

## The Group signs sustainability-linked loan of HK\$20.7 billion Another record-breaking SLL in Hong Kong's real estate sector

The Group recently signed a five-year sustainability-linked loan (SLL) facility with 16 major international and local banks. The credit facility received an overwhelming response from the market, as it was oversubscribed by more than four times. The final size of the syndicated loan came to HK\$20.7 billion, making it the largest of its kind for the real estate sector in Hong Kong.

This year's SLL facility followed last November's HK\$8,650 million SLL for the Group, also a market record at the time. The successful formation of an SLL facility in two consecutive years shows the Group's commitment to sustainability, as well as the banking industry's trust in and support for the Group's work in Environmental, Social and Governance (ESG).

**Group Chairman and Managing Director Raymond Kwok** said: "SHKP has a firm belief in promoting sustainable development. This credit facility will allow us to better leverage the Group's resources and advantages to meet more ambitious ESG goals. Despite the challenges arising from the pandemic, we have continued to uphold our belief in Building Homes with Heart and step up our ESG efforts. This, together with our quality products and services, is conducive to making Hong Kong a better place to live and work, and nurture the next generations."

The Group has been incorporating ESG elements into its business operations to create long-term value for its shareholders and the community as a whole. To help Hong Kong achieve a low-carbon transition and carbon neutrality, the Group is investing heavily in renewable energy generation. Its major initiatives include building solar farms and installing solar panels in its managed properties, with the Group set to be one of the largest solar panel operators in the city. In addition to constantly enhancing the environmental performance of its existing buildings, the Group targets to obtain LEED Gold or Platinum ratings for its core commercial projects under development. It has also pledged to reduce greenhouse gas emissions intensity and electricity consumption intensity of its major properties by 25% and 13% respectively by the 2029/30 financial year compared to 2019/20.

The Group places equal emphasis on safeguarding the health and well-being of the community. To help the city's fight against the fifth COVID wave, the Group lent for free two pieces of land to the government to build community isolation facilities and provided space in two office premises as venues for community vaccination. Moreover, the Group is helping meet the short-term housing needs of the underprivileged by leasing a plot of land in Yuen Long to develop United Court, a 1,800-unit transitional housing project, which will officially open this month as Hong Kong's largest transitional housing development to date.

The Group's ESG performance 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 <sup>(1)</sup> for three consecutive years and a constituent

member of the FTSE4Good Index Series <sup>(2)</sup> since 2018. In 2022, the Group received a rating of 'A' in the MSCI ESG Ratings assessment <sup>(3)</sup>.

Bank of China (Hong Kong) Limited, The Hongkong & Shanghai Banking Corporation Limited and MUFG Bank, Ltd. will collectively act as sustainability advisors for the SLL facility and advise SHKP on sustainability performance targets. On top of the three advisors, the facility is also backed by Oversea-Chinese Banking Corporation Limited, China Construction Bank (Asia) Corporation Limited, DBS Bank Ltd., Industrial & Commercial Bank of China (Asia) Limited, Hang Seng Bank Limited, Bank of Communications Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Fubon Bank (Hong Kong) Limited, Shanghai Commercial Bank Limited, United Overseas Bank Limited, Citibank, N.A. and Cathay United Bank Co., Ltd.

According to the loan agreement, the Group is entitled to interest savings after meeting a set of predetermined sustainability performance targets as follows:

- Achieving a continuous increment in the proportion of green office buildings in our portfolio of core completed office buildings <sup>(4)</sup>
- Achieving an annual reduction in electricity consumption intensity (ECI, measured in units of kWh/m<sup>2</sup>)
- Demonstrating continuous improvement in the S&P Global ESG Scores <sup>(5)</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 term loan and revolving credit tranches and a maturity of five years. The proceeds will be used for general working capital and ongoing sustainability initiatives. SHKP has the highest credit ratings among property companies in Hong Kong, attaining an A1 and A+ rating with a stable outlook from Moody's and S&P respectively.

### Notes

- (1) The Hang Seng Corporate Sustainability Index includes the top 30 Hong Kong-listed companies that perform well on corporate sustainability. The constituent companies of the index are assessed 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.
- (2) FTSE Russell (the trading name of FTSE International Limited and Frank Russell Company) confirms that SHKP has been independently assessed according to the FTSE4Good criteria and has satisfied the requirements to become a constituent of the FTSE4Good Index Series. Created by global index provider FTSE Russell, the FTSE4Good Index Series is designed to measure the performance of companies demonstrating strong Environmental, Social and Governance (ESG) practices. The FTSE4Good indices are used by a wide variety of market participants to create and assess responsible investment funds and other products.
- (3) Please refer to the MSCI disclaimer: <https://www.shkp.com/html/sustainable-development/mscidisclaimer.html>.
- (4) Definition of green office buildings: office buildings with LEED Gold or Platinum certification or pre-certification.
- (5) 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-, dimension-, and criteria-level scores based on the S&P Global Corporate Sustainability Assessment process, an annual evaluation of companies' sustainability practices

## 集團簽署207億港元可持續發展表現掛鈎貸款 續創香港房地產業界同類貸款市場紀錄

集團最近與16家主要的國際及本地銀行簽署一筆五年期的可持續發展表現掛鈎貸款協議。本次銀團貸款的市場反應熱烈，錄得逾四倍超額認購，最終總貸款額達到207億港元，是香港房地產業界歷來最大規模的可持續發展表現掛鈎貸款。

集團於去年11月簽署86.5億港元可持續發展表現掛鈎貸款，當時已創下市場紀錄。集團連續兩年成功籌組大額可持續發展表現掛鈎貸款，反映集團致力實現可持續發展目標，以及銀行業界信任及支持集團在環境、社會及管治（ESG）方面的工作。

**集團主席兼董事總經理郭炳聯**表示：「新地秉持信念推動可持續發展，是項貸款讓集團更能善用本身的資源和優勢，實現更遠大的ESG目標。儘管面對疫情帶來的挑戰，但集團繼續信守『以心建家』的理念，不斷加強集團的ESG工作，配合我們的優質產品和服務，讓香港成為更加宜居、宜業、培育下一代更理想的地方。」

集團一直將ESG元素融入業務營運當中，為持份者以至整個社會帶來長遠價值。為了支持香港實現低碳轉型及碳中和，集團投入不少資源發展可再生能源，包括建設太陽能發電系統，以及在集團管理的物業安裝太陽能板，令集團勢將成為本港最大的可再生能源營運者之一。集團除了持續提升現有物業的環保表現外，亦力爭旗下發展中的核心商業項目取得領先能源與環境設計（LEED）金級或鉑金級認證。此外，集團承諾以2019/20財政年度為基準，於2029/30財政年度或之前，將旗下主要物業的溫室氣體排放強度降低25%、耗電強度降低13%。

集團同樣重視守護市民的健康和福祉。在本港抗擊第五波新冠疫情期間，集團迅速無償借出兩幅土地予政府興建社區隔離設施，並提供兩個寫字樓物業的空間作為社區疫苗接種中心。此外，為協助滿足基層市民短期的房屋需要，集團借出元朗一幅土地，用作發展過渡性房屋項目「同心村」，提供1,800個單位，項目於本月正式啟用時會是全港最大規模的過渡性房屋項目。

集團在ESG方面的表現廣受具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」<sup>(1)</sup>中名列前三位，並自2018年起獲納入「富時社會責任指數系列」<sup>(2)</sup>成份股。在2022年，集團於MSCI ESG評級<sup>(3)</sup>中獲得A級。

中國銀行（香港）有限公司、香港上海滙豐銀行有限公司及三菱UFJ銀行將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，向新地提供意見。其餘安排貸款的銀行包括華僑銀行、中國建設銀行（亞洲）、星展銀行、中國工商銀行（亞洲）、恒生銀行、交通銀行、瑞穗銀行、三井住友銀行、富邦銀行（香港）、上海商業銀行、大華銀行、花旗銀行及國泰世華商業銀行。

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。有關的可持續發展表現目標包括：

- 持續增加綠色寫字樓在集團已落成核心寫字樓物業組合所佔的比例<sup>(4)</sup>
- 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<sup>(5)</sup>

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，年期為五年。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，分別獲穆迪及標普給予A1和A+評級，兩者的評級展望均為穩定。

### 備註

- (1) 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的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。
- (2) FTSE Russell (FTSE International Limited 及 Frank Russell Company的簡稱) 確認新地已根據FTSE4Good的標準進行獨立評核，並符合成為「富時社會責任指數系列」成份股的條件。「富時社會責任指數系列」由全球指數供應商FTSE Russell建立，用以量度企業於環保、社會及管治方面的表現。「富時社會責任指數」廣泛被各類市場參與者用作創建或評估與社會責任相關的投資基金及其他產品。
- (3) 請參閱MSCI免責聲明：<https://www.shkp.com/html/sustainable-development/mscidisclaimer.html>
- (4) 綠色寫字樓的定義：取得LEED金級或鉑金級認證或前期認證的寫字樓。
- (5) 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。

