

corporate social responsibility

Corporate social responsibility is a trait of world class business concerns and a cornerstone of Champion REIT's management philosophy. To this end, issues such as health, safety, the environment, and community development are given serious consideration at the strategic level as well as in the day-to-day operations of the Trust's properties.



HEALTH AND SAFETY

Citibank Plaza supersedes many of the environmental and safety features expected of modern grade 'A' office buildings. The office complex boasts a computerized automatic fire detection and alarm system, utilizing both smoke and heat detectors. Drencher systems provide a water curtain to protect escape stairs and prevent fires from spreading easily from floor to floor. A similar system is installed in the basement car park. There is also a carbon dioxide gas fire suppression system to compliment water based fire extinguishing systems.

When a power failure event occurs, all 36 passenger lifts are recalled to the main lift lobby using emergency-generator power. This will avoid situations where passengers are trapped for disconcertingly long periods while awaiting the resumption of power supply or rescue services.

Within Citibank Plaza a health club featuring a health spa, gymnasium and a heated swimming pool among other exercise facilities, is available. The health facility is sizable, occupying almost four floors of one tower and is more than adequate to meet the cardiovascular and relaxation needs of tenants.

ENERGY EFFICIENCY

Energy efficiency is an important means of reducing pollution and conserving the world's limited resources. Pursuing energy efficiency also has the parallel benefit of reducing operating costs, even while global warming is ameliorated. Accordingly, there is an ongoing initiative to reduce the energy footprint of Citibank Plaza. Energy saving luminaries with double parabolic reflectors are common fixtures within Citibank Plaza while reflective coatings along the primary glass walls provide additional energy savings by reflecting heat while allowing light to enter the interior. Two ten-storey tall frameless glass panels are a distinctive architectural feature of Citibank Plaza and these allow anyone to 'look through' the building while providing the central atrium and lobby with natural lighting.

One prime example of a recent energy saving project is the recent upgrading of the complex's chiller plants. Today, energy usage for climate control is roughly 25% less than before the chiller upgrading process was initiated. Citibank Plaza boasts a comprehensive ventilation and air conditioning system complete with a floor-by-floor climate sensors and control system. To minimize redundant cooling, air-conditioning can be controlled in increments of 500 sq.ft. through a variable air volume sub-system. High standards for air quality and circulation are maintained and management is

currently analyzing the cost-benefit of applying for HK-IAQ (Internal Air Quality) certification. In addition, the assessment of environmental performance under the HK-BEAM (Building Environmental Assessment Method) is also being considered.

SOCIAL RESPONSIBILITY

To facilitate tenants who might have employees with disabilities, a toilet for the disabled is provided on every floor while a secondary entrance to the basement allows wheelchair access from the street level.

In service to the community, Citibank Plaza provides more than 60,000 sq.ft. of floor space as a public thoroughfare with unfettered twenty-four hour access. It also maintains two pedestrian bridges abutting the public thoroughfare, providing sheltered elevated access between Hong Kong Park and Central. During the Relevant Period, contributions were made to charitable programs under the Community Chest. In the future, Citibank Plaza remains committed to organizing and hosting events such as the "Hong Kong Financial Gurus" art exhibition held in 2006, where a charity sale of portraits by Ms. Erin Crowe of financial celebrities raised funds for the Hong Kong Girl Guides Association.

