

### Carbon Neutrality Partnership

Aspects of Decarbonisation	How Your Organisation Could Help (Examples for Reference)	Your Organisation’s Target / Plan / Action <i>(for Input)</i>
<b>Overall: Decarbonisation Target</b>		
Setting a target for total carbon emissions	<ul style="list-style-type: none"> <li>- set a carbon neutrality target with a timeline</li> <li>- set carbon emissions reduction target with a timeline</li> </ul>	<p>In May 2021, Sino Land Company Limited (“Sino Land”) joined the Business Ambition for 1.5°C, the campaign led by Science Based Targets initiative in partnership with the UN Global Compact and We Mean Business Coalition, calling on businesses to set science-based targets and develop approach towards net zero carbon by 2050. We are among the first five real estate developers in Asia to join this global pledge. The participation reaffirms our commitment in achieving net zero emissions and creating a more sustainable future.</p>
<b>Green Economy</b>		
Green procurement	<ul style="list-style-type: none"> <li>- set green procurement policy and standards</li> <li>- procure energy efficient appliances (such as those with Grade 1 energy labels under the Mandatory Energy Efficiency Labelling Scheme)</li> </ul>	<p>To communicate with contractors and suppliers on sustainability issues, we have developed a Contractor/Supplier Code of Conduct and a Sustainable Procurement Policy, which are included in our standard tender documents.</p> <p>In a further effort to safeguard against environmental and social risk in our supply chain, the Group is devising an enhanced risk assessment mechanism for our new and existing contractors and suppliers.</p>

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Green finance	<ul style="list-style-type: none"> <li>- utilise green financing instrument to raise fund</li> </ul>	<p>Sino Land Green Loan 2018, in the amount of HK\$2 billion, was the first green loan raised by Sino Land under its Green Finance Framework. The proceeds were fully allocated to St. George's Mansions, the Group's new residential project at 24A Kadoorie Avenue, Kowloon, for implementing sustainability elements in the project.</p> <p>In April 2020, Sino Land has converted a five-year HK\$1 billion loan signed with Bank of China (Hong Kong) in April last year to a sustainability-linked loan, marking Sino Land's first financing arrangement directly linked to its sustainability targets.</p> <p>In 2021, Bank of China (Hong Kong) and Sino Land launched the first Green Mortgage Plan in Hong Kong to support sustainable development and shape a green future together. The Plan provides prospective purchasers with paperless and digital mortgage services and extra cash reward for designated Sino Land residential projects that received the BEAM Plus Platinum or Gold rating.</p>
<b>Net-Zero Electricity Generation</b>		
Developing renewable energy	<ul style="list-style-type: none"> <li>- set a renewable energy adoption target with a timeline</li> <li>- install renewable energy generating equipment (e.g. solar panel, solar hot water)</li> </ul>	<p>Under our Sustainability Vision 2030, we have set the target for Sino Group to achieve generation of 8,000,000 kWh of renewable energy by 2030 from the 2012 level. We are committed to promoting the use of renewables in our operations. This includes installing renewable energy features in our managed properties and establishing smart platforms to monitor and optimise</p>

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	<ul style="list-style-type: none"> <li>system) where possible</li> <li>- participate in the Feed-in Tariff Scheme</li> <li>- purchase Renewable Energy Certificates</li> </ul>	<p>our building services and renewable energy systems.</p> <p>As at 30 June 2021, over 2,300 photovoltaic panels have been installed across our managed properties under Sino Land. In 2020, we began conducting a feasibility study on the installation of a Smart Hybrid Conversion System for solar energy at Olympian City 1, with a rated power of 89 kW. This project aims to generate an estimated 88,553 kWh of electricity annually.</p> <p>The Group is exploring the deployment of other renewable energy sources, such as our award-winning proprietary In-building Hydropower System and wind turbines.</p>
<b>Energy Saving and Green Buildings</b>		
Energy saving targets	<ul style="list-style-type: none"> <li>- set electricity usage reduction target with a timeline</li> </ul>	By 2030, reduce electricity consumption by 30% from our 2012 baseline
Enhancing energy efficiency performance of buildings	<ul style="list-style-type: none"> <li>- target for green building certification (e.g. BEAM Plus) at Platinum level</li> <li>- conduct green building certification for all new buildings</li> <li>- select existing buildings for green building certification</li> </ul>	<p>Under our Sustainability Vision 2030, we have set targets on green buildings by 2030, including:</p> <ul style="list-style-type: none"> <li>- Achieve BEAM Plus certification for all of our new buildings in Hong Kong</li> <li>- Seek to achieve WELL™ certification for all of our new buildings in Hong Kong</li> <li>- Continue to adopt sustainable building standards and invest in</li> </ul>

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	<ul style="list-style-type: none"> <li>- achieve energy efficiency performance above the statutory requirements</li> <li>- procure energy efficient equipment and switch them off when not in use</li> <li>- adopt smart building technologies to reduce electricity consumption and enhance energy efficiency (e.g. smart technology to enhance energy efficiency in air-conditioning system)</li> </ul>	<p>improvements across our portfolio</p> <p>As at 30 June 2021, 76% of our property projects under development obtained BEAM Plus provisional ratings, and 7 property projects obtained WELL™ certification or pre-certification.</p> <p>The Fullerton Ocean Park Hotel Hong Kong became the first hotel in Hong Kong and mainland China to attain the WELL pre-certification under the WELL Building Standard™ v2.</p> <p>In addition, we utilise innovative solutions including the Enertainer energy storage system, Negawatt's smart building solution and the PlantPro smart platform to tackle greenhouse gas emissions and energy reduction. As at 30 June 2021, twelve buildings managed by the Group commenced applying the Negawatt smart building solution, we estimate that approximately 2,800,000kWh of electricity can be saved annually.</p>
Greater use of energy management tools	<ul style="list-style-type: none"> <li>- conduct energy audit and implement identified energy management opportunities</li> <li>- conduct retro-commissioning</li> </ul>	Echoing with EMSD's promotion of retro-commissioning (RCx), Sino Group is able to take a step further to perform continuous retro-commissioning work with Negawatt's smart building platform.
Construction / Work sites	- adopt Modular Integrated Construction (MiC) as appropriate	We are in the process of actively exploring the opportunity of adopting low carbon construction materials in construction process. This is moving us towards our decarbonisation journey.

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	<ul style="list-style-type: none"> <li>- recycle construction wastes</li> <li>- electrify diesel-run equipment in construction sites or other works areas</li> <li>adopt low carbon construction (e.g. prefabricated construction methods, low carbon construction materials)</li> </ul>	<p>In addition, the Group has adopted the Enertainer. Developed by local start-up, Ampd Energy, it utilises diesel-free power and the Internet of Things (“IoT”) to conduct holistic reviews of equipment and operational efficiency, enabling better planning and reducing potential disruptions onsite. Compared with traditional generators, the Enertainer is 32 times quieter, produces up to 85% less carbon and can eliminate “tailpipe emissions” including NOX, PM and SO2, improving air quality in surrounding areas.</p>
Development of district cooling system	<ul style="list-style-type: none"> <li>- adopt high efficiency chillers</li> </ul>	<p>PlantPro, an optimisation solution from CLPe Solution is also being piloted at our Olympian City 3 and Island Resort Mall properties. Moving away from traditional manual control methods, PlantPro is designed to optimise the operation and maintenance of chiller plants and can reduce energy consumption by 10%. The platform provides a complete, reliable and easy-toaccess measurement of key components and can make real-time adjustments, resulting in reductions in consumption and immediate cost savings. Utilisation of the PlantPro system has delivered estimated savings in electricity consumption of 400,000 kWh per annum in the two buildings where it is being piloted.</p>
<b>Green Transport</b>		
Zero carbon emissions from transport	<ul style="list-style-type: none"> <li>- equip parking spaces with electric vehicle charging provision, preferably with a target and a timeline</li> </ul>	<p>The Group also continues to encourage the use of EVs in the community. As at 30 June 2021, we have installed more than 800 EV charging stations at our developed/managed properties under Sino Land. We are simultaneously working on upgrading our existing ordinary charging points to medium EV</p>

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		chargers, and exploring possibilities to introduce a “Load Management System” to allow more coverage of EV charging bays.
Phasing out of fuel-propelled and hybrid vehicles progressively	<ul style="list-style-type: none"> <li>- electrify the corporate fleet, preferably with a target and a timeline</li> <li>- adopt low carbon logistics planning and delivery with technology to reduce carbon footprint</li> </ul>	N/A
Maintaining a public transport system with railway as the backbone	<ul style="list-style-type: none"> <li>- encourage employees to use public transport</li> </ul>	We regularly share green tips to employees to nurture their mindset on developing green habits. We encourage staff to take public transport where applicable.
<b>Waste Reduction</b>		
Promoting waste reduction and recycling	<ul style="list-style-type: none"> <li>- support the implementation of municipal solid waste charging (e.g. not to allow bulk-purchasing “designated garbage bags” and distributing them to tenants)</li> </ul>	Our Waste Management Policy prioritises the avoidance of excess consumption and the selection of sustainable alternatives. It also promotes proper reuse, recycling and disposal of waste across our operations, encouraging all stakeholders to join us on our journey. Our efforts cover waste generated by customers, tenants and residents, as well as construction waste produced on our development projects.

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	<ul style="list-style-type: none"> <li>- promote waste separation and recycling in commercial premises and residential estates with the set-up of centralised “recycling corners”</li> <li>- promote food waste recycling and participate in food waste collection programme</li> </ul>	<p>In addition, a range of recycling, waste reduction projects and initiatives has been launched, including but not limited to Lunar New Year Usable Items Collection, Upcycled Christmas Tree and Ornament Design Campaign, Mooncake box and Lai See recycling campaigns.</p> <p>We have installed food waste decomposers at several sites to transform food waste into compost for organic fertilisers. In addition, Sino Property Services has also implemented a food waste management programme in our managed residential properties, shopping malls, office and industrial buildings. The programme has been extended to the facilities of clients in the government sector and among NGOs. During the reporting period, 66.2 tonnes of food waste were collected.</p>
Controlling the use of single-use plastics	<ul style="list-style-type: none"> <li>- set a plan for minimising the use of single-use plastics, preferably with a target and a timeline</li> <li>- reduce the use of single-use plastic packaging</li> <li>- request on-site caterers and food business tenants to use reusable and durable cutleries and food containers for eat-in customers, and avoid</li> </ul>	<p>Under our Sustainability Vision 2030, we have set target to reduce single-use plastic consumption by 50% across all business lines from our 2017 baseline by 2022, which was achieved in 2021.</p> <p>We aim to reduce single-use plastic usage at source through various initiatives including: eliminating plastic straws; switching from plastic water bottles to smart water filtering stations, with water dispensers installed in 62 of our managed clubhouses so far; removing single-use plastic amenity containers in hotels, with standard rooms in all our hotels now having refillable dispensers; and providing umbrella dryers instead of plastic sleeves, with 142 installed at 76 locations.</p>

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	<p>distributing disposable plastic tableware for takeaways</p> <ul style="list-style-type: none"> <li>- install filtered water dispensers to reduce the use of plastic water bottles</li> <li>- offer single-use toiletries on request only</li> <li>- avoid the use of disposable plastic umbrella bags and install umbrella drying facilities</li> </ul>	<p>Since November 2018, we have introduced Reverse Vending Machines for recycling plastic beverage bottles at some of our managed properties in Hong Kong to facilitate customer and public participation in our campaign. As at 30 June 2021, more than 711,000 plastic bottles were recycled through this initiative, reducing carbon emissions by 170,000 kg.</p>