



ESG PRESENTATION

DECEMBER 2025

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AGENDA

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

GLOBALLY LEADING SUSTAINABILITY PERFORMANCE & AWARDS

Dow Jones Best-in-Class World Index
(formerly known as Dow Jones Sustainability World Index)



Hang Seng Corporate Sustainability Index Series Member 2025-2026



G R E S B
REAL ESTATE
sector leader 2025

S&P Global

Top 1%

Corporate Sustainability Assessment 2024 Score

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S&P Global

最佳1%

中国企业标普全球CSA 2024评分

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Ranked **1st Globally** in 2024 Dow Jones Best-in-Class constituent company since 2017 (Real Estate Management and Development Industry Sector)

No.1 in Hong Kong
(8th Consecutive Year)
Highest “AAA” rating

Global Sector Leader
Mixed Use Sector (9th Consecutive Year)⁽¹⁾
Global Development Sector Leader *Mixed Use Sector* (6th Consecutive Year)

The only real estate management and development company to reach the **Top 1% S&P Global CSA Score in S&P Sustainability Yearbook 2025 and Top 1% CSA Score in S&P Sustainability Yearbook 2025 (China)**



HKMA Best Annual Reports Awards 2025
Excellence Award in the Environmental, Social and Governance Reporting



HKICPA 2025 Best CG and ESG Awards
ESG Awards – Special Mention in Elite Past Winners – Large Market Capitalisation Category



CIBSE Building Performance Awards 2025 – Leadership
2017 Winner; 2018, 2020, 2022 Finalist
2023 – Best Digital Innovation – Winner



Building Surveyor Awards 2025
Winner - Project Outside Hong Kong Category
Redevelopment of Building #15, Taikoo Li Sanlitun

BUILDING SURVEYOR AWARDS 2025



RICS Awards 2025
Winner –
“Environmental Impact Award”



2025 Green Building Leadership (Developer) – Pioneer Award
2019 Green Building Leadership (Developer) – Pioneer Award
2021 Green Building Leadership (Facilities Management) – Pioneer Award
2023 **Grand Award** – Citygate and Six Pacific Place



Randstad Most Attractive Employer 2025
Property and Real Estate Sector



HR Excellence Awards 2024/25
Award – Elite
Talent Acquisition Award – Elite



(1) Recognised as Global Sector Leader – Listed in the Standing Investment Benchmark under the Mixed Use sector in 2024.

Performance (Environment)



PLACEMAKING FOR A SUSTAINABLE FUTURE

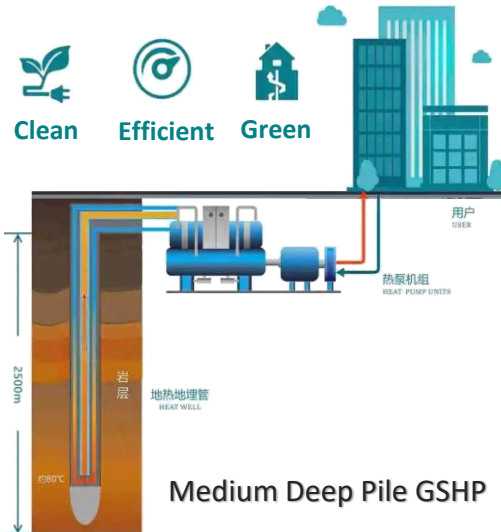
EMBRACING ENVIRONMENTAL EXCELLENCE THROUGH TECHNOLOGICAL INNOVATIONS

Taikoo Li Xi'an (expected to be completed in phases from 2027)



Ground Source Heat Pump (GSHP) Powered by Renewables

A Renewable Energy Technology Using Local Geothermal Resources



11 Medium Deep Pile
(Drilling Depth of ~2,500m)



GSHP system could provide **more than 60%** of the total heat demand for the whole year

GSHP Application



Air Conditioning
(Winter, Summer)



Water Heating
(All year round)

Green Building Certifications

Targeting **Highest Ratings** for LEED, WELL, SITES and the 2-star China Green Building Design Label certifications



Timber Structure Buildings and Net-Zero Building Design



6 Timber Structure Buildings

Embodied Carbon⁽¹⁾
↓ ~31%

1 Net-Zero Building
Supported by Photovoltaics, Energy Storage, Direct Current and Flexible Power System (PEDF)

(1) According to study, timber design helps reducing ~31% of embodied carbon comparing to typical reinforced concrete building.

PLACEMAKING FOR A SUSTAINABLE FUTURE

INTEGRATING CLIMATE AND NATURE CONSIDERATIONS INTO DESIGN SPECIFICATIONS

Taikoo Li Sanya (expected to be completed in phases from 2026)



Green Building Certifications

Targeting **Highest Ratings** for LEED, WELL and the 2-star China Green Building Design Label certifications



On-site Renewables



Total Installed Solar Capacity **~3,700 kWp⁽¹⁾**, including 300 pieces of underwater PV integrated with water feature

Biodiversity and Climate Adaptation Design

Nature-Inclusive and Biophilic Design



- **Ecological Corridor** – enhancing habitat creation and connectivity
- **Rooftop & Vertical Greening** – increasing greenery in urban space
- **Butterfly and Firefly Garden** – diversifying ecosystems and supporting pollination
- **Central Courtyard** – incorporating tropical rainforest species to promote urban biodiversity

Climate Risk Assessment and Adaptation Design



Flooding Resilience Measures Identified

- Reinforcing slopes to enhance soil stability
- Buildings are elevated to reduce flooding exposure
- Installation of rain gardens

A Passive Downdraft Evaporative Cooling Tower

- Direct airflow downward to cool outdoor
- Aim to reduce apparent temperature by 2–3°C on hot and humid days

(1) kWp refer to the peak power output of a photovoltaic (PV) system under standard test conditions. It is used to indicate the maximum capacity the system can produce.

Partners



TENANT ENGAGEMENT ON ESG EXCELLENCE FLAGSHIP PLATFORMS TO FOSTER LANDLORD-TENANT COLLABORATION

Green Performance Pledge (GPP)



Latest Progress⁽¹⁾

160+ tenants participating
>8.5M sq ft / 66% of our Hong Kong & Chinese Mainland office occupied LFA⁽²⁾

GPP 2024/25 Results (Hong Kong)

1.7% Reduction in electricity use intensity (EUI)⁽³⁾
13.3% Reduction in water use intensity (WUI)⁽³⁾
200+ Tonnes waste diverted from landfills⁽³⁾

Annual GPP Forum

(Hong Kong: 3rd July & Chinese Mainland: 13th November 2025)

220+ participants from **96+** tenant companies, industry practitioners and partners



Green Kitchen Initiative



140+ F&Bs in Hong Kong & Chinese Mainland received Green Kitchen Awards (November 2025)

Green Kitchen Fit-out Recognition Scheme



Green Kitchen Operations Recognition Scheme

Green Retail Partnership (GRP)



Strategic Partnership with LVMH

4 GRP Committee meetings with **10 LVMH maisons** since March to prepare for adoption of Eco-design Checklist and best practices in new flagship stores.



Strategic Partnership with Kering

MOU signed on 16th July and kick-off event with **6 Kering brands** in Shanghai to jointly develop pilot projects on sustainable store design and operations.

(1) As of 30th September 2025.

(2) Measured by occupied lettable floor area ("LFA") of office portfolios at 100% basis comprising Taikoo Place and Pacific Place in Hong Kong and Taikoo Hui, Guangzhou.

(3) Impact figures calculated from tenants which participated in the GPP and reported electricity, water and waste diversion data for both 2023/24 and 2024/25 award years.

SUPPLIER ENGAGEMENT PROGRAMME

DEEPENING ENGAGEMENT VIA BUSINESS PARTNER SUSTAINABILITY PROGRAMME

Our Supplier Engagement Approach

- To empower suppliers to understand, track and improve their ESG performance through **ecovadis** assessments

ESG Risk Screening

Screen 100% of our active suppliers⁽¹⁾ by industry and geographical location



Supplier Self Assessment Questionnaire (SAQ)

Significant suppliers identified as high-risk from ESG risk screening



Detailed and Validated ESG Assessment

High-risk significant suppliers identified from SAQ across four dimensions: environment, labour and human rights, ethics, and sustainable procurement

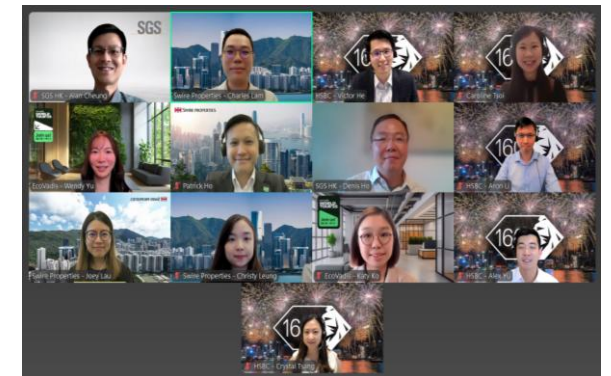


Continuous Supplier Engagement

Organise debriefing sessions to provide suppliers with information on ESG best practices, identify opportunities for improvement and recommend corrective actions, where necessary

Supplier Engagement Webinars

- Hosted **two webinars** with **EcoVadis, SGS, and HSBC** for Hong Kong suppliers in July and Chinese Mainland suppliers in October
- To help suppliers benchmark their ESG performance and provide them guidance, tools, and financial incentives in implementing effective ESG practices and drive continuous improvement



Event Highlights

2 webinars held in Hong Kong and Chinese Mainland in 2025

100+ participants from **70+** business partners

- representing construction, engineering services and operational services

(1) Active suppliers are defined as suppliers or companies which Swire Properties is currently doing business with.

Performance (Economic)



GREEN FINANCING

CONTINUE TO INCREASE THE USE OF SUSTAINABILITY-LINKED LOANS AND GREEN BONDS

~70% of our current bond and loan facilities come from green financing (as at 30th September 2025)

2030 TARGET

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

As at 31st December 2024

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

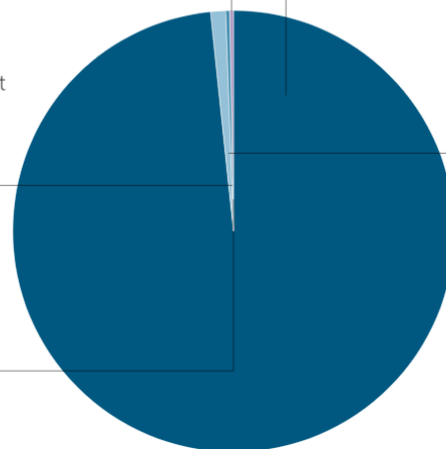
Renewable Energy
HKD24 million
0.12%

Green Buildings
HKD18,769 million
98.47%

Sustainable Water and Wastewater Management
HKD28 million
0.15%

Energy Efficiency
HKD234 million
1.23%

Climate Change Adaptation
HKD6 million
0.03%



2025

Issued **Green Bonds** in HKD and RMB totalling of

HKD4.4 billion

(for the nine months ended 30th September 2025)

Arranged **Sustainability-linked Loans** in HKD and RMB totalling of

HKD4 billion

(for the nine months ended 30th September 2025)

SWIRE PROPERTIES

GREEN FINANCE
REPORT 2024



Places



BUILDING GREEN, CONNECTING COMMUNITIES

Green Building Certifications

100% of projects under development achieved the highest ratings (As of 30th November 2025)

91% of wholly-owned existing developments achieved the highest ratings (As of 30th November 2025)

Triple-Platinum Green Building Portfolio⁽¹⁾



PACIFIC PLACE



TAIKOO PLACE



Swire Properties Placemaking Academy (SPPA)



HKD 60 million⁽²⁾ of social value created for SPPA and the wider community since 2019

15 Participating students from local universities and secondary schools (2025)

100 Hours of master class lectures from industry experts (2025)

6 months Paid Apprenticeship



White Christmas Street Fair (2025)

Working towards a Zero-Waste and Sustainable Event

- Traditional neon signage will be upcycled into table lamps, preserving traditional craftsmanship
- Target to achieve Certified Green Event under The Green Earth's Green Events Certificate Scheme for the second consecutive year
- F&B booths: adopting reusable tableware for all F&B
- Fully recyclable honeycomb and FSC-certified materials for most installations
- Conduct carbon and waste audits for the fifth consecutive year



(1) Includes One Pacific Place, Two Pacific Place, Three Pacific Place, Five Pacific Place, Six Pacific Place, Pacific Place Mall, One Island East, One Taikoo Place, Two Taikoo Place, Berkshire House, Cambridge House, Devon House, Dorset House, Lincoln House, Oxford House, and PCCW Tower.

(2) The social value was estimated based on a pilot Social Impact Measurement Study conducted with the University of Hong Kong.

People



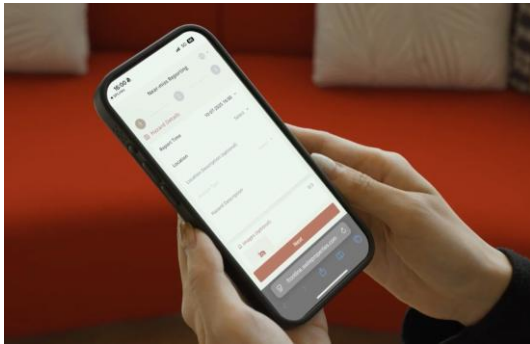
VALUING SAFETY AND INCLUSION IN OUR PEOPLE

**ZERO
HARM**

every location
every day

**SAFETY
STARTS WITH US**

ZERO HARM is our bold initiative that puts health and safety at the heart of everything we do



Rolled out an updated **Near-Miss Reporting Portal** for employees to report hazard and potential incidents



First private sector to pilot a **Smart Heat Stress Monitoring system**

Sharing local real time weather data with Oxfam to improve climate adaptability for outdoor workers



Creating an inclusive workplace for our employees is at the heart of our placemaking vision

Honoured with the Caring Employer Medal 2025, being recognised as a “**Disability Inclusive Employer**” by Labour and Welfare Bureau, HKSARG

Recognised as a “**CareER Disability Inclusive Employer 2025**”, attributed to our progress made towards creating a disability-inclusive workplace

