

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

集團簽署首筆86.5億港元可持續發展表現掛鈎貸款

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/m²)
- Demonstrating continuous improvements in the S&P Global ESG Scores⁽¹⁾
- Retaining as a constituent member of the Hang Seng Corporate Sustainability Index with a designated rating⁽²⁾

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.

集團最近與八家主要的國際及本地銀行，簽署集團首筆與可持續發展表現掛鈎的貸款協議；是項四年期俱樂部貸款獲得超額認購，總貸款額達86.5億港元，是香港地產業界中最大規模的可持續發展表現掛鈎貸款。是項貸款進一步表明集團致力實現可持續發展，以達至長遠增長。

銀行對是項貸款反應熱烈，貸款金額由原來的30億港元大幅增加至86.5億港元，清晰地反映了銀行業界鼎力支持集團的可持續發展工作。

集團持續將綠色和健康元素融入業務營運當中，務求為持份者帶來可持續價值。集團在香港和內地主要城市發展了不少已取得綠色認證的商業地標項目，並力求在項目發展和環境保育之間取得平衡。為了協助應對氣候變化，集團訂立多個清晰的環境目標。集團努力在環境、社會及管治 (ESG) 方面取得進展，表現廣受具有公信力的機構和財經界認同。集團連續三年在「恒生可持續發展企業指數」中名列前三位；此外，自2018年起，集團持續獲選為「富時社會責任環球指數」成份股。

集團主席兼董事總經理郭炳聯表示：「這項貸款為新地的可持續發展道路確立另一個里程碑，讓我們擁有更多資源，為持份者以至整個社會帶來長遠價值。貸款展示了集團一直努力推進可持續發展工作，而且有助我們更堅定地秉持「以心建家」的信念，讓我們的社區以至世界成為更美好的家園。集團除了決意達成可持續發展表現目標外，亦會一如以往建設舒適、綠化和可持續發展的社區，營造鼓勵跨代人士一起居住、工作和享樂的環境。」

根據貸款協議，當集團達成預先就ESG設定的可持續發展表現目標時，可獲得貸款利率折扣。預設的可持續發展表現目標包括：

- 達成減低電力消耗強度的年度目標（電力消耗強度以「千瓦時/平方米」為單位）
- 取得的標普全球ESG評分持續上升⁽¹⁾
- 繼續成為「恒生可持續發展企業指數」成份股，並取得特定評級⁽²⁾

是項貸款由新鴻基地產（金融服務）有限公司簽署，由母公司新鴻基地產發展有限公司作擔保。貸款包括三成定期貸款及七成循環貸款，年期為四年。貸款款項將用作集團日常營運資金，以及支持現正進行的可持續發展工作。新地是本港取得最高信貸評級的地產發展商，分別獲穆迪及標準普爾給予A1和A+評級，兩者的評級展望均為穩定。

中國銀行（香港）有限公司、星展銀行及香港上海滙豐銀行有限公司共同擔任是項貸款的可持續發展顧問，負責就可持續發展表現目標的相關事宜，向集團提出意見。其餘安排貸款的銀行包括瑞穗銀行、三菱UFJ銀行、中國農業銀行股份有限公司、三井住友銀行及恒生銀行有限公司。

備註

(1) 標普全球ESG評分（前稱為SAM ESG評分；道瓊斯可持續發展指數評分）是一個環境、社會及管治資料集，根據標普全球可持續發展評估（CSA）流程提供公司級別、要素級別和標準級別的評分，為對公司可持續實踐的年度評估。

(2) 恒生可持續發展企業指數包含首30家在企業可持續發展方面表現良好的香港上市公司。成份股公司挑選程序乃由獨立專業評審機構香港品質保證局進行評審，以達至客觀及可靠。新地於2020年及2021年度均獲得最高的AAA評級。

The Group wins multiple awards at Asian Excellence Award 2021

集團在「2021亞洲卓越大獎」中榮獲多個獎項

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.



集團在《亞洲企業管治》雜誌舉辦的「2021亞洲卓越大獎」中，成功囊括多個大獎，當中包括「亞洲最佳CEO」大獎、「亞洲最佳CSR」、「最佳環保責任」、「最佳投資者關係公司」及「最佳投資者關係專業人員」。集團積極履行企業社會責任，維持高水平的企業管治，並發展多元業務，致力為股東創造可持續發展的價值。

「亞洲卓越大獎」自2011年成立以來，一直表彰在管理能力、財務表現、企業社會責任、環境管理實踐及投資者關係領域表現出色的亞太區企業，遍及內地、香港、日本、韓國、印度、印度尼西亞、馬來西亞、菲律賓、新加坡、台灣、泰國和越南。

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

環球貿易廣場獲世界高層建築與都市人居學會頒發十年卓越獎

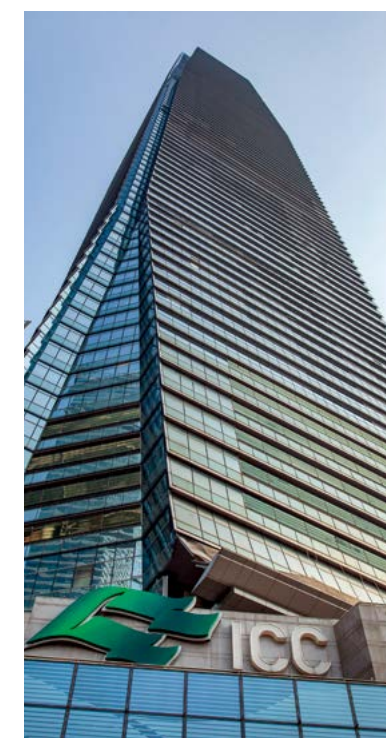
ICC was awarded the 10-year Award of Excellence at the Council on Tall Buildings and Urban Habit (CTBUH) annual conference. Completed in 2010, ICC was developed by the Group, and is the tallest green building in Hong Kong. It has a combined total gross floor area of three million square feet, integrating 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.

環球貿易廣場早前在世界高層建築與都市人居學會(CTBUH)的年度會議上，奪得「CTBUH十年卓越獎」。環球貿易廣場於2010年建成，是由集團發展的全港最高綠色建築，集辦公、商業、酒店和娛樂休閒設施於一體，總樓面面積達300萬平方呎。過去十年，環球貿易廣場在社會經濟效益、環境表現、工程績效及公眾安全等方面，均呈現最佳品質與可持續的價值，對城市發展的貢獻備受認可。

CTBUH是一個在研究和促進城市發展方面具領導地位的國際非牟利組織，對世界上的高層建築進行分類和排名；「CTBUH十年卓越獎」旨在表彰建成並運營十年期間，展現突出價值並表現優異的建築項目，為行業和社會回顧和評價那些已經建成並投入運營十年的高層建築。



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

「新鴻基地產香港單車節」復辦 全新港珠澳大橋路線帶來嶄新體驗



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 集團執行董事郭基輝(右二)及旅發局總幹事程鼎一(左二)宣布「新鴻基地產香港單車節」活動詳情

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.

由集團冠名及慈善贊助的「新鴻基地產香港單車節」將於2022年1月16日復辦，活動首次移師港珠澳大橋香港段舉行，設有48公里及26公里兩個組別，為這條全球最長的橋隧組合跨海通道啟用以來的首項大型活動盛事。是次活動亦首設免費虛擬體驗，讓全球的車手亦有機會體驗馳騁大橋的快感。

活動將繼續貫徹集團「運動行善」精神，除公眾報名費部分將撥捐慈善機構外，新地亦會以5比1形式額外捐款，即是參加者捐100元，新地捐出500元，幫助社會上有需要人士，為活動加添意義。

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

集團積極融入國家發展 全力支持香港文化科創建設



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 哈佛大學香港校友會主題交流活動由集團執行董事郭基輝(右二)致歡迎辭，香港特區行政會議召集人、香港故宮文化博物館主席陳智思(左二)主講，《南華早報》行政總裁劉可瑞(右一)主持及哈佛大學香港校友會董事李智滔(左一)擔任主禮嘉賓

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.

哈佛大學香港校友會主題交流活動於集團旗下香港環球貿易廣場的「天際100香港觀景台」舉行，集團執行董事郭基輝亦受邀以哈佛大學校友及集團代表致歡迎辭，分享香港與大灣區協同發展的方向。集團一直積極配合國家政策，隨著國家在「十四五」規劃中明確支持香港發展中外文化藝術交流中心，集團將繼續致力發展西九文化區的兩個地標性項目，包括已落成的環球貿易廣場，以及在建的廣深港高鐵西九龍總站上蓋的綜合發展項目，後者將包括全新的觀景台及全長1.5公里的西九花園徑，全力打造融合藝術的城市空間。

當日出席交流活動的嘉賓參觀集團旗下的全港首個5G互動展覽「5G科技館」，集團將繼續把握「十四五」規劃所帶來的發展機遇，積極參與全力鞏固香港在未來科技發展與大灣區融合的基礎。

V City enhances energy saving and emissions reduction with technology

V City應用科技提升節能減排

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.

集團持續在旗下物業推動綠色生活，創建更優質的低碳環境。在環境運動委員會聯同環境保護署及九個機構合辦的「2020香港環境卓越大獎」中，康業及啟勝合共獲得14個獎項，當中包括三個界別金獎，分別由V City、華景山莊和YOHO Midtown奪得。有關華景山莊和YOHO Midtown的得獎詳情，可參閱第11頁。



The V City team regularly visits tenants with a mobile recycle cart to facilitate recycling and waste separation V City團隊利用流動環保回收專車，定期造訪租戶進行分類回收

V City在物業管理(工商業)界別榮獲金獎。商場透過重新校驗系統及採用雲端大數據製冷機組能源優化系統，實施節能減排。商場運用物聯網感應器技術，監測垃圾箱容量，將垃圾袋消耗量減少達65%。V City亦積極參與回收及廢物分類，發起「加素與減塑」計劃，利用流動環保回收專車，定期造訪租戶進行分類回收；同時邀請餐廳商戶參與廚餘收集計劃。在租戶翻新期間，管理團隊免費提供重用的棄置木板作臨時圍欄，並鼓勵新租戶保留原有間隔裝置，以減少建築廢料。

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

新地郭氏基金與西南大學簽定新一期捐贈協議

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.

新地郭氏基金早前與西南大學簽定新一期獎助學金捐贈協議。基金與西南大學合作多年，捐款額累計達人民幣1,000萬元，受惠人次達2,500。繼新地郭氏基金於2007年設立「新鴻基地產郭氏基金西南大學獎助學金」，西南大學為感謝新地郭氏基金對西部地區高等教育發展給予的支持，亦為此項目注入配套資金，用於學生學習能力提升訓練，讓他們與時並進，提升競爭力。



SHKP-Kwoks' Foundation Executive Director Amy Kwok (second left) takes photo with teachers and the beneficiary students in the online signing ceremony 新地郭氏基金執行董事郭婉儀(左二)與西南大學師生透過視像捐贈儀式合照

新地郭氏基金自2002年成立以來，積極投入慈善項目，其中對教育培訓項目尤其重視，先後在國內外多家高等院校設立獎助學金項目，資助優秀的貧困學生完成學業。

Nature Rescue saves endangered horseshoe crabs and wild fireflies

「山·灘拯救隊」拯救瀕危馬蹄蟹及野外螢火蟲

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.

為鼓勵大眾保護環境，集團聯同綠色力量透過「山·灘拯救隊」流動應用程式召集熱愛自然人士，前往馬蹄蟹及野外螢火蟲的主要棲息點一帶清理垃圾。自今年10月起，截至12月中，舉行了11次海岸及郊野清潔行動，有近450人次參與，當中半數為青少年，共收集約900公斤的垃圾；另增設「山·灘拯救隊」獎勵計劃，以表揚熱心參與的人士。此外，「新地齊心愛自然」繼續走進校園，透過舉辦活動及製作環保教材，培養學生愛護自然的意識。

「山·灘拯救隊」為「新地齊心愛自然」計劃一部份，自2018年推出流動應用程式以來舉辦了逾100場活動，清理的垃圾逾12,000公斤。



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

集團義工隊以心關懷長者及有特別需要的家庭

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，集團義工隊繼續善用企業專才，以心服務社群。早前，義工隊透過鑽石山啟鑽苑的「邨·流·活水入伙支援計劃」，為獨居長者、雙老長者及有特別需要的家庭提供基本家居裝修服務，致力為他們提供實際幫助，並送上關懷。

另外，義工隊於2007年至2009年期間，曾為受牛頭角下邨重建影響的長者戶，提供一站式的入伙支援服務。雖然事隔14年，義工隊仍然心繫牛下的一班老友記。早前更透過「牛頭角下邨重建 — 老朋友重逢記」讓當年的義工和受助長者重聚。一眾高齡長者與義工再次聚首，大家都非常感恩和興奮。義工隊透過互動遊戲細說當年外，更親手準備禮物包。



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
「牛頭角下邨重建 — 老朋友重逢記」活動中，受助婆婆特地帶來當年的相片跟義工細說當年