

## The Group signs first sustainability-linked loan of HK\$8,650 million

### 集团签署首笔与可持续发展表现挂钩的贷款协议达86.5亿港元

The Group signed its first sustainability-linked loan (SLL) facility with oversubscription from eight leading international and local banks, amounting to HK\$8,650 million. The four-year club loan, the largest of its kind for real estate sector in Hong Kong, reaffirms the Group's commitment to sustainability for pursuing long-term growth.

The credit facility received an overwhelming response from banks, with the loan size having increased significantly from an initial amount of HK\$3,000 million to HK\$8,650 million, clearly showing the banking community's strong support for the Group's sustainability initiatives.

The Group has been incorporating elements of green and wellness in its operations to create sustainable value for its stakeholders. Apart from developing a number of certified green commercial landmarks in Hong Kong and major mainland cities, the Group strives for a balance between development and environmental conservation as evidenced by its residential developments. To help combat climate change, the Group has established clear environmental targets. The Group's dedicated work on Environmental, Social and Governance (ESG) is well recognized by respected organizations and the financial community. The Group has been named one of the top three companies in the Hang Seng Corporate Sustainability Index for three consecutive years, and a constituent member of the FTSE4Good Global Index since 2018.

Group Chairman and Managing Director Raymond Kwok said: "This credit facility marks another milestone on SHKP's sustainability journey, giving us new momentum to create long-term value for stakeholders and the community as a whole. It demonstrates the Group's ongoing efforts on ESG and will reinforce our Building Homes with Heart belief in making the earth and our community a better home for all. The Group is committed to not just meeting the sustainability performance targets but also developing comfortable, green and sustainable communities for cross-generational living, working, and enjoyment."

According to the loan agreement, the Group is entitled to interest savings upon achieving a set of predetermined sustainability ESG targets. These sustainability performance targets include:

- Achieving annual reduction in electricity consumption intensity (ECI, measured in units of kWh/m<sup>2</sup>)
- Demonstrating continuous improvements in the S&P Global ESG Scores<sup>(1)</sup>
- Retaining as a constituent member of the Hang Seng Corporate Sustainability Index with a designated rating<sup>(2)</sup>

The facility was signed by Sun Hung Kai Properties (Financial Services) Limited, with its parent, Sun Hung Kai Properties Limited, providing a guarantee. It has a 30:70 split between a term loan and revolving credit tranches and a maturity of four years. The proceeds will be used for general working capital and to fund ongoing sustainability initiatives. SHKP has the highest credit ratings among property companies in Hong Kong, attaining an A1 and A+ rating with stable outlook from Moody's and Standard & Poor's respectively.

Bank of China (Hong Kong) Limited, DBS Bank Ltd., The Hongkong & Shanghai Banking Corporation Limited collectively act as sustainability advisors of this facility and advise the Group on sustainability performance targets. On top of the three advisors, the facility is also backed by Mizuho Bank, Ltd., MUFG Bank, Ltd., Agricultural Bank of China Limited, Sumitomo Mitsui Banking Corporation, and Hang Seng Bank Limited.

#### Notes

(1) The S&P Global ESG Scores (formerly known as the SAM ESG Scores; Dow Jones Sustainability Index scores) is an ESG data set that provides company level, dimension level, and criteria level scores based on the S&P Global Corporate Sustainability Assessment process, an annual evaluation of companies' sustainability practices.

(2) The Hang Seng Corporate Sustainability Index includes the top 30 Hong Kong-listed companies that perform well on corporate sustainability. Constituent companies of the index are selected by the Hong Kong Quality Assurance Agency, an independent and professional assessment body, to ensure the index is objective and reliable. SHKP attained AAA, the highest rating, in both 2020 and 2021.

集团最近与八家主要的国际及本地银行，签署集团首笔与可持续发展表现挂钩的贷款协议；是项四年期俱乐部贷款获得超额认购，总贷款额达86.5亿港元，是香港地产业界中最大规模的可持续发展表现挂钩贷款。此项贷款进一步表明集团致力实现可持续发展，以达至长远增长。

银行对该项贷款反应热烈，贷款金额由原来的30亿港元大幅增加至86.5亿港元，清晰地反映了银行业鼎力支持集团的可持续发展工作。

集团持续将绿色和健康元素融入业务营运当中，务求为股东及利益相关者带来可持续价值。集团在香港和内地主要城市发展了不少已取得绿色认证的商业地标项目，并力求在项目发展和环境保育之间取得平衡。为了协助应对气候变化，集团订立多个清晰的环境目标。集团努力在环境、社会及管治（ESG）方面取得进展，表现广受具有公信力的机构和财经界认同。集团连续三年在“恒生可持续发展企业指数”中名列前三位；此外，自2018年起，集团持续获选为“富时社会责任环球指数”成份股。

集团主席兼董事总经理郭炳联表示：“这项贷款为新地的可持续发展道路确立另一个里程碑，让我们拥有更多资源，为股东及利益相关者以至整个社会带来长远价值。贷款展示了集团一直努力推进可持续发展工作，而且有助我们更坚定地秉持‘以心建家’的信念，让我们的社区以至世界成为更美好的家园。集团除了决意达成可持续发展表现目标外，也会一如以往建设舒适、绿色和可持续发展的社区，营造鼓励跨代人士一起居住、工作和享乐的环境。”

根据贷款协议，当集团达成预先就ESG设定的可持续发展表现目标时，可获得贷款利率折扣。默认的可持续发展表现目标包括：

- 达成减低电力消耗强度的年度目标（电力消耗强度以“千瓦时/平方米”为单位）
- 取得的标普全球ESG评分持续上升<sup>(1)</sup>
- 继续成为“恒生可持续发展企业指数”成份股，并取得特定评级<sup>(2)</sup>

此项贷款由新鸿基地产（金融服务）有限公司签署，由母公司新鸿基地产发展有限公司作担保。贷款包括三成定期贷款及七成循环贷款，年期为四年。贷款款项将用作集团日常营运资金，以及支持现正进行的可持续发展工作。新地是香港取得最高信贷评级的地产发展商，分别获穆迪及标准普尔给予A1和A+评级，两者的评级展望均为稳定。

中国银行（香港）有限公司、星展银行及香港上海汇丰银行有限公司共同担任该项贷款的可持续发展顾问，负责就可持续发展表现目标的相关事宜，向集团提出意见。其余安排贷款的银行包括瑞穗银行、三菱UFJ银行、中国农业银行股份有限公司、三井住友银行及恒生银行有限公司。

#### 备注

(1) 标普全球ESG评分（前称为SAM ESG评分；道琼斯可持续发展指数评分）是一个环境、社会和管治资料集，根据标普全球可持续发展评估（CSA）流程提供公司级别、要素级别和标准级别的评分，为对公司可持续实践的年度评估。

(2) 恒生可持续发展企业指数包含首30家在企业可持续发展方面表现良好的香港上市公司。成份股公司挑选程序乃由独立的专业评审机构香港质量保障局进行评审，以达至客观及可靠。新地于2020年及2021年度均获得最高的AAA评级。

## The Group wins multiple awards at Asian Excellence Award 2021

### 集团在“2021亚洲卓越大奖”中荣获多个奖项

In the Asian Excellence Award 2021, organized by Corporate Governance Asia, the Group won multiple awards, including Asia's Best CEO, Asia's Best CSR, Best Environmental Responsibility, Best Investor Relations Company and Best Investor Relations Professional. The Group is committed to actively fulfilling its corporate social responsibility, maintaining high standards of corporate governance, and with its diversified businesses, creating sustainable values for its stakeholders.

Since its inception in 2011, the Asian Excellence Awards recognize companies which excel in management acumen, financial performance, corporate social responsibility, environmental practices and investor relations in Asian countries or regions, including the mainland, Hong Kong, Japan, Korea, India, Indonesia, Malaysia, the Philippines, Singapore, Taiwan, Thailand and Vietnam.



集团在《亚洲企业管治》杂志举办的“2021亚洲卓越大奖”中，成功囊括多个大奖，其中包括“亚洲最佳CEO”大奖、“亚洲最佳CSR”、“最佳环保责任”、“最佳投资者关系公司”及“最佳投资者关系专业人员”。集团积极履行企业社会责任，维持高水平的企业管治，并发展多元业务，致力为股东创造可持续发展的价值。

## ICC awarded the 10-Year Award of Excellence by the Council on Tall Buildings and Urban Habit

### 环球贸易广场获世界高层建筑与都市人居学会颁发「十年卓越奖」

ICC was awarded the 10-year Award of Excellence at the Council on Tall Buildings and Urban Habit (CTBUH) annual conference. Completed in 2010, ICC was developed by the Group, and is the tallest green building in Hong Kong. It has a combined total gross floor area of 278,700 square metres (three million square feet), integrating office, commercial, hotel, entertainment and leisure facilities. In the past decade, ICC has received many accolades for its excellent management and outstanding energy saving achievements. This landmark is a proud symbol of the Hong Kong urban landscape, propelling the future growth of the city.

CTBUH is the world's leading non-profit organization in the research and promotion of urban development, which categorizes and ranks tall buildings around the world; The CTBUH 10-year Award of Excellence recognizes buildings that demonstrate outstanding value and performance during the 10-year period

of completion and operation, and provides an opportunity for the industry and society to review these high-rise buildings.

环球贸易广场此前在世界高层建筑与都市人居学会(CTBUH)的年度会议上，夺得“CTBUH十年卓越奖”。环球贸易广场于2010年建成，是由集团发展的全港最高绿色建筑，集办公、商业、酒店和娱乐休闲设施于一体，总楼面面积达约278,700平方米（300万平方米）。过去10年，环球贸易广场在社会经济效益、环境表现、工程绩效及公众安全等方面，均呈现最佳质量与可持续的价值，对城市发展的贡献备受认可。

CTBUH是一个在研究和促进城市发展方面具领导地位的国际非盈利组织，对世界上的高层建筑进行分类和排名；“CTBUH十年卓越奖”旨在表彰建成并运营10年期间，展现突出价值并表现优异的建筑项目，为行业和社会回顾和评价那些已经建成并投入运营10年的高层建筑。



## Relaunch of the Sun Hung Kai Properties Hong Kong Cyclothon with a new route on the Hong Kong-Zhuhai-Macao Bridge and a new cycling experience

“新鸿基地产香港单车节”复办 全新港珠澳大桥路线带来崭新体验



Group Executive Director Adam Kwok (second right) and Hong Kong Tourism Board Executive Director Dane Cheng (second left) announce details of the Sun Hung Kai Properties Hong Kong Cyclothon 集团执行董事郭基泓(右二)及旅发局总干事程鼎一(左二)宣布“新鸿基地产香港单车节”活动详情

The Sun Hung Kai Properties Hong Kong Cyclothon, title and charity sponsored by the Group, will make its keenly anticipated return on 16 January 2022. For the first time, the Hong Kong Cyclothon will include the Hong Kong section of the Hong Kong-Zhuhai-Macao Bridge. This year's Hong Kong Cyclothon, the first mega sports event ever held on the world's longest bridge-tunnel sea crossing, will include two ride categories: 48 kilometres and 26 kilometres. The first-ever free virtual ride experience will also be offered to cyclists worldwide, allowing them to enjoy the unique scenery in an immersive virtual journey.

The Sun Hung Kai Properties Hong Kong Cyclothon will continue to uphold the Group's spirit of Sports-for-Charity. In addition to allocating part of the public registration fee for charity, the Group will make additional matching donations at a 1:5 ratio, meaning for

every HK\$100 an individual rider contributes, the Group will pitch in HK\$500, thus making the event more meaningful by benefitting more people in need.

由集团冠名及慈善赞助的“新鸿基地产香港单车节”将于2022年1月16日复办，活动首次移师港珠澳大桥香港段举行，设有48公里及26公里两个组别，为这条全球最长的桥隧组合跨海通道启用以来的首项大型活动盛事。本次活动也首设免费虚拟体验，让全球的车手有机会体验驰骋大桥的快感。

活动将继续贯彻集团“运动行善”精神，除公众报名费部分将拨捐慈善机构外，新地还会以5比1形式额外捐款，即是参加者捐100元，新地捐出500元，帮助社会上有需要人士，为活动增添意义。

## Actively integrated in national development, the Group fully supports Hong Kong's cultural and technology infrastructure

集团积极融入国家发展 全力支持香港文化科建设



In the thematic exchange event of The Harvard Club of Hong Kong, Group Executive Director Christopher Kwok (second right) offered a welcome speech; Bernard Chan (second left), the Convenor of the Executive Council of the Hong Kong SAR and Chairman of Hong Kong Palace Museum Limited was the key speaker; Gary Liu (first right), Chief Executive Officer of the South China Morning Post was the host; and Calvin Lee (first left), President of The Harvard Club of Hong Kong, was the officiating guest 哈佛大学香港校友会主题交流活动由集团执行董事郭基泓(右二)致欢迎辞，香港特别行政区行政会议召集人、香港故宫文化博物馆主席陈智思(左二)主讲，《南华早报》行政总裁刘可瑞(右一)主持及哈佛大学香港校友会董事李智滔(左一)担任主礼嘉宾

The Harvard Club of Hong Kong held a thematic exchange event at the Group's Sky100 Hong Kong Observation Deck at ICC. Group Executive Director Christopher Kwok was invited to offer a welcome speech as a Harvard alumni and the Group's representative, in which he shared insights on the integrated development between Hong Kong and the Greater Bay Area. The Group has actively supported the national development paradigm. Following the clear support given by the nation towards developing Hong Kong into a centre for international cultural exchange under the 14th Five-Year Plan, the Group will continue to build on two of its landmark developments in the West Kowloon district, namely the completed ICC, and the upcoming integrated project atop the Guangzhou-Shenzhen-Hong Kong High Speed Rail West Kowloon Terminus. For the latter, the Group will create an artistic urban space with a new observation deck and the 1.5km West Kowloon Parkway.

The guests who attended the exchange event visited the Group's 5G Lab for the city's first 5G

interactive exhibition. The Group will continue to capture the development opportunities brought by the 14th Five-Year Plan, making efforts to strengthen the foundation for Hong Kong's future technological development and integration with the Greater Bay Area.

哈佛大学香港校友会主题交流活动于集团旗下香港环球贸易广场的“天际100香港观景台”举行，集团执行董事郭基泓也受邀以哈佛大学校友及集团代表致欢迎辞，分享香港与大湾区协同发展的方向。集团一直积极配合国家政策，随着国家在“十四五”规划中明确支持香港发展中外文化艺术交流中心，集团将继续致力发展西九文化区的两个地标性项目，包括已落成的环球贸易广场，以及在建的广深港高铁西九龙总站上盖的综合发展项目，后者将包括全新的观景台及全长1.5公里的西九花园径，全力打造融合艺术的城市空间。

当日出席交流活动的嘉宾参观集团旗下的全港首个5G互动展览“5G科技馆”，集团将继续把握“十四五”规划所带来的发展机遇，积极参与全力巩固香港在未来科技发展大湾区融合的基础。

## SHKP-Kwoks' Foundation signs new donation agreement with Southwest University

新地郭氏基金与西南大学签定新一期捐赠协议

The SHKP-Kwoks' Foundation signed the donation agreement for a new phase of its scholarship programme with Southwest University, which was set up in 2007. Total donations of RMB10 million, benefitting nearly 2,500 students. To express thanks to the Foundation for its significant support for the development of higher education in western China over the years, Southwest University has injected matching funds into the scholarship programme, to provide training for students to enhance their learning ability and their competitiveness that makes them to move with the times.

Since its establishment in 2002, the SHKP-Kwoks' Foundation has actively engaged in charitable projects, in particular in education and training. The Foundation has set up scholarships in various tertiary education institutes on the mainland and abroad, helping promising students from low-income families complete their studies.

新地郭氏基金此前与西南大学签定新一期奖助学金捐赠协议。基金与西南大学合作多年，捐款总额累计达人民币1,000万元，受惠人次达2,500。继新地郭氏基金于2007年设立“新鸿基地产郭氏基金西南大学奖助学金”，西南大学为感谢新地郭氏基金对西部地区高等教育发展给予的支持，也为该项目注入配套资金，用于学生学习能力提升训练，让他们与时俱进，提升竞争力。



SHKP-Kwoks' Foundation Executive Director Amy Kwok (second left) takes photo with teachers and the beneficiary students in the online signing ceremony 新地郭氏基金执行董事郭婉仪(左二)与西南大学师生通过视频捐赠仪式合照

新地郭氏基金自2002年成立以来，积极投入慈善项目，其中对教育培训项目尤其重视，先后在国内外多家高等院校设立奖助学金项目，资助优秀的贫困学生完成学业。

## V City enhances energy saving and emissions reduction with technology

V City应用科技提升节能减排

The Group is dedicated to promoting green living in its properties for a better, low-carbon environment. At the 2020 Hong Kong Awards for Environmental Excellence, organized by the Environmental Campaign Committee, along with the Environmental Protection Department and nine organizations, Hong Yip and Kai Shing won 14 awards. Among them, V City, Wonderland Villas and YOHO Midtown received gold awards in their respective sectors. Please refer to page 11 for the award details of Wonderland Villas and YOHO Midtown.

V City was the gold award winner in the Property Management (Commercial & Industrial) sector. The mall uses recalibration and the cloud-based Big Data Chiller Plant Energy Management Platform to save energy and reduce emissions. It applies Internet of Things (IoT) sensor technology to monitor the capacity of trash bins, resulting in a 65% reduction in garbage bag usage. V City is also actively engaged in recycling and waste separation. The team initiated the Organic

and Reducing Plastics programme, in which they make regular tenant visits with a mobile recycle cart to facilitate recycling and waste separation. Food and beverage tenants are invited to participate in the food waste collection programme. Tenants are provided free, reusable abandoned wooden panels as temporary hoardings during the renovations. New tenants are encouraged to keep the existing layout and fittings to reduce construction waste.

集团持续在旗下物业推动绿色生活，创建更优质的低碳环境。在环境运动委员会联同环境保护署及九个机构合办的“2020香港环境卓越大奖”中，康业及启胜共获得14个奖项，其中包括三个业界金奖，分别由V City、华景山庄和YOHO Midtown夺得。有关华景山庄和YOHO Midtown的得奖详情，可参阅第11页。



The V City team regularly visits tenants with a mobile recycle cart to facilitate recycling and waste separation V City团队利用流动环保回收专车，定期造访租户进行分类回收

V City在物业管理(工商业)界别荣获金奖。商场通过重新校验系统及采用云端大数据制冷机组能源优化系统，实施节能减排。商场运用物联网传感器技术，监测垃圾箱容量，将垃圾袋消耗量减少达65%。V City还积极参与回收及废物分类，发起“加素与减塑”计划，利用流动环保回收专车，定期造访租户进行分类回收；同时邀请餐厅商户参与厨余收集计划。在租户翻新期间，管理团队免费提供可循环利用的弃置木板作临时围栏，并鼓励新租户保留原有间隔装置，以减少建筑废料。

## Nature Rescue saves endangered horseshoe crabs and wild fireflies

### “山·滩拯救队”拯救濒危马蹄蟹及野外萤火虫

To encourage environmental protection, the Group joined hands with Green Power to invite volunteers using the Nature Rescue mobile app to take part in waste collection in the main habitat of horseshoe crabs and wild fireflies. As of mid-December, nearly 450 people, half of them youngsters, have joined hands to collect about 900 kg of waste in 11 beach and countryside clean-up activities since October. A reward programme was launched to commend the enthusiastic participants. The SHKP Love Nature Campaign also resumed organizing school activities and producing educational materials to raise students' awareness of nature conservation.

Nature Rescue, which is part of SHKP's Love Nature Campaign, has organized over 100 activities and collected more than 12,000 kg of waste since its launch in 2018.

为鼓励大众保护环境，集团联同绿色力量通过“山·滩拯救队”移动应用程序召集热爱自然人士，前往马蹄蟹及野外萤火虫的主要栖息点一带清理垃圾。自今年10月起，截至12月中，举行了11次海岸及郊野清洁行动，有近450人次参与，其中半数为青少年，共收集约900公斤的垃圾；另增设“山·滩拯救队”奖励计划，以表扬热心参与的人士。此外，“新地齐心爱自然”继续走进校园，通过举办活动及制作环保教材，培养学生爱护自然的意识。

“山·滩拯救队”为“新地齐心爱自然”计划一部份，自2018年推出移动应用程序以来举办了逾100场活动，清理的垃圾逾12,000公斤。



## The SHKP volunteer team supports the elderly and families with special needs

### 集团义工队以心关怀长者及有特别需要的家庭

The SHKP volunteer team has continued to use its corporate expertise to serve the community amid the pandemic. The team offered basic renovation work for singleton and couple elderly, and families with special needs under the Diamond Hill Kai Chuen Court Water-Lively Estate programme to provide those in need with physical and emotional assistance.

During 2007 and 2009, the volunteers provided one-stop move-in support for the elderly affected by the redevelopment of Lower Ngau Tau Kok Estate. After 14 years, the volunteers continued to show support by organizing a reunion, held under the Redevelopment of Lower Ngau Tau Kok Estate – Old Friends Reunion activity. All were grateful and excited to reunite, and the volunteers prepared gift bags and interactive games to reminisce about the past.

在疫情下，集团义工队继续善用企业专才，以心服务社群。此前，义工队通过钻石山启钻苑的“村·流·活水入伙支持计划”，为独居长者、双老长者及有特别需要的家庭提供基本家居装修服务，致力为他们提供实际帮助，并送上关怀。

另外，义工队于2007年至2009年期间，曾为受牛头角下村重建影响的长者户，提供一站式的交房支持服务。虽然事隔14年，义工队仍然心系牛下的一班老友记。此前更通过“牛头角下村重建——老朋友重逢记”让当年的义工和受助长者重聚。一众高龄长者与义工再次聚首，大家都非常感恩和兴奋。义工队通过互动游戏细说当年外，更亲手准备礼物袋。



Under the Redevelopment of Lower Ngau Tau Kok Estate – Old Friends Reunion activity, a beneficiary grandmother brings along old photos to reminisce about the past “牛头角下村重建——老朋友重逢记”活动中，受助婆婆特地带来当年的相片跟义工细说当年