



ESG PRESENTATION

DECEMBER 2024

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AGENDA

1. Performance (Environment)
2. Partners
3. Performance (Economic)
4. Places
5. People

GLOBALLY LEADING SUSTAINABILITY PERFORMANCE & AWARDS

Member of
Dow Jones Sustainability Indices
 Powered by the S&P Global CSA

Ranked **2nd Globally** in 2023
 DJSI World constituent company since 2017
 (Real Estate Management and Development Industry Sector)

最佳 1%
 中国企业标普全球CSA评分2023

S&P Sustainability
 Yearbook – China



2019 Green Building Leadership (Developer) –
Pioneer Award
 2021 Green Building Leadership (Facilities
 Management) – **Pioneer Award**
 2023 **Grand Award** – Citygate and Six Pacific Place



Top company since 2018



HKMA Sustainability Award 2023
 Grand Award



Urban Land Institute 2024
 Asia Pacific Awards for Excellence:
 Winner – Two Taikoo Place



Global Sector Leader – Listed
 since 2017¹



HKMA Best Annual Reports Awards 2024:
 Excellence Award in the Environmental,
 Social and Governance Reporting



RICS Awards 2024:
 Winner – “Environmental
 Impact Award”



FTSE4Good



HKICPA 2024 Best CG and ESG Awards:
 ESG Award in the Non-Hang Seng Index
 (Large Market Capitalisation) Category



CIBSE Building Performance Awards
 2017 Winner
 2018, 2020, 2022 Finalist
 2023 – Best Digital Innovation – Winner

¹Global Sector Leader (Others) in 2017, 2018 and 2019 and Global Sector Leader – Listed (Mixed Use) in 2020, 2021, 2022, 2023, 2024

Performance (Environment)



ACCELERATING ACTIONS TO ADVANCE TO NET ZERO

MAKING STEADY PROGRESS TOWARDS 1.5°C-ALIGNED SCIENCE-BASED TARGETS

Continual Building Optimisation and Upgrade



One Island East – Chiller Replacement

1.14 M kWh/year
estimated electricity saving

Optimised plant capacity to match cooling demand, upgrading to energy efficient variable speed drive and replacement of environmentally friendly refrigerant in chiller

HKRI Taikoo Hui and Taikoo Li Qiantan Retro-commissioning

Estimated **5.26 M kWh/year** electricity saving, **4.93 M kWh/year** cooling energy reduction from district cooling and **3.08 M kWh/year** heating energy reduction from district heating

Expanding Photovoltaic, Energy Storage, Direct Current, Flexible Power Distribution System (PEDF) Pilots



Pilot at Taikoo Li Sanlitun saved

200,000 kWh and **RMB 323,000** annually



One Pacific Place and One Citygate
Small scale pilot under design

Collaboration Statement on Low-Carbon Emissions Steel for Real Estate in China

Launched in Beijing on 27th November



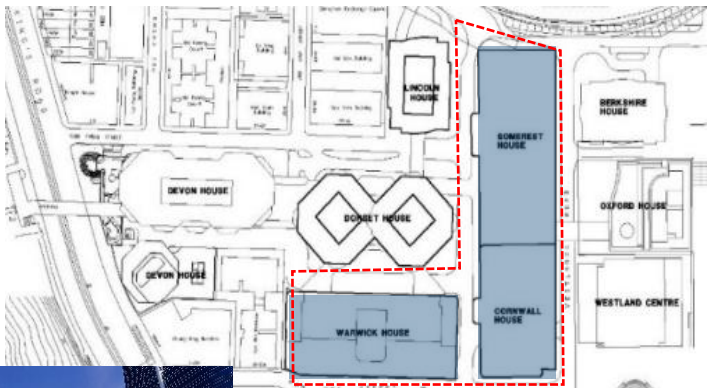
- An initiative convened by Urban Land Institute (ULI), World Steel Association (WSA) and China Iron and Steel Association (CISA)
- Bringing together real estate developers and steel manufacturers to accelerate the market transformation to low-carbon steel manufacturing and adoption, in order to drive reduction of embodied carbon emissions in the built environment
- Swire Properties were among the first batch of signatories

COMPLETION OF TAIKOO PLACE REDEVELOPMENT

THEN 3 Techno-centres



NOW



Somerset House
1988



Warwick House
1979



Cornwall House
1984



2 M ft sq
Triple Grade-A
Certified
Green Office
Buildings¹

Launch of
Taikoo Square &
Taikoo Garden

1st & Only LEED Platinum -
Communities: Existing
in HK & Greater Bay Area

¹ Including One Taikoo Place and Two Taikoo Place.

MAKE WAY FOR NATURE

INTEGRATING NATURE AND BIODIVERSITY CONSIDERATIONS INTO OUR BUSINESS

TNFD

Taskforce on Nature-related Financial Disclosures

TNFD

We are a TNFD Early Adopter

As one of the 40 TNFD Taskforce members, partnered with TNFD to officially launch the TNFD framework in Hong Kong, attracting over 150 industry practitioners from 100+ organisations.



Nature-related Disclosure

Disclosed nature-related impact, dependency, risk and opportunities according to the TNFD Recommendations in Sustainability Report 2023

Nature-related Disclosures

Location: [Text]

Climate: [Text]

Water: [Text]

Land: [Text]

Marine: [Text]

Other: [Text]

Business footprint mapping along value chain

Business footprint mapping along value chain	Management of Properties	Materiality of Properties	Materiality of Properties
Business footprint mapping along value chain	Management of Properties	Materiality of Properties	Materiality of Properties

Metrics and Targets

Category	Indicator	Value	Unit of Measure	2023
Climate Change	Carbon Footprint	10,000	tonnes	10,000
Water	Water Footprint	1,000,000	litres	1,000,000
Land	Land Footprint	100,000	sqm	100,000
Marine	Marine Footprint	10,000	sqm	10,000
Other	Other Footprint	10,000	sqm	10,000

Partners



TENANT ENGAGEMENT – OFFICE TENANTS

FLAGSHIP PLATFORM TO FOSTER LANDLORD-TENANT COLLABORATION



Green Performance Pledge (GPP)

Market-Leading Landlord-Tenant Partnership towards shared ESG Goals building on the basic premise of a green lease

Latest Progress¹

120+ tenants participating
>4.5M sq ft / 53% of our HK & CM office occupied LFA
2025 Target achieved

GPP Forum 2024

An **annual event celebrating GPP tenants’ achievements** in environmental performance.



200+ tenant representatives and partners joined the GPP Forum in Hong Kong (July) and GPP Award Ceremony (Nov) in the Chinese Mainland.

Collective Achievements of HK GPP Tenants in GPP Award Year 2023/24²

3.8% Collective Electricity Use Intensity reduction³
Equivalent to: Electricity used by **227 three-person households** in Hong Kong in 1 year
~750M kWh Energy savings
\$ ~HKD1 million in tenant electricity cost savings

10%pt ↑ in collective waste diversion rate
Total waste generation ↓41 tonnes
200+ tonnes diverted from landfill

GPP Academy

Offer **quarterly capacity building events** to enhance tenants’ sustainability capabilities to drive energy, water and waste reduction

8 workshops held in HK & CM in 2024, attracting

200+ participants from
60+ tenant companies



¹ As at Nov 2024. Measured by occupied lettable floor area (“LFA”) of office portfolios at 100% basis comprising of Taikoo Place and Pacific Place in Hong Kong and Taikoo Hui, Guangzhou.

² The 2023/2024 GPP Award year covers the period from Apr 2023 to Mar 2024.

³ Impact figures calculated from tenants which participated in the GPP and reported electricity data for both 2022/2023 and 2023/2024 award years.

TENANT ENGAGEMENT – RETAIL TENANTS

JOINTLY ADVANCE ENVIRONMENT PERFORMANCE THROUGHOUT TENANCY LIFECYCLE

Green Kitchen Initiative (GKI) 3.0

Bespoke platform to keep sustainability top-of-mind in fit-out, renovation and operation in F&B outlets



Evaluation Framework
for **New Tenants and Major Renovations**

Enhanced

Evaluation Framework
For **Existing Tenants with 1+ Years of Operation**

New

120+ F&Bs in HK & Chinese Mainland received Green Kitchen Awards (Nov 2024)

GKI Capacity Building Programme

Offer **capacity building workshops** to promote knowledge exchange and sustainability practices with F&B tenants

3 workshops held in HK in 2024

100+ participants from F&B tenants & internal teams

10+ tenant companies attended & internal teams



Strategic Partnership on Sustainability with LVMH Group

Signing Ceremony for the MOU on Strategic Partnership for Sustainability on 6th November 2024



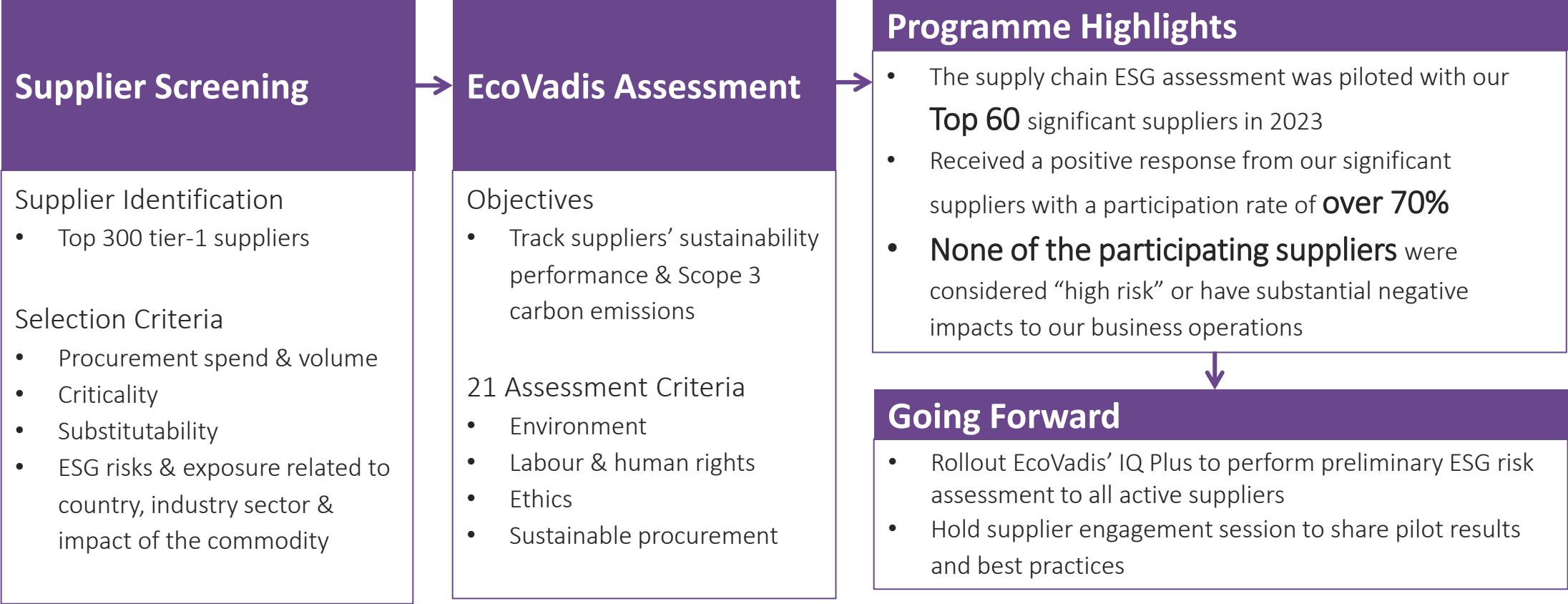
SPROPS will engage LVMH brands in **new stores, upgrades of existing stores, and existing office premises** through:

- **Green Performance Pledge (GPP)** for offices
- **Green Retail Partnership (GRP)** for retail stores **[NEW!]**
- **Green Kitchen Initiative (GKI)** for F&B outlets

As part of the GRP, jointly developed an **Eco-design Checklist** that includes **15 measures** for sustainable store designs and fit outs.

SUPPLY CHAIN PERFORMANCE ASSESSMENT AND ECOVADIS PARTNERSHIP

First developer in Hong Kong and the Chinese Mainland to deploy the **ecovadis** Supply Chain ESG Assessment Platform and launch our **Business Partner Sustainability Programme**



Performance (Economic)



GREEN FINANCING

INCREASING USE OF SUSTAINABILITY-LINKED LOANS AND GREEN BONDS

~60% of our current bond and loan facilities come from green financing (as at 30 Jun 2024)

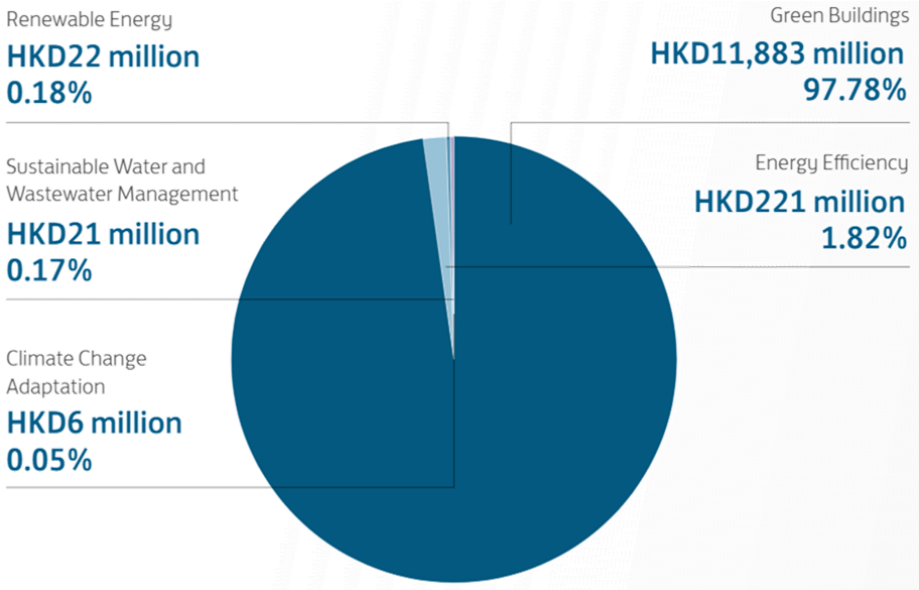
2030 TARGET

Achieve a minimum of **80%** of bond and loan facilities from green financing



As at 31st December 2023

100% of net proceeds from all green bonds and green loans have been allocated to green projects



2024

Issued green bonds of approximately
HKD1.9 billion
(as at 30 Jun 2024)

Green Dim Sum Bonds
RMB3.5 billion
Issued on 3rd September 2024
- The Company's largest offshore RMB bonds issuance to date

Places



WHITE CHRISTMAS STREET FAIR 2024

INVESTING IN YOUTH EMPOWERMENT



Sorcery! We pulled off our first public speech.
Let's keep the momentum going,
and we'll see you as the emcees
at the upcoming White Christmas Street Fair 2024!



Swire Properties Placemaking Academy (SPPA)



14

Students from local universities and secondary schools

80

Hours of mentorship from industry experts

27

Hours of masterclass lectures

6 months

Paid apprenticeship

HKD 1 million

In employment support



White Christmas Street Fair: Working Towards Zero Waste

- F&B booths: adopting reusable tableware for all F&B
- Upcycled 40,000 used coffee capsules into Christmas string lights
- Set up recycling bins to ensure proper disposal of food waste and other recyclables
- Using fully recyclable D-Board for signages & decorations
- Conduct carbon and waste audits for the fourth consecutive year

People



VALUING OUR PEOPLE

Recognitions on excellent HR management

- Randstad Hong Kong Employer Brand Awards 2024 – "Most Attractive Employer in the Property and Real Estate Sector"
- HR Distinction Awards 2024 – "Gold" award for "Excellence in Strategic Talent Attraction"
- HKIHRM HR Excellence Awards 2023/2024 – Community Caring Award - Excellent, Award of Innovations - Excellent, Green Achievement - Elite
- JobsDB The Hong Kong HR Awards 2023/2024 – Sustainable Vision Award



Creating an inclusive workplace

- Conducted an IBED (Inclusion, Belonging, Equity, Diversity) assessment to assess IBED maturity, identify key strengths and gaps, and to develop a roadmap to enhance IBED maturity.
- Support LGBTQ+ Community & Women Empowerment through series of events and campaigns
 - 5km Pride Road Race
 - Pride Happy Hour
 - Pink Friday
 - Celebrating International Women's Day



