



Press Release

Shui On Land Wins “CDP 2023 Climate Leadership Award”

The company is the only Chinese real estate developer among the 15 winners

[9 May 2024, Shanghai] – Shui On Land Limited (the “Company”, together with its subsidiaries and associates, the “Group”, Stock Code: 272) has received one of the industry’s most coveted recognitions, the “Climate Leadership Award” by CDP (Carbon Disclosure Project), reinforcing the Group’s leadership position in climate disclosure and its commitment to reducing carbon emissions to help fight climate change.

A global environmental disclosure system dedicated to managing risks and opportunities in the areas of climate change, water security and deforestation, the CDP addresses environmental issues worldwide through its professional methodology and disclosure process.

Shui On Land’s CDP Climate Change rating rose to “A-” in 2023, from “B” in 2022, officially placing it at the “Leadership” level. This new grading is based on the Group’s leading practice in climate transparency, governance, risk management, and tangible actions taken to reduce carbon emissions across our value chain. This honor strengthens its status as a top domestic real estate developer.

Mr. Albert Chan, Director of Planning and Development, Group Chief Sustainability Officer of Shui On Land, said, “This recognition from CDP is a significant milestone in our sustainability journey and is a nod to our ‘5C (Community, Clean, Culture, Care and Corporate Governance) Sustainability Strategy’, which continues to guide us as we work towards net-zero emissions, foster sustainable communities and contribute to China’s national ‘dual carbon’ goals.”

Reducing Carbon Emissions

The real estate industry is a major contributor to carbon emissions and is known for its high energy consumption. Shui On Land aims “To be a pioneer of sustainable premium urban communities”, and continues to do its part to

fight the current global climate crisis.

The Group was the first developer from the Chinese Mainland to engage with the Science Based Target initiative (SBTi), and its 1.5°C-aligned science-based targets were officially approved in 2023. Shui On Land is committed to reducing Scope 1 and Scope 2 carbon emissions intensity by 62.4%, by 2030, from a 2019 base year, and reducing Scope 3 carbon emissions intensity from purchased goods and services as well as downstream leased assets by 22%, within the same time frame.

In 2023, the Group launched several original initiatives to drive these goals forward. Shui On Xintiandi, the Group's subsidiary, formed a strategic partnership with CLP Group in December 2023 to supply green power to its commercial properties in Nanjing, which will set a new sustainability benchmark for future urban communities. This initiative builds on the success of Shui On Land's Wuhan operations, where all its existing commercial properties have already been using renewable electricity since 2023. This move increases the Group's overall use of renewable energy to 20%. In total, we accomplished a remarkable 46% reduction in Scope 1 and 2 carbon emissions intensity, from the 2019 baseline year, for Shui On Xintiandi's assets in 2023.

Shui On Land has incorporated sustainability into the entire life cycle of its projects with exemplary results. In particular, Xintiandi Plaza, Shanghai Panlong Tiandi and Hong Shou Fang have been recognized by global benchmarks respectively, from ULI Awards for Excellence, to receiving LEED and WELL certification. As of the end of 2023, 96% of Shui On Land's existing projects by gross floor area have received at least one green or health certification. The Group continues to work steadily towards its goal of achieving net-zero emissions, and further developing healthy, energy-efficient, resource-recycling, and climate-resilient sustainable urban communities.

Leading Sustainable Urban Communities

As a sustainability pioneer in the real estate sector, Shui On Land refreshed its 5C Sustainability Strategy in 2023 and restructured the "Community" pillar to make it the Strategy's core focus. The Group is committed to doing more, beyond the traditional ESG framework.

Shui On Land's master plan revolves around inclusiveness, vibrancy and a high quality of life, and aims to create sustainable urban communities where people can live, work, learn and play. The company's strengths are clearly showcased at two of its most prominent projects. Launched in April 2023, Shanghai Panlong Tiandi seamlessly blends the historic charm of Panlong ancient town with contemporary commercial elements, and has established itself as a new

landmark in the Yangtze River Delta. Hong Shou Fang, which opened in September 2023, was successfully transformed from a dilapidated area into a bustling community that offers a diverse range of services to the neighborhood, while still preserving its historical features.

Fostering Sustainable Lifestyles

As part of its efforts to build sustainable communities, the Group is also encouraging sustainable lifestyles via a variety of initiatives including the “Green Pledge”, “Xintiandi Restaurant Week”, iTiandi “Green Heart Community”, and “Deep Green Lease” to name a few. The goal is to inspire tenants and consumers to live and consume more responsibly.

Launched in 2021, the Green Pledge promotes low carbon living and environmental responsibility among tenants and suppliers. As at 2023, the Green Pledge has been signed by 97% of F&B tenants, 89% of retail tenants and 83% of office tenants by leasable area, with a 16% increase in average tenant participation compared to 2022. The Deep Green Lease Program enables the Group to pass along the environmental and economic benefits of energy savings and emissions reduction to its tenants. It also offers a sustainable and future-forward blueprint for the leasing market. This program was named the “Sustainability Achievement of the Year” at the RICS Awards China 2023.

In 2024, the Group’s 10 commercial projects in five cities took part in WWF’s “Earth Hour”. The recent “Xintiandi Green Social Festival” was a great success, and promoted sustainable lifestyles in multiple areas including sustainable commuting, reducing food waste, using personal cups to lower single-use items, and more. Moving forward, the Group will focus on nature and offer more “green activities” to stakeholders. The goal is to create low-carbon, healthy, dynamic, culturally-rich and popular destinations.

Shui On Land’s Pledge, To Drive Progress

In 2024, Shui On Land will continue to pursue its sustainability targets through the “5C Sustainability Strategy” and help create a more sustainable future.

These include multiple priorities such as developing climate adaptation measures at the project- and asset-level to enhance climate resiliency, based on the results of the Group’s physical climate risk assessment. What’s more, Shui On Land will integrate biodiversity considerations into the planning, design and development phases of its projects. Building on the success of its Deep Green Lease program, the Group will expand this pioneering program to engage more tenants and ensure greater impact for its sustainability-focused office solutions. The Group will also strengthen its leadership position in the

areas of creating green and healthy communities, historical building preservation and urban revitalization, and will achieve this through extensive collaborations and ongoing research projects with universities, institutions and think tanks.

With continuous innovation and positive change in mind, Shui On Land is committed to creating a more prosperous and sustainable future.

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About Shui On Land

Headquartered in Shanghai, Shui On Land (Stock Code: 272) is a leading urban solutions provider dedicated to creating sustainable premium urban communities in China. It has a proven track record in developing large scale, mixed-use, sustainable communities, and is the flagship property development company of the Shui On Group.

As of 31 December 2023, the Company has 14 projects in various stages of development in prime locations of major cities, with a landbank of 8.5 million sq.m. (6.2 million sq.m. of leasable and saleable GFA, and 2.3 million sq.m. of clubhouses, car parking spaces and other facilities). It is also one of the largest private commercial property owners and managers in Shanghai, with a total portfolio of RMB84 billion of commercial assets located in prime locations in Shanghai.

The Company was established in 2004 and was listed on the Hong Kong Stock Exchange on October 4, 2006. Shui On Land is included in the Hang Seng Composite Index, Hang Seng Composite Industry Index – Properties & Construction, Bloomberg Gender-Equality Index as well as Bloomberg ESG Score Universe.

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