



2024
COMMUNITY REPORT

WARD VILLAGE.[®]
ONLY HERE.

Howard Hughes
COMMUNITIES



TABLE OF CONTENTS

- 5 LETTER FROM OUR PRESIDENT
- 6 OUR STORY
- 8 OUR NEIGHBORHOOD: WARD VILLAGE HAWAII
- 10 OUR COMMITMENT TO SUSTAINABILITY
 - 12 – Sustainable Initiatives
- 14 PROJECT HIGHLIGHT
 - Creating Connections at Victoria Ward Park
- 17 RESIDENTIAL SPOTLIGHT
 - Opening the Doors to Victoria Place
- 18 OUR COMMUNITY & EVENTS
 - 20 – Giving through Doing
 - 22 – 2024 Events
 - 24 – Our People Strategy
 - 25 – Howard Hughes at a Glance



LETTER FROM OUR PRESIDENT



“As we look back on a year of exciting milestones, I am proud to reaffirm our commitment to our ongoing vision of placemaking at Ward Village.”

Throughout our 175-plus years of rich history, we have remained dedicated to preserving our island home—focusing on building community, fostering long-term sustainable growth, and embracing innovation. We’ve drawn inspiration from our past while looking forward to the continued evolution of our neighborhood. Today, this vision extends beyond construction, encompassing a commitment to progress, inclusivity, and giving.

2024 was one of the most productive years in Ward Village’s history. Victoria Place represented a notable step forward in the progression of the neighborhood and we were excited to welcome new residents home. We were also thrilled to open Victoria Ward Park Makai, a gathering place filled with tremendous opportunities to create experiences and memories for the Honolulu community.

These achievements underscore the enduring value of a long-range strategy that prioritizes quality, sustainability, and connectivity in the heart of Honolulu. Our team is committed to establishing a neighborhood that fosters a sense of belonging and brings together the best of Honolulu for generations to come. As we continue this journey, I am confident in the future and honored to be part of the community that is taking shape in Ward Village.

Aloha,

Doug Johnstone

*President, Hawai‘i Region & National Condominium Development
Howard Hughes Communities*



*Victoria Ward
Courtesy of Frank Hustace III*

A LIVING LEGACY

Victoria Ward was a champion of Hawai'i. Born in 1846 on the island of O'ahu, she embraced Mālama 'Āina, the Hawaiian tradition of restoring and cultivating the land. Her sprawling 100-acre estate was a natural sanctuary where the community could celebrate the culture and beauty of her beloved homeland.

Those very lands that were once a peaceful sanctuary between Downtown Honolulu and Waikīkī have evolved into Ward Village, a flourishing, community-focused gathering place. These 60 acres of Honolulu's oceanfront land have transformed into a design-forward neighborhood for all to enjoy.

The Ward Village team is dedicated to nurturing the sustainable development of this land and honoring its distinct history through responsible development, greener buildings, and resilient infrastructure. In addition to building distinct residential condominiums using the world's leading architects—including market homes and reserved housing for Hawai'i residents—Ward Village also offers a variety of community enhancements that further connectivity.

With over 2,600 free public parking stalls, wider walkways, and various bike paths, all are welcome to experience Ward Village's premier shopping, dining, and services, expansive green spaces, and contemporary art. We proudly support local job and business creation through our residential and commercial development. Today, Ward Village weaves together a community of homes, experiences, and gathering spaces to foster a sense of belonging in the heart of Honolulu.



The pond at the Ward Estate, courtesy of Bishop Museum

OUR NEIGHBORHOOD: WARD VILLAGE HAWAII



This 60-acre, LEED for Neighborhood Development (LEED-ND) Platinum community seamlessly blends urban sophistication with authentic island living.

Located in the heart of Honolulu, between Downtown and Waikiki on the island of Oahu, Ward Village seamlessly integrates world-class architecture, public green spaces, cultural events, and renowned retail and restaurants into a vibrant, connected community. Ward Village is dedicated to honoring the legacy of this land while embracing the future through innovative design and land-use planning.

Named the “Best Planned Community in the United States” by *Architectural Digest* in 2017, the community continues to evolve with the opening of Victoria Ward Park, a new gathering place for the people of Hawaii and a cornerstone for the ongoing vision of the neighborhood. Recognized as a leader in sustainable development, Ward Village has transformed approximately 8 acres into parks and open green spaces.

In 2024, the neighborhood also achieved significant milestones in responsible urban design, including LEED Gold certification for Kō'ula residences. As a vibrant, walkable destination, Ward Village advances meaningful connections for residents and visitors while setting a global standard for sustainable, community-driven development.

Ward Village Awards, Rankings, & Recognition

Residential Developer

Honolulu Star-Advertiser, Hawaii's Best Awards

New Development, Developer 'A'ali'i Residence at Ward Village

Hawaii Home + Remodeling Reader's Choice Award

FOR MORE INFORMATION, VISIT WARDVILLAGE.COM



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WARDVILLAGE](https://www.facebook.com/WARDVILLAGE)



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[YOUTUBE.COM/
WARDVILLAGE](https://www.youtube.com/WARDVILLAGE)

60
ACRES

10,000
RESIDENTS

2010
ESTABLISHED

7

GREEN BUILDING
CERTIFICATIONS

“By delivering homes across diverse market segments, activating vibrant public spaces, and cultivating a dynamic retail environment, Ward Village has created a thriving community that supports housing production, job growth, and Hawaii's broader economy.”

– Doug Johnstone, President,
Hawaii Region & National Condominium Development



OUR COMMITMENT
TO SUSTAINABILITY

SUSTAINABLE INITIATIVES

Ward Village seamlessly brings together world-class design with sustainable initiatives that honor the spirit of the land. As we grow and develop, we ensure key natural environmental features are preserved, integrating them into an innovative, resilient design that conserves resources and anticipates Hawai'i's climate needs.

Energy Efficiency and Cost Management

We take a thoughtful and comprehensive approach to managing energy. This means integrating efficient systems, utilizing renewable energy options, and employing smart monitoring technologies. This not only reduces our environmental footprint and utility costs but also enhances the comfort of everyone who lives and works here.

Key Energy Conservation Initiative

- Reclaimed underutilized land at Victoria Ward Park for the community

Impact

- Increased tree cover and vegetation to reduce urban heat

Purposeful Design for Water-Efficient Communities

Water management is key to our sustainability efforts. We focus on implementing strategies to conserve water at every step, from initial design and construction through long-term operation. This includes integrating sustainable, native landscaping, innovative building design, and water-efficient technologies to reduce consumption and protect precious local ecosystems.

Key Water Conservation Initiatives

- LEED-certified buildings designed for high water efficiency
- Native and climate-adaptive landscaping

Impact

- Reduced water consumption in all residential buildings
- Supports Honolulu's long-term water conservation goals

We've also introduced landscaping within Ward Village's parks using native plants. These green spaces and tree canopies, which were missing in the past, now provide essential shade, encourage biking and walking, cool paved areas, and lower the neighborhood's overall temperature, creating a healthier, more inviting community rooted in a sense of place.

Learn more about Ward Villages initiatives at the Community's Sustainability

Webpage: WARDVILLAGE.COM/ABOUT/SUSTAINABILITY



LEED CERTIFICATIONS

'A'ALI'I	BD+C: New Construction	Certified	2023
AE'O	BD+C: New Construction	Silver	2019
ANAHA	BD+C: New Construction	Silver	2018
IBM BUILDING	ID+C: Commercial Interiors	Gold	2015
KALAE	BD+C: New Construction	Registered (not yet certified)	Projected occupancy in 2027
KE KILOHANA	BD+C: New Construction	Certified	2019
KŌ'ULA	BD+C: New Construction	Gold	2022
THE PARK WARD VILLAGE	BD+C: New Construction	Registered (not yet certified)	Projected occupancy in 2026
VICTORIA PLACE	BD+C: New Construction	Registered (not yet certified)	2024
WAIEA	BD+C: New Construction	Silver	2018
WARD VILLAGE	Neighborhood Development (ND)	Platinum	2013
WARD VILLAGE RETAIL	BD+C: Core and Shell	Certified	2014

This page includes certifications valid at the end of 2024.

CREATING CONNECTIONS AT VICTORIA WARD PARK

Victoria Ward Park is the new, thoughtfully designed centerpiece of Ward Village. The park serves as a central gathering place for residents of Ward Village, visitors, and the local community, balancing urban energy and natural serenity.

The 3.5-acre park is divided into two distinct areas. The newly opened 1.4-acre makai (oceanside) park is a tranquil retreat that features rolling landscapes and native Hawaiian plants to increase biodiversity and reduce heat. Slated to open in early 2026, the mauka (mountain) side of the park will feature play areas, shaded seating, and retail integration. Pedestrian-friendly paths weave through the park, strengthening connections between residences, retail spaces, and the community. A new pedestrian bridge safely links both sections across Auahi Street and provides a vital connection to Ala Moana Beach Park.

Public art is at the heart of Victoria Ward Park, from large-scale sculptures that reflect Hawaiian ecology to immersive pieces that invite exploration. *Wayfinding* by Linda Fleming, is a sculpture that greets guests at the makai entrance, evoking ocean currents and Polynesian navigation. Dan Ostermiller's *Ae'o Birds* feature bronze sculptures of Hawaiian stilts that once populated the area's wetlands. These installations, along with an 'auwai-inspired water feature, root the park in a distinct sense of place and honor Hawai'i's culture. Victoria Ward Park shows how beautiful, intentional design can foster connection in a community.



Victoria Ward Park Makai



Victoria Place

COMING IN 2024

RESIDENTIAL SPOTLIGHT



Victoria Place Lobby

OPENING THE DOORS TO VICTORIA PLACE

Inspired by Victoria Ward and the rich history of her land, Victoria Place was designed to engage all of the senses. By the time it broke ground in 2021, initial demand for the 40-story tower was record-breaking. When homeowners received their keys to Victoria Place in November 2024, they were thrilled to experience the stunning beauty and contemporary comforts of their new homes.

Victoria Place reflects a unique blend of local inspiration with modern design, thoughtfully integrated with natural settings and public open spaces. Residents discovered exceptional amenities, panoramic views, and more than 60 works of art by world-class artists, among the largest private collections on the island. We were proud to welcome homeowners to Victoria Place, a residence that exemplifies a commitment to creating an exceptional quality of life for everyone who lives and works in Ward Village.

A woman in a yellow floral dress and a straw hat is riding a blue bicycle on a paved path. She is looking up and to the right. The path is lined with tall grasses and large palm trees. The background is filled with dense tropical foliage and flowers. The overall atmosphere is bright and sunny.

OUR COMMUNITY & EVENTS

MAKING AN IMPACT

Howard Hughes is committed to making a positive impact in and around our local communities. HHCare is the company-wide philanthropy and volunteerism program that helps to create this meaningful change. In 2024, HHCare donated nearly \$3.4 million, including \$233,000 in employee contributions and company matches, to 501(c)(3) organizations nationwide. Our employees collectively volunteered 3,654 hours to support 178 local causes, ranging from education to environmental conservation. HHCare continues to create meaningful change in our communities. In 2024, Ward Village supported a variety of initiatives that gave back to our local communities.

Honolulu Habitat for Humanity

Ward Village employees partnered with Honolulu Habitat for Humanity for three build days in Waimānalo, working alongside 200 volunteers. Ward Village also made a \$20,000 donation to support current and future homebuilding efforts.



A Day on the Land

As sponsors and volunteers for Trust for Public Land's annual community impact day, "A Day on the Land," the Ward Village team was able to help support their efforts of creating a welcoming 'A'ala Park in Downtown Honolulu and provide wellness benefits to surrounding residents.

17th Annual Kewalo Basin Park Cleanup

Joining forces with Friends of Kewalo, the Ward Village team helped the organization in its ongoing mission to protect and preserve both the park and its surrounding shoreline for future generations to enjoy.



Career Connections Program

Ward Village team members collaborated with the State of Hawai'i's Department of Education on its Workforce Development, Career Connections Program.

KCAA Preschools of Hawai'i

In July, the Ward Village team supported KCAA Preschools of Hawai'i with supplies for its Muriel campus located in our Kaka'ako neighborhood. This accredited early education program provides keiki with a nurturing environment that encourages them to explore, learn, and grow.

Committed to Community

Together, Ward Village and Layton Construction supported the Honolulu Museum of Art for the groundbreaking of Kalae. To commemorate the opening of Victoria Place, Ward Village made significant donations to local nonprofits, including Aloha United Way's ALICE Initiative, Hawai'i Contemporary, Trees for Honolulu's Future, Better Block Hawai'i, and the University of Hawai'i's Shidler College of Business Scholarship Fund.





Q1 2024

JANUARY

Ward Village continued its tasty monthly tradition, First Saturday. In January, guests enjoyed complimentary butter mochi at Ward Centre.

FEBRUARY

To celebrate the Lunar New Year, festive lion displays and red lanterns were installed at South Shore Market and throughout Ward Centre. A special event was held for shoppers to enjoy lion dance performances, traditional Chinese calligraphy demonstrations, and visit retailers handing out special red envelopes with good luck wishes.

At South Shore Market, guests snapped a picture at our interactive floral wall and took home a complimentary flower for Valentine's Day.

MARCH

CorePower Yoga offered complimentary classes on Wednesdays at the IBM courtyard. Classes were open to the public and suitable for all fitness levels.

Q2 2024

APRIL

Bloom! Garden & Art Festival hosted the first of a series of events held throughout the year at Ward Centre and East Village Shops. The events featured plant nurseries, artisans, workshops, and more.

Ward Village partnered with Pono Minds for its Earth Day Celebration, offering butterfly education, a caterpillar experience, and planting activity stations.

MAY

Honoring Lei Day, the community enjoyed photo opportunities at the larger-than-life lei photo display installed throughout the month at South Shore Market.

Make a Lei, Wear a Lei, Give a Lei! At Ward Centre, KīPUKA by Nā Mea Hawai'i hosted a lei making workshop.

JUNE

Ward Village hosted its fourth annual Founder's Day event at Victoria Ward Park to celebrate the founding visionary and steward of the community, Victoria Ward. Local businesses and organizations gathered to provide residents and visitors with various nature-based educational activities during the event.

Q3 2024

JULY

First Saturday returned to the Ward Centre courtyard where Diamond Head Chocolate featured complimentary assorted gelato.

AUGUST

Ward Village partnered with Friends of the Library of Hawai'i, Nā Mea Hawai'i, Logos Bookstore, and Village Books & Music to host a Read Aloud Series at the Ward Centre courtyard. Throughout the weekend, little ones listened as local authors and librarians read aloud.

SEPTEMBER

Art + Flea Urban Market, a weekend-long event at Ward Village, showcased the goods and talents of local creatives at South Shore Market.

Q4 2024

OCTOBER

Guests enjoyed a Halloween celebration at the South Shore Market courtyard that featured a pumpkin patch, pumpkin spice malasadas from Kalele Eats, face painting, caricatures, photo opportunities, and more.

NOVEMBER

The Gift of Experience returned for the holiday season, offering shoppers the chance to receive two tickets to Consolidated Theatres at Ward.

DECEMBER

Ward Village invited the community to join Toys for Tots' mission to provide hope to local children and drop off new, unwrapped toys at the donation bins within South Shore Market and Ward Centre.

The community participated in the annual Elf Scavenger Hunt to win a \$100 gift card to any Ward Village retailer or restaurant they chose.

Ward Village partnered with Catholic Charities Hawai'i in its 28th year of the Senior Giving Tree tradition. Visitors made the season extra special for kūpuna by providing unwrapped gifts at one of the multiple locations throughout the neighborhood.

The Aloha Friday Holiday Music Series returned to the South Shore Market courtyard. Residents and visitors celebrated the season with a holiday light show, hot cocoa, and live music performed by Ei Nei, Honoka, Alx Kawakami, Bobby Moderow Jr., and Kawika Kahapo.

Residents and visitors came to the South Shore Market courtyard for Ward Village's annual Holiday Celebration, which featured hot cocoa, malasadas, cookie decorating, and more.

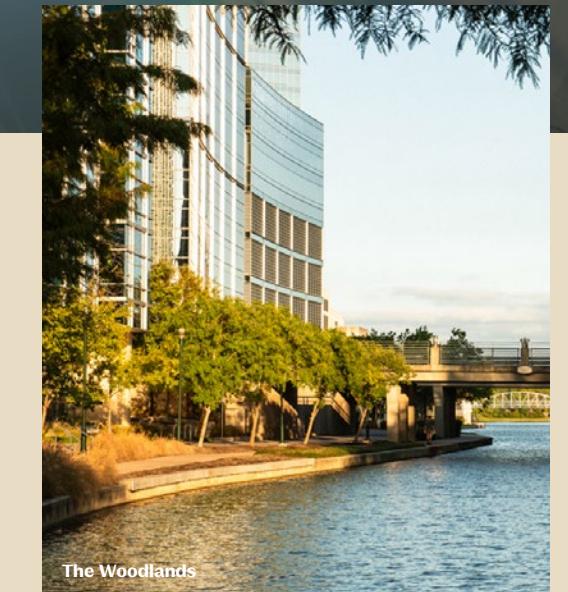
We're committed to investing in our employees' growth and well-being by fostering an environment that drives meaningful change.

We're proud of our more than 75 full-time Hawai'i team members who live and work in this community. Through our diversity and inclusion efforts, comprehensive benefits program, and emphasis on employee development, education, and engagement, we deliver on our commitment to positively impact our workplace. We empower our team by supporting an inclusive environment that inspires a sense of community and belonging.



Across all our work, Howard Hughes is driven to create communities that redefine quality and success for our residents, tenants, and employees.

We manage one of the nation's largest and most recognized portfolios of master planned communities. The excitement for these neighborhoods comes from our dedicated approach. We meticulously curate every detail, prioritizing an exceptional quality of life through careful planning, desirable amenities, and the preservation of the natural beauty of our community environments.





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