

BE PART OF THE TRANSFORMATION

HRPGROUP.COM

hrp<sup>GROUP</sup>

T H E H R P W A Y

hrp<sup>GROUP</sup>





HRP is a transformation company focused on acquiring complex former industrial sites that are too often overlooked, underutilized, and disconnected. Our properties were once engines of jobs and industry but are now dormant and represent blight in our communities. At HRP, we transform these properties for the future, starting a new chapter of opportunity.

**WE RESPECT** the communities we join and the people who proudly built them.

**WE PROTECT** the environment we share through remediation and redevelopment.

**WE CONNECT** the past to a bold new future of economic vitality and opportunity.

We put sustainability at our core, forming the foundation of our projects, instead of introducing sustainable elements into traditional development late in the process. We are *actively* improving and reclaiming our sites from day one, ensuring our work will result in better environmental outcomes and build diversified economic engines that will endure for future generations.

The sites we redevelop come with a multitude of challenges, but where others see decay, we see potential for rebirth and renewal. We see an opportunity for job creation and economic revitalization. We see an opportunity to remediate environmentally challenged land to build healthier neighborhoods. We see an opportunity to connect our projects back to the communities. The HRP Way is our holistic approach to redevelopment, guiding our work and driving our team to deliver transformational projects.

Thank you for your interest in our company; we are excited to share our unique story.

Roberto Perez, CEO, HRP



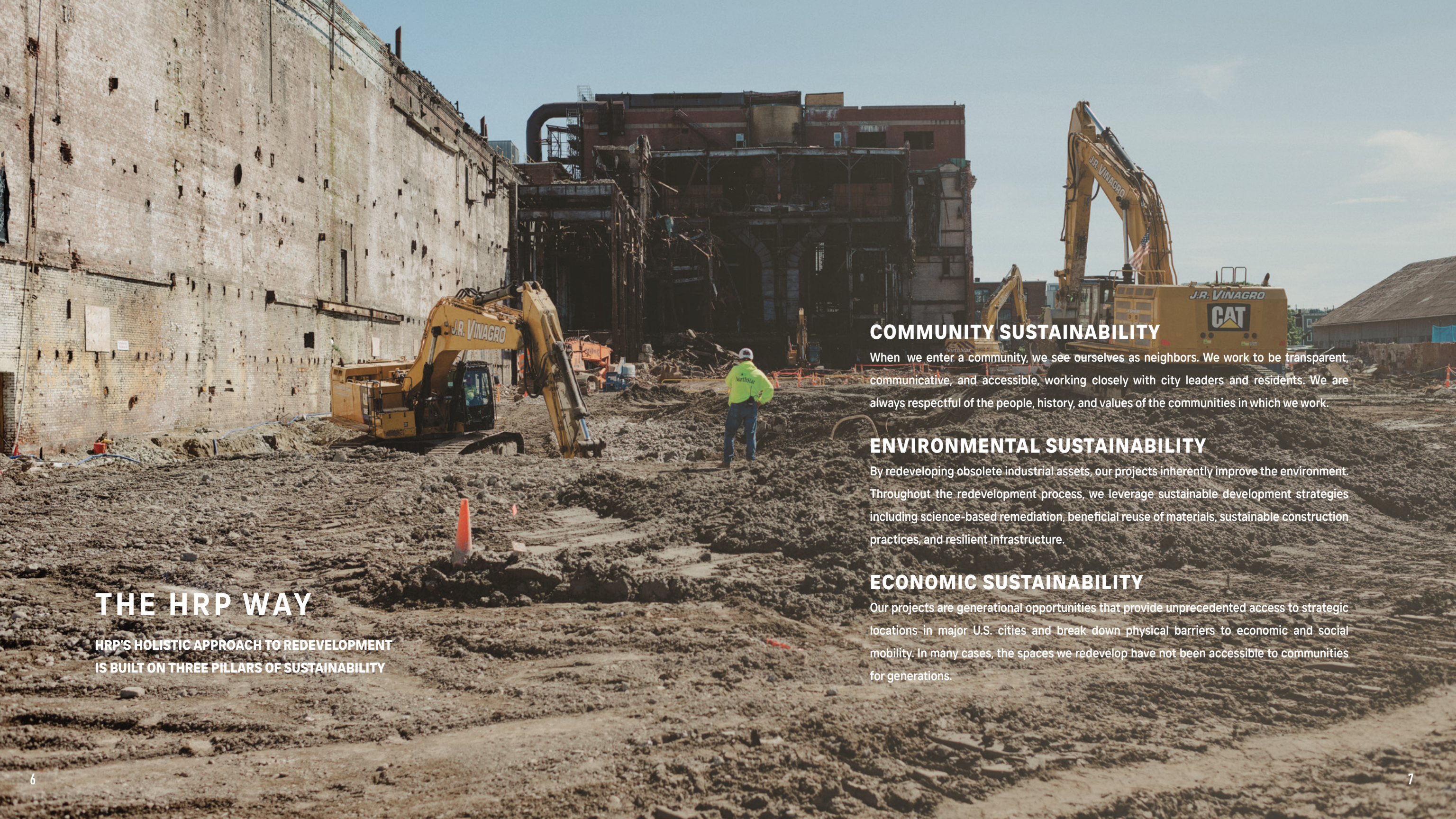
HOW THE BIRTHPLACES  
OF THE AMERICAN DREAM

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BECOME REBORN







# THE HRP WAY

HRP'S HOLISTIC APPROACH TO REDEVELOPMENT  
IS BUILT ON THREE PILLARS OF SUSTAINABILITY

## COMMUNITY SUSTAINABILITY

When we enter a community, we see ourselves as neighbors. We work to be transparent, communicative, and accessible, working closely with city leaders and residents. We are always respectful of the people, history, and values of the communities in which we work.

## ENVIRONMENTAL SUSTAINABILITY

By redeveloping obsolete industrial assets, our projects inherently improve the environment. Throughout the redevelopment process, we leverage sustainable development strategies including science-based remediation, beneficial reuse of materials, sustainable construction practices, and resilient infrastructure.

## ECONOMIC SUSTAINABILITY

Our projects are generational opportunities that provide unprecedented access to strategic locations in major U.S. cities and break down physical barriers to economic and social mobility. In many cases, the spaces we redevelop have not been accessible to communities for generations.



IN FORMER MILLS  
PLANTS AND POWER  
STATIONS

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THE FUTURE BURNS  
BRIGHT







**WE RESPECT  
THE COMMUNITIES  
WE JOIN**

When HRP takes on a project we see ourselves as neighbors to the surrounding community. We work to be transparent, communicative, and accessible, working closely with city leaders and residents. We are always respectful of the people, history, and values of the communities we proudly work in.





MOVING A COMMUNITY  
AND ITS LEGACY FORWARD

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TAKES SOME HEAVY  
LIFTING



# ROBUST, INTENTIONAL, AND TRANSPARENT COMMUNITY ENGAGEMENT IS THE HRP WAY

Our projects are deeply woven into the fabric of urban communities around the country. These former industrial plants, mills, and factories once fueled our cities and country's growth, providing jobs for past generations. As economic forces and emerging technologies made these facilities obsolete, local communities were too often left behind. By unlocking these sites and reconnecting the land to the community for the first time in generations, HRP's projects provide unprecedented opportunities to empower, enrich, and connect impacted communities.

Our outreach strategy brings communities to the table before decommissioning and deconstruction begins and extends far beyond the last ribbon cutting. We work with all stakeholders from city leaders and residents to nonprofits, schools, and local businesses, to create an ecosystem of opportunity. We pride ourselves on being good neighbors, which is why we are committed to generating economic opportunity and creating a cleaner environment for both current residents and future generations in the neighborhoods we join.

Our holistic approach allows us to unlock the potential of these sites and their respective communities, transforming the properties in a way that creates a significant positive impact. Our comprehensive, purposeful focus on sustainability creates lasting environmental, economic, and social outcomes for the communities where we work and the people and companies they serve.



## PORTFOLIO-WIDE IMPACT

- \$175M+ AFFORDABLE HOUSING COMMITMENTS
- \$50M+ COMMUNITY BENEFIT COMMITMENTS
- 300+ COMMUNITY ENGAGEMENT EVENTS
- \$1.5M+ COMMUNITY-BASED PHILANTHROPY





## WE PROTECT THE ENVIRONMENT WE SHARE

By redeveloping obsolete industrial assets, our projects inherently improve the environment. Throughout the redevelopment process, we leverage sustainable development strategies including science-based remediation, beneficial reuse of materials, sustainable construction practices, and resilient infrastructure.



## **PORTFOLIO-WIDE IMPACT**

**7.6M+** METRIC TONS PER YEAR IN CARBON EMISSIONS REDUCTIONS

**5,000+** ACRES REMEDIATED OR UNDER REMEDIATION

**2.2M+** TONS OF MATERIAL REUSED OR RECYCLED

**1.3M+** CUBIC YARDS OF MATERIAL IMPORTED FOR RESILIENCY IMPROVEMENTS

**21.6M+** SF LEED-CERTIFIABLE BUILDINGS TO BE DELIVERED BY 2032

**7.5M+** SF SOLAR READY CONSTRUCTION BY 2032



## **SIGNIFICANTLY IMPROVING ENVIRONMENTAL IMPACTS THROUGH REMEDIATION AND SUSTAINABLE REDEVELOPMENT IS THE HRP WAY.**

Sustainability is at the foundation of every HRP project. By taking these obsolete industrial assets offline, our projects inherently improve the environment on day one.

We proactively remediate environmentally compromised sites and meet or exceed all regulatory standards. We build on this foundation by leveraging sustainable development strategies including science-based remediation, beneficial reuse of materials, sustainable construction practices and resilient infrastructure.

We incorporate industry-leading practices into our projects including improving resilience against rising sea levels, leveraging renewable energy sources, and adopting green building standards to ensure a brighter, cleaner, and more sustainable future.

We begin with deeply challenged sites and make sustainability the foundation of our projects, providing a cleaner, healthier environment for the surrounding areas, climate resilience, and sustainability-driven outcomes that will endure for future generations.





USING RESIDUAL  
OIL IN  
THE GROUND

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TO REMOVE THE  
RESIDUAL OIL  
IN THE GROUND

REDEVELOPING LEGACY INDUSTRIAL SITES PRESENTS UNIQUE CHALLENGES AND OPPORTUNITIES. ON THE SITE OF A FORMER OIL REFINERY, HRP DEPLOYED A SUSTAINABLE WAY TO CLEAN UP OIL UNDERGROUND — AN ELEGANT TREATMENT SYSTEM THAT RECYCLES THE CONTAMINANT OIL ITSELF TO POWER THE EQUIPMENT THAT REMOVES IT FOR GOOD. AT HRP, WE WORK TO REUSE OR RECYCLE NEARLY EVERYTHING THAT EXISTS ONSITE.





**WE CONNECT  
THE PAST TO A BOLD  
NEW FUTURE**

Our projects are generational opportunities that provide unprecedented access to strategic locations in major U.S. cities and break down physical barriers to economic and social mobility. In many cases, the spaces we redevelop have not been accessible to communities for generations.





BUILT UPON THE LEGACIES  
OF GENERATIONS

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REBUILT FOR THE  
NEXT ONES





## **PORTFOLIO-WIDE IMPACT**

**40K+** PERMANENT JOBS CREATED AND PROJECTED

**33K+** CONSTRUCTION JOBS CREATED AND PROJECTED

**\$1.9M+** WORKFORCE DEVELOPMENT INVESTMENT

**\$1.3M+** SCHOLARSHIPS FOR LOCAL STUDENTS

**200+** APPRENTICESHIPS AND INTERNSHIPS TO-DATE

## **DELIVERING ECONOMIC OPPORTUNITIES AND EMPOWERING TODAY'S WORKFORCE FOR THE JOBS OF TOMORROW IS THE HRP WAY.**

Our projects are generational opportunities that provide unprecedented access to strategic locations in major U.S. cities and break down physical barriers to economic and social mobility. By bringing new jobs and commercial revenue to the projects we redevelop, we help propel local and regional economies. In many cases, these sites have often not been economically viable, productive, or publicly accessible for decades prior to HRP's redevelopment.

- At Tradepoint Atlantic in Baltimore, the descendants of workers at America's once largest steel mill are now building steel cables for offshore wind infrastructure.
- In Boston, a coal-fired power plant that stood as a barrier between the vibrant South Boston neighborhood and the burgeoning Seaport District will become an innovation hub that honors its significant history.
- In Chicago's Little Village, residents who faced safety hazards traversing an industrial corridor can now bike to work in Chicago's largest LEED-certified logistics facility, surrounded by hundreds of newly planted trees.
- Minutes outside Washington, D.C, a decaying coal-fired power plant on the shores of the Potomac River will soon be reimagined as a vibrant mixed-use development
- In Philadelphia, the site of a 1,300-acre former oil refinery will breathe new life into the city as The Bellwether District, a world-class industrial and innovation campus along the Schuylkill River.

Every HRP project starts with a pledge to redevelop the assets of the past to build jobs of the future and sustainable economic opportunities for years to come. The scale and scope of our projects mean that a student entering high school can work on an HRP project until graduation and build a meaningful career with one of our tenants or in the building trades.





PREVIOUS GENERATIONS  
BUILT UPON THESE SITES  
FOR GOOD REASONS

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WE CREATE  
NEW ONES





THE HRP WAY  
IN ACTION



# REBUILDING LEGACIES ACROSS AMERICA

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What started with one ambitious project has grown into the opportunity to recreate the gateways to new centers of commerce and community nationwide.

- Philadelphia
- Boston
- Chicago
- Washington, D.C.
- Jersey City
- Baltimore





# 776 SUMMER STREET

## BOSTON, MA

Built upon the site of the historic Edison Power Plant, 776 Summer Street will breathe new life into this prime Boston waterfront location through the preservation and adaptive reuse of four historic Turbine Halls, sustainable development of 1.68 million SF of mixed-use space, and the creation of a new, pedestrian-friendly waterfront district in South Boston.



# \$96M

VALUE IN AFFORDABLE HOUSING COMMITMENTS.

# 4,000

PERMANENT AND CONSTRUCTION JOBS PROJECTED.

# \$1.5M

FOR WORKFORCE DEVELOPMENT INVESTMENTS AND DIVERSITY INITIATIVES.

- Economic incentives provided for local small businesses and Minority, Women and Disadvantaged Business Enterprises to lease up to 10% of retail space
- 16% of residential units delivered as affordable and workforce housing
- Creation of an all-electric residential building
- \$1.75 million grant provided to Medal of Honor Park and Christopher Lee Playground
- Delivery of smart signals and connectivity along Summer Street and Vision Zero improvements to eight neighborhood intersections
- 1.68 million SF LEED-Certifiable construction
- Historic preservation and adaptive reuse of former Edison Turbine Halls
- 250,000 metric tons/yr. (approx.) CO2 reduction
- Reconstruction of aging seawall raising low lying site areas approximately five feet to reduce the risk of future climate change and rising sea levels
- Project will provide \$10 million to improve transit service to the immediate neighborhood, creating an accessible destination for local retail and restaurant establishments and 11,000 SF of civic space to serve the surrounding community





## ALX

### ALEXANDRIA, VA

Located in the Old Town North neighborhood overlooking Washington, D.C., the site was formerly home to the Potomac River Generating Station, a coal-fired power plant decommissioned in 2012. Once completed, the nearly 20-acre, mixed-use development will offer waterfront residential, retail, office, and commercial spaces – along with affordable housing, arts, and cultural activations, and 14 acres of public open space.

## \$80M

VALUE IN AFFORDABLE HOUSING COMMITMENTS.

## 3%

RENEWABLE ENERGY GENERATION THROUGH FIRST-OF-ITS-KIND COORDINATED SUSTAINABILITY STRATEGY.

## 2.5M SF

LEED-CERTIFIABLE CONSTRUCTION WITH SOLAR & GREEN ROOFTOPS.

- 393,995 metric tons/yr. CO2 reduction from former coal fired power plant
- Project will invest \$60 million into abatement and deconstruction of existing, decommissioned power plant with site remediation conducted in coordination with the Virginia Department of Environmental Quality
- 25% anticipated energy savings plus an aggressive embodied carbon reduction target, enhanced storm water management, and decreased reliance on vehicles
- Once completed, will create better access and improve connections to the surrounding DC Metro area and Mount Vernon Trail
- Approximately 15,000 SF subsidized arts space through bonus density
- Partnership with Computer Core prepares underserved adults in Virginia with foundational digital and professional skills to help realize career aspirations
- Partnership with Friends of the Mount Vernon Trail and Alexandria Redevelopment Housing Authority
- 3,100 permanent and construction jobs projected



# THE BELLWETHER DISTRICT

## PHILADELPHIA, PA

A former oil refinery in South Philadelphia, this approximately 1,300-acre site encompassing nearly 2% of the city sat idle after an explosion in 2019. HRP immediately recognized the strategic value and strong market fundamentals inherent in the site and launched a plan for careful decommissioning, abatement, remediation, and innovative redevelopment at an unprecedented scale. The most significant oil refinery cleanup in U.S. history will become The Bellwether District, a sustainable new place for logistics and innovation companies to thrive and create thousands of jobs.



45,000

PERMANENT AND  
CONSTRUCTION JOBS  
PROJECTED.

16%

CO2 REDUCTION IN  
PHILADELPHIA'S CARBON  
FOOTPRINT DUE TO REFINERY  
CLOSURE AND DEMOLITION.

\$1.5M+

FOR WORKFORCE DEVELOPMENT  
INVESTMENT AND DIVERSITY  
INITIATIVES.

- Master-planned logistics and innovation campus, less than three miles from the Philadelphia International Airport and downtown Philadelphia
- Significant public infrastructure investment including new bike paths, new roadways, and improved landscape design to improve access and reconnect communities
- Alternative modes of transportation, including integrated rail and marine operations, will reduce area-wide emissions. The plan also accommodates electric vehicles and solar-ready facilities
- Project will provide apprenticeships, job fairs, and employment opportunities, including specific opportunities for Minority, Women and Disadvantaged Business Enterprises, local businesses, local residents, and workers of color
- 14.5+ million SF of LEED-certifiable new construction
- 190,000 tons material reused or recycled
- 950+ miles of pipeline removed
- 3 million+ metric tons/yr. CO2 reduction from former refinery closure
- Sitewide mass grading and resiliency improvements to raise the entire site out of the 100-year floodplain and the buildings out of the 500-year floodplain
- Project will dismantle and recycle nearly all building materials, meeting, or exceeding regulations for environmental cleanup



# TRADEPOINT ATLANTIC

## BALTIMORE, MD

Located adjacent to the Port of Baltimore, Tradepoint Atlantic is a 3,250 acre, 15 million square foot campus with access to major rail, roadway, and deep-water berths. Since its opening, it has quickly become a major logistics center on the East Coast and a leader in large-scale industrial redevelopment.

## 3,250 ACRES

REMEDIATED OR UNDER REMEDIATION.

## 550,000+ TONS

OF MATERIAL REUSED OR RECYCLED.

## 3M+ TONS/YR.

CO2 REDUCTION FROM FORMER  
STEEL MILL CLOSURE.

- 15 million SF master-planned logistics and maritime development
- \$2 billion+ in private investment
- Federal, state, and local regulatory approvals related to all remediation required under the Maryland Department of Environment Consent Order and EPA Prospective Purchaser Agreement
- Significant deep-water frontage with channel depths ranging from 36'-42' with plans to deepen to 40'-50'
- Fully operational, privately owned and operated short-line railroad with over 70 miles of track and connections to two Class I railroads: CSX and Norfolk Southern
- Property incentives in place, including Enterprise Zone Status and Foreign Trade Zone Status
- Tradepoint Terminals specializes in the expert handling of bulk, break-bulk cargoes, offering a full suite of services including vessel discharge and loading, customized storage solutions, material processing, foreign trade zone operations and inventory management





# EXCHANGE 55

## CHICAGO, IL

Built upon the grounds of a shuttered, coal-fired power plant built in the 1920s, Exchange 55 is Chicago's newest green logistics hub. Located in the Little Village neighborhood, the 1 million square foot facility is Chicago's largest LEED-certified industrial building with the largest rooftop solar array in the city.

# CHICAGO'S LARGEST

LEED-CERTIFIED INDUSTRIAL BUILDING.

## 300,000 SF

ROOFTOP SOLAR ARRAY EXPECTED TO PRODUCE APPROXIMATELY 3M MWh ANNUALLY.

## 2,500+

PERMANENT JOBS CREATED.

- 90 total acres, including adjacent fleet storage yard, remediated under Illinois Environmental Protection Agency voluntary Site Remediation Program
- \$725K+ to community and local workforce development initiatives
- 1.5 million+ metric tons/yr. CO2 reduction
- Last mile logistics center redevelopment
- 100% leased to S&P A-rated tenant committed to reducing emissions by 30% by 2030
- \$90K+ in scholarships for Southwest Chicago neighbors
- New multimodal public infrastructure improvements including bike and pedestrian pathway and intersection upgrades to improve safety and increase access to newly created jobs





## HUDSON AND MERCER LOGISTICS PARKS

### JERSEY CITY AND CENTRAL NEW JERSEY

HRP transformed a pair of retired coal-fired plant sites in New Jersey into two state-of-the-art, sustainably built logistics parks located on strategic East Coast real estate transformed for the future through remediation and resilient construction practices. HRP imported hundreds of thousands of cubic yards of clean material to raise both sites out of the 100-year floodplain and the buildings out of the 500-year floodplain and provided dedicated pedestrian and bicycle access to the Essex-Hudson Greenway in Jersey City and Delaware River in Hamilton Township.

1.25M+

METRIC TONS/YR. CO2 REDUCTION.

175,000 TONS

MATERIAL RECYCLED OR REUSED.

1.3M+ CY

CLEAN MATERIAL IMPORTED FOR ENVIRONMENTAL RESILIENCE.

- Five logistics facilities totaling 1.9 million+ SF of LEED certifiable and solar ready new construction built to date
- HRP is remediating both sites through the New Jersey Industrial Site Recovery Act (ISRA) process in consultation with the New Jersey Department of Environmental Protection (NJDEP)
- Green space dedicated land to Essex-Hudson Greenway
- Provided and constructed improvements for pedestrian & bike access to the Delaware River



