanta</i> Certified Gold</p>	<p>Pórtico <i>Madrid</i> MIPIM Award Winner</p>

* Hines ENERGY STAR Portfolio
As of 12/31/10