

A close-up photograph of a pond's surface. It is covered with various aquatic plants, including large, round lily pads and dense clusters of small, green duckweed. The water is dark, and the overall scene is lush and green. An orange semi-transparent bar is at the bottom of the image.

Flourishing Communities

With a strong focus on corporate social responsibility, Shui On Land is deeply committed to the communities where we operate. Our contributions to society form the cornerstone of our sustainable business growth.



Corporate Social Responsibilities

Shui On Land is a socially responsible and customer-centric company. Our projects and planning are based on corporate social responsibility (CSR) principles. By providing premium services and products, we are committed to building sustainable communities, creating a comfortable living environment for our customers and tenants.

Community Development

We aim to build a better future together with the communities in which we are involved, knowing that an outstanding enterprise must not only benefit the economy but also help raise people's living standards, enhance communities and strengthen cities' competitiveness. We take an active role in designing and implementing a variety of programmes that focus on improving the well-being of communities, with the firm belief that the healthy development of our cities will benefit the Group in return.

Building Harmony Together: the Community's Caring Company

During the year, the Group responded actively to support "Greening the Yangtze River – Chongqing Action", a major public benefit campaign jointly initiated by the National Afforestation Committee, the State Forestry Administration, China Green Foundation and the Chongqing Municipal

Government, donating RMB5 million to support afforestation efforts along the Yangtze River. The aim of the campaign was to help restore and protect the ecological environment of the Yangtze River Basin and the Three Gorges Reservoir Area (TGRA).

On 14 April 2010, an earthquake measuring 7.1 on the Richter scale struck Yushu, Gansu Province, resulting in thousands killed and tremendous economic loss. Shui On Land immediately donated RMB1 million to the disaster area through the Shanghai Charity Foundation. The Group was among the first enterprises to contribute to the relief fund.

To help build a society where all can live in harmony, caring for the underprivileged in society has long been on the Group's philanthropic agenda.

Concerned about educational conditions in the remote regions of China, the Group's Rui Hong Xin Cheng (Rainbow City) project contributed RMB500,000

in August 2010 to reconstruct the school building of Xiangpingshan Elementary School located in Xichou, Yunnan Province – providing a better educational environment for over 80 teachers and students of the school.

In recent years, the Group's Wuhan Tiandi project launched a series of thematic activities that aimed to create, using a variety of ways, a healthy and safe environment for construction workers. In particular, the free annual medical consultations that the Group began to provide in 2006, received enthusiastic response from migrant workers at the construction sites. In 2010, around 200 construction workers received free medical consultations. The Group also provided medicine and a health tips brochure to each migrant construction worker who attended the consultation. In addition, to enhance migrant workers' social lives, the Group held outdoor film screenings, Mid-Autumn night celebrations and other events.



I Love China, Celebration of National Day, Wuhan Xintiandi



The signing ceremony between Chongqing Tiandi and Renhe Street Elementary School



Yong Jin Lou at Xihu Tiandi in Hangzhou

Since 2008, employees of the Wuhan Tiandi project have collaborated with Children of Madaifu, an international non-profit organisation established to aid orphans, abandoned children and homeless children in China. The employees pay quarterly visits to children in the orphanage's care, bringing supplies like stationery and schoolbags, and holding walkathons and other activities to raise funds for the orphans' tuition and living expenses. Currently, the Group provides targeted assistance to 18 children.

During the year, employees of the Wuhan Tiandi project, along with the Consul General of the United States of America in Wuhan, visited single elderly people without family support living at the Qiaokou District Social Welfare Home, and presented them with a colour television and 60 sets of daily necessities.

Employees of the Dalian Tiandi project paid another visit to impoverished children living in Dalian's Children Village during the year, bringing books and clothing donated by their colleagues – as well as a water heater to make life more convenient for the children. Most of the village's children are orphans, children abandoned at birth or children of prisoners.

Building Global Connections and Grooming New Talent

It is our belief that the experience and vision of more developed societies around the world can help China scale new heights in terms of its development and achievements. The Group actively supports the government to take note of views and opinions from all

over the world in order to help steer development towards sustainability. The China Development Forum 2010 sponsored by the Group during the year provided an important platform for senior politicians and economists within China to discuss issues and exchange opinions with the heads of various overseas enterprises, senior officials of international organisations and renowned scholars. Likewise, the Group sponsored the 2010 Cooperation and Development Forum of Shanghai and Hong Kong Associations. The event provided a platform for over 150 government officials from Shanghai and Hong Kong, experts in academia and the media to meet and discuss ways to foster exchanges and cooperation between the two regions, in order to promote common economic development.

Recognising that talent is an important foundation for society's economic development, we dedicate much effort to the grooming of young talent and encouraging their originality and creativity, in the view that such assets are essential to society's development in the long run.

In 2010, the Group donated RMB5 million to the Fudan Premium Fund of Management. To date, the Group has contributed a total of RMB10 million to the fund. The Group's contribution will be used to reward people who have made outstanding contributions to China's management field.

With numerous industries in China having undergone upgrades and transitions, worldwide attention is increasingly focused on Chinese-designed products. Xintiandi Style, a shopping mall opened in November 2010, now provides a platform to collectively showcase and nurture Chinese design. Xintiandi Style not only offers a special rental rate to help designers set up their own specialty stores, but also provides full-scale assistance in promotion – such as setting up exhibition areas for special genres of art and arranging media visits and interviews, thereby providing comprehensive support for Chinese designers to develop and market their own brands.

During the year, we collaborated with Huazhong University of Science and Technology, Wuhan University and Wuhan University of Technology to organise the "Shui On Wuhan Tiandi Cup", the 4th Campus Culture Design competition. "The City to Be Done", the theme of the competition, prompted university students to think creatively about ways to scale up from green architecture to green cities. The competition drew outstanding submissions from a total of 260 student groups from the three universities.

Furthermore, the Group co-hosted an activity titled "EFG Entrepreneurship Bootcamp" with the Shanghai Technology Entrepreneurship Foundation for Graduates. As one of the special events held to highlight the 2010 Global Entrepreneurship Week China, "EFG Entrepreneurship Bootcamp", through a summer training camp format, promoted the sharing of entrepreneurial experiences and the imparting of enterprise establishment techniques, with the aim to identify and groom university students committed to starting their own enterprises.

In 2010, the Group sponsored the Shanghai Citizens Civilised Etiquette Competition for the third time. The event aimed to instil good manners in Shanghai citizens in preparation for the grand opening of the Shanghai Expo.

Celebrating Culture to Promote Development

To conserve cultural heritage and promote development through the celebration of culture, the Group attaches great importance to supporting traditional cultural activities on the local level, hand-in-hand with fostering cultural exchanges on the international level. During 2010, the Group's Foshan Lingnan Tiandi project sponsored the "2010 Cantonese Opera Festival", a series of Cantonese Opera-related folk activities held in honour of the birth of Huaguang, patron deity of Cantonese Opera. This was the second time the Group sponsored and co-hosted the event, with the goal of helping folk art like Cantonese Opera develop and flourish.

The successful Expo 2010 Shanghai China not only showcased China's strength and prosperity to the world, but it also served as a glorious backdrop for a flurry of worldwide cultural exchanges. As side events to the Expo, the Group hosted a series of cultural exchange activities.

On 29 April, the Group's Knowledge and Innovation Community (KIC) project sponsored the opening ceremony of "Clarion Call of World Expo – Wind Music Festival of 2010 Shanghai Spring International Music Festival" to celebrate the Expo's grand opening. During the Expo, a series of Mini Expo events under the theme "Seeing the World at Xintiandi" was held at Shanghai Xintiandi, featuring participants from numerous countries and regions like the United Kingdom, the United States, France, Thailand and Hong Kong. The event served up a veritable buffet of international culture for more than 10 million visitors to Xintiandi. During the Expo, Shanghai Xintiandi had the honour to be named "2010 China's Best Cultural and Recreational District". In Hangzhou, the Group's Xihu Tiandi hosted a five-month Sino-Japanese cultural exchange event, providing an occasion for culture and arts exchange between the two nations.

The Wuhan Tiandi project organised "Drama Season in August", a free drama festival that entertained audiences with a wide variety of cultural performances. The performances were warmly welcomed by locals and drew rapturous applause.

The Group sponsored a number of international sports events during the year. The Jiangwan Sports Centre in KIC hosted the 2010 KIA X Games Asia followed by the first-ever Australian Football League (AFL) Exhibition Match in China. The Group also sponsored three events for the fifth time, namely the "Shui On – Yongye Cup IDSF Grand Slam Finals 2010, the 7th China Shanghai International DanceSport Open Championships", and the 20th China National DanceSport Championships.

Bespoke Employee Training Programmes

Among the objectives of our trainee programmes for the sustainable growth of the Group are the identification of high-calibre employees at an early stage and preparation for them to take up management and leadership responsibilities through custom-made training programmes.

Management Cadet (MC) Programme

This fast-track development programme was established in 2002 for internal staff with at least three years of employment experience, focusing on their potential for taking up core management positions, in an accelerated time frame. As of 31 December 2010, there were 15 Management Cadets, of which seven had completed the programme.

Functional Executive (FE) Programme

Established in 2009, the Functional Executive Programme is designed to develop professionals and managers to eventually take on senior functional positions. A customised training programme will be designed for each Functional Executive. As of 31 December 2010, there were 9 Functional Executives.

Management Trainee (MT) Programme

Established in 1997, this programme aims to prepare fresh graduates to take up management positions. Under mentorship guidance, the trainees undergo a rigorous three-year training of personal development and management skills. The Group recruited four new members in 2010. As of 31 December 2010, there were 45 Management Trainees, of which 40 had completed the programme.

Graduate Trainee (GT) Programme

Aiming to develop fresh graduates to take up relevant professional positions in the Group, this programme provides industry-specific training, as well as teaching essential management techniques. The duration of the course varies for different professional streams. Throughout the programme, job rotation arrangements are made for each trainee, and a 6- to 12-month secondment to external professional institutions is also arranged where applicable. As of 31 December 2010, the Group had recruited 52 Graduate Trainees, with 10 of them having already completed their training.

Summer Internship Programme

Established in 2001, the programme provides four to eight weeks of summer internship opportunities for university students from both the Hong Kong SAR and the Chinese Mainland. A total of 47 students joined this summer internship programme in 2010, of which 15 applied for the "Green Path" to obtain fast access to the MT/GT recruitment process. Eventually 7 of the students successfully embarked on the "Green Path".

Seagull Club: The Constant Caregiver

2010 marked the sixth year of the Shui On Seagull Club, the Group's employee volunteer organisation. Under the tenet "Action to make a difference", the Club has set its focus on rural and urban youth education. To date, close to 500 Shui On employees have volunteered to serve society by taking action themselves, benefitting a total of 2,500 people.

Rural Education

It is our firm belief that communities will prosper only when children are given educational opportunities, protection, due attention and love. Over the past six years, volunteers of the Seagull Club have made their way into eight schools located in remote regions of Jiangxi and Anhui, helping to improve the educational environment and organising teaching activities there. A total of 288 volunteers taught at the schools during their vacations and helped more than 1,800 school children with their ethical, intellectual, physical and artistic development. With hardware and software support from the Seagull Club, the schools acquired organisational skills and are now able to develop sustainably with their new resources and skills. In Dalian, volunteers of the Seagull Club have become "after-school counsellors" for the students of Huangnichuan Elementary School. They regularly organise activities in collaboration with its teachers and students, support facility upgrades, and bring gifts of stationery to its students during the Lunar New Year.

Urban Education

Likewise, the Seagull Club is committed to the healthy development of urban youth like the children of migrant workers, marginalised youth and university students who are in need of jobs. The volunteers extend care to these young people, sharing with them their knowledge and experience. In 2010, the Seagull Club organised a career development seminar for students of the Shanghai Finance University, teaching important communication skills to fresh job seekers. With students of the Donghua University, the Club held a "Job Shadow Day" for the students, exploring topics like the challenges in transitioning from student to employee, and case studies on the workings of

real estate companies. Furthermore, the Club's volunteers taught at the Yolanda Hope School in Zhoupu Town, Shanghai, where most students were children of migrant workers. The Club covered the basics of economics and trade, and helped these children take their first step into the dynamic world of economics.

Charity Walk

At the Charity Walk, the Club's annual charity event, volunteers raise funds for underprivileged groups. The activity also helps to spread the philanthropic spirit, raise awareness of those in need and encourage people to get involved in charity work.

In 2010, the Seagull Club collaborated with Shanghai, Hangzhou, Chongqing, Wuhan and Foshan to organise a Charity Walk, which raised a total of RMB91,551 to be used for renovations and repairs in primary schools located in Anhui, Chongqing and Foshan, and to support orphans from impoverished rural areas in Wuhan so that they can complete their education. Book donations received helped to augment the library collection of a village school located in Hangzhou.

Sustainable Development

As a socially responsible property developer, Shui On Land has always firmly believed that sustainability is the key to the long-term development of both the enterprise and society.

Authoritative Acclaim for Our Sustainability Initiatives

The Group has established and implemented a series of sustainability measures to apply the principles of sustainability from the corporate level down to every single operation of

individual projects, and as a result, raise the environmental quality of its project locations. Judging from the positive feedback we have received, this has proven to be a sound strategy, and has earned the Group universal acclaim within the field. In December 2010, at the Hong Kong Green Awards 2010 event hosted by Green Council, a non-profit organisation based in Hong Kong, Shui On Land won platinum awards – the most prestigious awards – for both the Green Purchaser's Award and the Green Office Management Award in the large corporation category. The Hong Kong Green Awards event aims to honour corporations that have made sustained contributions to environmental protection, and thus encourage industries and commercial enterprises to incorporate the concepts of sustainability into operation and management. Shui On Land's outstanding performance and achievements in environmental protection distinguished the Group from numerous internationally-renowned candidates, and we became one of the only four platinum award-winners and the only corporation to receive two platinum awards. This established the Group's reputation as a leader in the field of sustainability.

At the same time, the Group applies various leading national and international green rating systems and standards on all projects. These include Leadership in Energy & Environmental Design (LEED), Chinese Technical Standard for Performance Assessment of Residential Buildings, and the Evaluation Standard for Green Building. In 2010, the Group further required its Wuhan Tiandi project to meet criteria stated in the BRE Environmental Assessment Method (BREEAM). The scheme, widely used by

architects worldwide, rates the building in three areas: building performance, design and construction, and operation and management. For the Wuhan Tiandi project, the development of commercial zones of the podiums of Lots A1/2/3 has become the first project in China to be certified under the BREEAM green building rating scheme.

As the Group continued to develop and deliver during the year, its projects ranked in a number of awards for their sustainability. In January, KIC Plaza Phase II received LEED – Core & Shell pre-Certification Silver rating from the U.S. Green Building Council. In March, Phase I of Chongqing Tiandi Lot B11 received LEED – Core & Shell pre-Certification Gold rating; and residential projects Towers 1, 2, 5 and 6 of Lot 4, Rui Hong Xin Cheng (Rainbow City) passed the Centre for Housing Industrialisation of the Ministry of Housing and Urban-Rural Development AA pre-Evaluation of the Technical Standard Performance Assessment of Residential Buildings. In June, of the various projects in Shanghai selected for evaluation by the Evaluation Standard for Green Building awarded by the Shanghai Urban Construction and Communications Commission, only five projects succeeded in receiving certification. Of them, three were Shui On projects. Located on Lot 4 of Rui Hong Xin Cheng (Rainbow City) and Lots 7-7 and 7-9 of Knowledge and Innovation Community's KIC Village respectively, these projects all received Chinese Green Building 2 Star rating. In September, Dalian Tiandi Aspen and Maple Towers on Site D22 were awarded LEED – Core & Shell pre-Certification Gold rating. In October, Lots 7-7 and 7-9 of Knowledge and Innovation Community's KIC Village went on to receive an AAA Residential Building Performance rating from the Ministry of

Housing and Urban-Rural Development (MOHURD). These accreditations are all well recognised by the property development industry.

Promoting Low-Carbon Concepts by Action

The Group is deeply aware of and understands the global environmental impact caused by greenhouse gas emissions, and actively strives to abate global warming by reducing emissions through greenhouse gas emission verification and control programmes. To contribute to the protection of the global ecological environment, it is Shui On Land's aspiration to develop better ways to cut fossil fuel use, emit less greenhouse gases, and ensure adherence to carbon standards through constant improvement of carbon self-monitoring.

Through active communication with the industry, the Group engaged an internationally recognised third party to quantify the greenhouse gases emitted by the Group's offices and provide training on emissions measurement to the Group's employees. Based on the result of the carbon verification, the Group came up with better policies and measures to cut emissions and combat global warming. To date, the Group has built up a unified carbon verification reporting system, and was awarded the SGS Carbon Verification (ISO 14064) Statement from SGS-CSTC (SGS) – the world's leading inspection, verification, testing and certification company – at the end of 2010. The Group was the first property developer in China to be awarded a carbon verification statement. According to the Group's internal verification, the Group's headquarters emitted a total of 1366.6 tonnes of carbon during 2010, representing a decrease of 3.12% compared to last year's figure of 1410.6 tonnes according to SGS's

third-party audit. The Group will consider performing a more comprehensive carbon verification in the future to assess emissions from more of its business operations, and will gradually promote the practice to its partners and suppliers, thus enhancing control of the entire development process emission levels and also promoting low-carbon concepts.

Reduction of Waste by Smart Resource Management

We strive to save energy by fully utilising available resources. In our projects, we have made use of centralised heating and cooling, water source heat pumps, rainwater collection & recycling and comprehensive green roof systems. These installations not only help save energy, but also reduce emissions and wastage.

The Group also installed e-Tendering, an electronic tendering system, and e-Library, a construction materials electronic database. Per our requirement, contractors and suppliers working with the Group are required to submit documents for e-Tendering and catalogues electronically instead of by traditional paper mail. This helps the group move further towards paper-free operation, and avoids paper wastage during tender works and product information collection.

Shanghai Feng Cheng Property Management Co., Ltd., a subsidiary of the Group, spares no effort to save energy and reduce emissions. Starting with its equipment, science-based management is put into play to reduce resource consumption. For example, by adjusting water temperature according to ambient temperature, the water in air conditioners is heated or cooled in response to weather conditions to reduce mechanical wear. Depending on the amount of sunlight available, lights are switched on or off, and

lighting patterns adjusted accordingly. Furthermore, the management company made a number of retrofits to save energy: for example, the mechanical room in Corporate Avenue was retrofitted to enhance control of energy consumption; a variable-speed drive was installed in Corporate Avenue's elevator; and old bulbs used in the light fixtures of Taipingqiao's parking area were replaced with LEDs. To date, these measures have reaped rewards in terms of energy savings. Enhanced energy efficiency of the Corporate Avenue mechanical room, verified by relevant government agencies, earned a RMB97,000 government subsidy. Compared with 2009, the electricity consumption of Shui On Plaza and Corporate Avenue fell by 900,000 kWh in 2010.

Quality First: Extensive Use of Green Materials

The Group stepped up its green procurement policies to strategically cooperate with construction corporations, electrical and mechanical engineers and home furnishing industries, reiterating the Group's requirement for contractors to use wood-based panels, paints, and adhesives certified under the China Environmental Labelling scheme, the nation's definitive environmental labelling scheme. To receive this label, products are not only required to meet high standards in terms of quality, but are also assessed by their environmental impact during production, use and treatment after disposal. In contrast to products of the same category without the label, certified products are more eco-friendly by being low-toxicity, non-polluting and energy-saving.

At the same time, the Group continued to promote "Customisation Apartments" in all of its projects during 2010. Buyers can customise the layout, interior decoration, materials and even the cable

TV outlet location in their apartments, thus minimising resource wastage and environmental pollution involved in further renovation by the buyers. In 2010, all residential projects under the Group's Wuhan Tiandi project came with "Customisation Apartments" as a new feature, and about 93% of the apartments in residential projects released under the Foshan Lingnan Tiandi project are "Customisation Apartments".

Experience Sharing to Advance Social Progress

We have always believed that society as a whole must work together to protect the environment. To help society advance on this path, we readily share our experience with practitioners in the industry and members of the public, and actively discuss ways to achieve sustainable development.

The Group's Wuhan Tiandi project launched an Eco-Living Style Show Suite to introduce the project's eco-friendly features to local citizens and promote environmental consciousness. In the first half of 2010, Knowledge and Innovation Community launched a "Free Cycle" activity, establishing a bicycle lending network with three bicycle parking and pickup areas, encouraging citizens to protect the environment and reduce urban air

pollution "feet-on". In the latter half of 2010, "Low Carbon Park" was specially created by Dalian Tiandi. The park displays environmental technologies like solar hot water systems, photovoltaic systems, wind turbines, solar streetlights, and more, introducing local citizens to the concepts of sustainability. In October, Chongqing Tiandi formally opened its SO Show Suite to the public, featuring a large number of modelled environments, pictures and use of eco-friendly materials, with an aim to present the big picture and intricacies of sustainable development. Furthermore, the Foshan Lingnan Tiandi project plans to establish a "Foshan Lingnan Tiandi Green-Living Showroom" in the first half of 2011 to promote concepts like sustainable development, low-carbon living and historic preservation to locals and tourists.

In April, Foshan Lingnan Tiandi participated in the "Low-carbon Economy & Human Dwelling Environment Summit", and was honoured as a "Director Unit of Low-carbon Federation in Real Estate" by the Guangdong Academy of Social Sciences, the Guangdong Provincial Association for Science and Technology and Sina Corporation (Guangdong). Foshan Lingnan Tiandi was one of only five units in Southern China to receive this title.

Fostering a "Green" Culture

The Group actively promotes environmental awareness internally, calling for employees to implement eco-principles in daily life and at work to make homes and workspaces safer and more energy efficient. During the year, we launched a "Green Office" programme to promote environmental consciousness and green initiatives in the workplace. These include saving paper while printing, recycling waste paper, plant adoption activities, reducing the need for air conditioning through casual wear, recycling of printer toners and using eco-friendly pens. These initiatives drew enthusiastic response from our employees.

Lastly, in order to improve employees' understanding of sustainable development, organisers within the Group actively held training sessions on the principles of environmental protection. The Foshan Lingnan Tiandi project, for example, held an internal seminar, "Lecture of Environment-friendly Architecture and Application of Energy-saving Technology", for all employees of the Foshan project, introducing to them the concept, inner workings and design principles of green buildings. Other topics covered included the LEED rating system and the performance, energy-saving techniques and sustainability measures used in the Group's various projects that had obtained or planned to obtain a LEED certification.

Sustainable Development Initiatives

Corporate	Achieve/Target-Green Building Certification	Features
1. Shui On Land Ltd HQ – 26/F, Shui On Plaza	Achieved LEED – Commercial Interiors Silver rating	CO ₂ sensor to increase indoor air quality; daylight sensors; addition of task lights; water conserving sanitary fixtures.
2. Shui On Land Ltd HQ – 25/F, Shui On Plaza	Achieved LEED – Commercial Interiors Silver rating	
Projects – Master Planning Stage	Achieve/Target-Green Building Certification	Features
1. Wuhan	Achieved LEED – Neighbourhood Development Pilot Version (Stage 2) Gold rating	Energy, water and waste savings by mixing land uses, connecting to public transit systems, utilising existing cultural and architectural characteristics, building at appropriate utilising densities and orienting the development to maximise solar and wind access; district-wide infrastructure, including centralised heating and cooling, water source heat pumps, rainwater collection and recycling, and comprehensive green roof systems.
2. Chongqing	Achieved LEED – Neighbourhood Development Pilot Version (Stage 2) Gold rating	
3. Dalian	Target to achieve the highest feasible LEED-Neighbourhood Development rating for Huangnichuan	Encourage use of public transit systems and appropriate development densities to preserve the unique natural environment; orient buildings to maximise natural wind ventilation to mitigate temperature extremes; use of solar and wind energy for solar hot water system and wind turbines, non-potable rainwater system, grey water recycling and green roof; carbon assessment for master plan, encourage low carbon life style.
4. Foshan	Target to achieve LEED- Neighbourhood Development Gold rating	City core site selection with high existing development density and small pedestrian-friendly blocks; preservation and adaptive reuse of 22 heritage architecture sites and numerous historic buildings; integrated public transport systems; improved indoor air quality through building orientation and wind harvesting; high performance building fabric; reuse and recycling of project construction materials; use of solar energy and daylight, centralised air conditioning; green roof and green wall, rainwater recycling; carbon assessment for master plan, encourage low carbon life style.
Projects – Development Stage	Achieve/Target-Green Building Certification	Features
1. Xihu Tiandi, Hangzhou (Entertainment & Retail)	Achieved LEED – Core & Shell pre-Certification Platinum rating	Natural ventilation; earth cooling; radiant cooling/heating; rain water collection & recycling; photo voltaic for indoor public and sign lighting system; green roof.
2. Wuhan Tiandi Lot A4, Wuhan (Entertainment & Retail)	Achieved LEED – Core & Shell pre-Certification Gold rating	Outdoor radiant cooling/heating; outdoor spot cooling/heating; rain water collection & recycling; green roof; double Low-E coated window glazing; recycling and local material utilisation; natural ventilation; low-flow plumbing fixtures and water saving sanitary fittings.
3. Wuhan Tiandi Lot A5, Wuhan (Office)	Submitted application for LEED – Core & Shell pre-Certification, targeting to achieve Gold rating	Increased green ratio; high performance glass curtain wall; low-flow plumbing fixtures and water saving fittings; low-emitting materials/finishes; high performance HVAC system.
4. Wuhan Tiandi Lots A1/2/3, Wuhan (Office & Hotel & Retail)	Registered for BREEAM – “Very Good” Level and adopted Low Carbon Emission Design for Podium	Low Carbon Emission design: rainwater collection & recycling; VSD chiller; total energy wheel; LED lighting for car-park and retail circulation/BOH; solar thermal collector; CO ₂ sensor control; day-lighting sensor for atrium; double Low-E coated window glazing; occupancy sensor in back of house area; recycling and local material utilisation.
5. Chongqing Tiandi Lot B3, Chongqing (Entertainment & Retail)	Achieved LEED – Core & Shell pre-Certification Gold rating	Outdoor radiant cooling; water source heat pump; rainwater collection & recycling; double Low-E coated window glazing; recycling and local material utilisation; natural ventilation; low-flow plumbing fixtures and water saving sanitary fittings.
6. Chongqing Tiandi Lot B11, Chongqing (Office; Hotel & Retail)	Target to achieve LEED – Core & Shell Certification Gold rating; Phase 1 achieved pre-Certification Gold rating; Phase 2/3 has been registered for pre-Certification, targeting to achieve Gold rating	High performance glass curtain wall; high efficiency HVAC system with variable primary flow system; CO ₂ sensors; daylight control; occupancy sensors; heat recovery; high performance lighting with low LPD; 40% reduction in potable water use.
7. Taipingqiao Lots 126/127, Shanghai (Office & Retail)	Achieved LEED – Core & Shell pre-Certification Gold rating	High efficiency HVAC system; improved indoor air quality with CO ₂ sensor; low-flow plumbing fixtures and water saving sanitary fittings; high performance curtain wall with shading devices; light pollution reduction; low-emitting material (low VOC) finishes.
8. Rainbow City Lot 4, Shanghai (Residential & Retail)	Achieved Chinese Green Building 2 Star rating. 15 Nov 2010, awarded allowance from Shanghai Government as an energy-saving housing project	External wall insulation, grey water collection & recycling; photo voltaic for landscape lighting; water saving landscape irrigation system; double Low-E coated glazing window with thermal break; water saving sanitary fittings.
9. Rainbow City Lot 6, Shanghai (Residential & Retail)	Target to achieve Chinese Green Building 2 Star rating	External wall insulation; grey water collection & recycling; photo voltaic for landscape lighting; water saving landscape irrigation system; double Low-E coated window glazing with thermal break and water saving sanitary fittings.
10. KIC Plaza Phase II, Shanghai (Office)	Achieved LEED – Core & Shell pre-Certification Silver rating	Double Low-E coated glazing; low-emitting materials; improved indoor air quality with CO ₂ sensor; low-flow plumbing fixtures and water saving sanitary fittings.
11. KIC Lots 5-5/5-7/5-8, Shanghai (Office)	Achieved LEED Core & Shell pre-Certification Gold rating	Double Low-E coated glazing; low emitting materials; low-flow plumbing fixtures and water saving sanitary fittings; hybrid ventilation; daylight control & occupancy sensor; high performance chillers; heat recovery; rain water recovery.
12. KIC Village Phase II, Lots 7-7/7-9, Shanghai (Office & Residential)	Achieved Chinese Green Building 2 Star rating	External wall insulation; rainwater collection & recycling; photo voltaic for landscape lighting; water saving landscape irrigation system; double Low-E coated glazing window with thermal break; water saving sanitary fittings.
13. Dalian Tiandi Aspen and Maple Towers, Site D22, Dalian	Achieved LEED Core & Shell pre-Certification Gold rating	Preferred parking for low-E and fuel-efficient vehicles; green roof; reuse rainwater and greywater; water-saving sanitary; building commissioning; environmental friendly refrigerant; solar hot water; solar lamp; external wall insulation; Low-E tempered glass; fresh air heat recovery; recycling materials; regional materials; Low-E materials.
14. Dalian Tiandi Site D14, Dalian	Registered for LEED Core & Shell pre-Certification, targeting to achieve Gold rating	Preferred parking for low-E and fuel-efficient vehicles; green roof; reuse rainwater and greywater; water-saving sanitary; building commissioning; environmental friendly refrigerant; solar hot water; solar lamp; external wall insulation; Low-E tempered glass; fresh air heat recovery; recycling materials; regional materials; Low-E materials.