

CORPORATE SOCIAL RESPONSIBILITIES

At Shui On Land, we take our corporate social responsibility (CSR) very seriously, and CSR principles are conscientiously adhered to in all our projects and planning. At the same time, we aim to provide our valued customers with excellent products and services, offering them sustainable communities and comfortable living spaces.



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 the competitiveness of cities. We therefore 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.

Nurturing Talent and Promoting Entrepreneurship

People are the fundamental moving force behind social and economic development. To support the long-term development of our society, we are committed to nurturing young people with talent and at the same time, encouraging them to be innovative.

In 2011 Shui On Land and Fudan University jointly developed a course for young entrepreneurs, whose aim is to sow the seeds of entrepreneurship in the hearts and minds of university students through a systematic, objective-based and contemporary

curriculum. Resources from various avenues are also tapped to kindle the enterprising spirit of budding entrepreneurs, thereby igniting the birth and growth of new enterprises. Shui On has sponsored the initial amount of RMB3 million, and the remaining RMB3.6 million will be disbursed over the next two years. The sponsorship will mainly be used for hiring qualified personnel, teaching expenses and curriculum development.

Sponsored by the Knowledge and Innovation Community (KIC) and jointly organised with the Shanghai Technology Entrepreneurship for Graduates, a fund for technological innovation, the 2011 Global Entrepreneurship Week China KIC series of events was held in June 2011. Targeting startup enthusiasts, the events aimed to nurture young entrepreneurs. From contests between international teams to discussions with top entrepreneurs from China and overseas, the events offered participants a global outlook and a treasure trove of innovation experience. In the milieu of entrepreneurship and creativity so carefully moulded by KIC, investors and enterprises worked together for the thriving growth of China's innovators and entrepreneurs.

Promoting Growth with Cultural Exchange

Shui On Land's philosophy of "Growth through Culture" is best exemplified in the Group's promotion of diverse cultural exchanges around the world.

The Group was the title sponsor of the Shui On Land China Golf Challenge, which was held in 10-16 October 2011 in seven cities – Shanghai, Zhengzhou, Beijing, Dalian, Chongqing, Dongguan and Macau. With the participation of internationally renowned players like Lee Westwood, Ian Poulter, Rory McIlroy and Liang Wenchong, the Group hopes to promote the sport of golf in China. At the same time, the competition, which took players all over China, also presented the nation's modern golf facilities and its vibrant cities to the rest of the world.

To promote dancesport in China, the Group was the title sponsor of the "Shui On – Yongye Cup IDSF Grand Slam Finals 2011, the 8th China Shanghai International DanceSport Open Championships" for the sixth year running.

Promoting local traditions and cultures is also an important feature of Shui On's support for cultural conservation.

The Yalu-Xintiandi Cultural Development Fund was established in January 2011 in Shanghai Xintiandi with the aim of expanding the space for the growth of pingtan. The fund seeks to explore new models of supporting the development of this century-old art form.

To help with the continuation and promotion of Shanghai culture, the Group sponsored "The 10th Shanghai Regional Culture Conference" in October 2011, which featured a high-level panel of experts on Shanghai regional culture in Shanghai and specialists on historical building conservation. Chongqing Tiandi was the organiser of the "New Chongqing,



Shui On Land title sponsored the China Golf Challenge to promote sports and culture

New Women, New Tiandi" event, which highlighted the flair of the modern woman and the elegance of an internationalised Chongqing.

In November 2011 Chongqing Tiandi sponsored the event to celebrate the 300th show of the Jiefangbei CBD Concert. This event provided a people's stage for artists who like performing in weekend concerts, allowing these arts and culture enthusiasts to sing and dance on a stage that truly belonged to the people. At the same time, these musical performances were an inspiration to love one's country and homeland.

Building Harmony Together: The Community's Caring Company

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 the education conditions in remote regions of China, Xintiandi Style and the East Radio Love Foundation co-organised a charitable event on 7 September 2011

in Guang'an, Sichuan. The Guang'an Dongfang Elementary School received a donation of 25 computers and 300 children's books. The improvement in the school's environment will be of help in developing foundational education in Guang'an.

On 21 May 2011 Wuhan Tiandi co-organised a charity bazaar with Women of Wuhan (W.O.W), an expatriate women's group in the city, to raise funds for children in families afflicted with AIDS. Many tenants of Wuhan Tiandi and five-star hotels, including the Marco Polo Wuhan, took part in the bazaar and the day's proceeds were all donated to these children.

The 2011 Wuhan Tiandi and Hong Kong Porsche Club Charity Party was held on 30 September, during which funds were raised through lucky dips, sales and auctions. Together with donations from Wuhan Tiandi, the event raised RMB80,000 to support the 2011 Wuhan Tiandi's Student Scholarship of Shui On Land for the benefit of 16 needy undergraduates in the 2011 class of Wuhan University's College of Information Management.



2011 Wuhan Tiandi and Hong Kong Porsche Club Charity Party

In recent years, the Group's Wuhan Tiandi project has launched a series of thematic activities that aim to create, using a variety of ways, a healthy and safe environment for construction workers. To provide cultural and leisure activities for migrant workers, Wuhan Tiandi held a three-day open-air movie screening and a performance of the traditional theatrical art form Chu Opera. Wuhan Tiandi also gave cooling aids to construction workers who worked under the sweltering summer to help prevent heat strokes.

ACTION TO MAKE A DIFFERENCE BY THE SHUI ON SEAGULL CLUB

The Shui On Seagull Club, a volunteer group of Shui On employees, marked its seventh year in 2011. With "Action to make a difference" as its guiding mission, almost 1,200 Shui On volunteers made contributions to their communities during the year in Shanghai, Wuhan, Chongqing, Foshan, Dalian and other cities. The Shui On Seagull Club takes a special interest in children from poor families, the promotion of education and environmental awareness. The activities and events that it organises benefit directly those in need.

Shanghai

In May and October 2011, Shui On volunteers travelled to Anhui's Taihu County, where they visited the Taopu Elementary School and Haohan Elementary School in Xuqiao Township, Anqing City. The schools were offered financial support to provide students with access to information technology, including computers. They also helped set up libraries for the schools to make up for their lack of educational resources. A total of 316 students benefited from the project.



Shui On Seagull Club presented love and care to children in rural area

The Shui On Seagull Club continues to explore new forms of activities. In the spirit of caring and applying Shui On's expertise, the Shui On Seagull Club and Yolanda Hope Elementary School in Zhoupu Township started an "An Inside Look at Property" course series. Through games, case studies and practical activities, Shui On volunteers introduced students to the relationship between property and the environment, and the concept of environmental protection.

In October 2011 the Shui On Seagull Club, together with staff from Shui On's projects in Shanghai, Wuhan, Chongqing and Foshan, joined the employees of Shanghai Feng Cheng Property Management Co., Ltd. in charity walks in all four cities. At the same time, Shui On Land initiated a donation drive among our employees to contribute money amounting to an hour's wages. Some 700 employees took part and a total of RMB301,400.08 was collected. The entire sum of money was donated to the China Environmental Protection Foundation to help fund its project to protect the eco-system of the plains in the Qinghai-Tibetan Plateau.

Wuhan

In January and August of 2011, the Shui On Seagull Club, together with “Children of Madaifu”, visited the orphans in Huangpi. Shui On volunteers sang, danced and played games with the children. They also gave them red packets and festive foods for the Chinese New Year, as well as clothes and pocket money. Most of all, they gave the orphans their love and care. “Children of Madaifu” is a multinational non-profit organisation that helps and rescues China’s orphans, foundlings and vagrant children.

The Shui On Seagull Club also organised a choir comprised of homeowners of The Riverview, a Shui On Land development. The choir put up a charity performance in July 2011 at the Social Welfare Institution in Wuhan’s Jiang’an District. It also helped improve the institution’s resources by donating ten 32-inch television sets and 300 thermal cups.

In November 2011 the Shui On Seagull Club organised a collection of winter clothing and encouraged Shui On Land employees to make donations. The clothes collected were all distributed to the Qiaha Elementary School in Chira, a county in Xinjiang’s He Tian Region, to help the students get through a cold winter.

Foshan

In January 2011 the Shui On Seagull Club, together with the Foshan Young Volunteers Society and the Yanghe Women’s Federation, organised an event for single-parent families in Yanghe, a township located in Foshan’s Gaoming District. Shui On volunteers spent a very pleasant day with single mothers and their children and presented them with Chinese New Year red packets.



Graffiti wall of “Lingnan Design Award 2011” at Foshan Lingnan Tiandi

In September 2011, the Shui On Seagull Club brought Mid-Autumn festive cheer to the Home for the Elderly in Foshan Shengping District, where they watched a Cantonese opera performance and ate mooncakes with the elderly residents.

Dalian

In September 2011 the Shui On Seagull Club visited the DALIAN Shine Sun Children Village, whose residents are children with parents serving jail sentences. The Shui On volunteers gave the children donations of money and clothing.

CUSTOMISED TRAINING FOR STAFF

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 2011, there were 18 Management Cadets, of which ten had completed the programme.

Functional Executive (FE) Programme

Established in 2009, the Functional Executive Programme is designed to develop professionals and managers eventually to take on senior functional positions. A customised training programme will be designed for each Functional Executive. As of December 2011, seven Functional Executives were in the programme.

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 2011. As of 31 December 2011, nine were in 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 six to twelve months secondment to external professional institutions is also arranged where applicable. As of 31 December 2011, 40 graduate trainees were in the programme.

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 45 students joined this summer internship programme in 2011, of which 21 applied, while 13 were given the "Green Path" to obtain fast access to the management trainee or graduate trainee recruitment process.

SUSTAINABLE DEVELOPMENT

As a property developer with a strong sense of social responsibility, Shui On Land believes that sustainable development is the basis for the long-term growth of the Group and society.

Sustainability Practices Yield Tremendous Results

The Group issued its Sustainable Development Policy and set up the Sustainable Development Committee in 2006 to bring the sustainability concept to the forefront of our policy-making. Meeting regularly over the last five years, members of the Committee have laid down a series of measures for sustainable development and extended the concept to every aspect of project development. This has enhanced the environmental quality of our projects, providing a cleaner, more economically efficient and safer living and working environment for residents.

After five years of development and implementation, we have obtained very encouraging results in sustainable development, winning awards and accolades from both domestic and international agencies. In July 2011 the Group was among the ten recipients of the Top 10 CSR Case Award given by the Shanghai Association of Enterprises with Foreign Investment. This award is the association's highest CSR honour for firms with foreign investment. In December of the same year, the Group obtained the Green Management Award – Gold (Large Corporation)

in the Green Council's Hong Kong Green Awards 2011 for the second year running. The Hong Kong Green Awards recognise corporations for their sustainable contributions to the environment and encourage industries to introduce more eco-friendly principles into their operations and management. The widely acclaimed awards attracted the participation of many well-known international companies and government departments this year. Given our long track record of environmental protection over the years, we came ahead of the competition again and won the award, further cementing Shui On Land's leading position in sustainable development.

At the project level, we have applied advanced eco-certification and standards like the BRE Environmental Assessment Method (BREEAM), Leadership in Energy and Environmental Design (LEED), Chinese Technical Standard for Performance Assessment of Residential Buildings and the Evaluation Standard for Green Building right from the planning stage. These standards are adhered to throughout the projects, from materials acquisition to the construction management and property management stages. After years of work, Shui On Land's developments have yielded extraordinary results. Lots 5, 7-7 and 7-9 of KIC were made Demonstration Projects for Energy Conservation and Emissions Reduction by the People's Government of Shanghai, Yangpu

District in March. In the same month, Lot B12-1/02 of Chongqing Tiandi was granted the LEED – Core & Shell Pre-certification Gold rating by the USGBC (U.S. Green Building Council). In May, Corporate Center 5 in Wuhan Tiandi received the LEED – Core & Shell Pre-certification Gold rating and in the same month, KIC office received the LEED – Commercial Interiors Gold rating. Foshan Lingnan Tiandi was conferred the LEED – Neighbourhood Development Pilot Version Stage 2 Gold rating (Pre-certification) in July. The following month in August, Lot D14 of Dalian Tiandi received the LEED – Core & Shell Pre-certification Gold rating and the month after that, Chongqing Tiandi Lot B3 received the LEED – Core & Shell Gold rating, as did Wuhan Tiandi Lot A4 in October. In December, Lots B12-3 and B12-4 of Chongqing Tiandi were given the LEED – Core & Shell Pre-certification Gold rating. In the same month, Lot 4 of Rui Hong Xin Cheng Phase 3 received a Chinese Green Building 2 Star rating from the Ministry of Housing and Urban-Rural Development of the People's Republic of China. This came one year after it received the same rating from the Shanghai Urban Construction and Communications Commission.

Quantitative System to Measure Results Scientifically

Low carbon emissions has become a strategy choice that is set to affect the future of humanity. Shui On Land also understands the effects of excessive greenhouse gases on the global environment. For these reasons, we have been in active liaison

with members of the industry to establish uniform standards. In 2011 we developed a quantitative system to measure objectively the outcome of the Group's efforts in sustainable development based on eight criteria. The criteria cover the level of electricity, water and gas consumption, heating and cooling provided by the municipal authorities, indoor air quality, the use of refrigerants in fire extinguishers/refrigerators/air-conditioning, carbon emissions and the achievement of third-party green building certification. This system has now been extended to our Shanghai head office, as well as various project offices and worksite offices. The results produced will provide a reference point for subsequent policies on sustainable development.

Helping to contribute to a greener world, Shui On Land has been actively involved in building a rigorous greenhouse gas emissions audit and control system to lower carbon-based fuel consumption and carbon emissions as much as possible. After engaging an internationally recognised third party certification authority to measure the greenhouse gas emissions from the Group's office operations in 2010, we are now considering the expansion of the scope of our carbon audits. We are planning to conduct carbon audits on all the Group's projects to measure the effects of our sustainable development policies more accurately and objectively. The results of the audits will be used to formulate plans and measures to mitigate greenhouse gas emissions.

Optimising Resources and Lowering Energy Consumption

Making full use of resources is another goal in our sustainable development efforts. We have introduced into our projects new hi-tech features, such as solar thermal collectors, rainwater collection and recycling systems, centralised heating and cooling systems, water source heat pumps, photo voltaic lighting for landscaped areas and green walls with large areas. These features help save energy at the same time they reduce consumption. For example, the magnetic levitation chilling technology in Foshan Lingnan Tiandi operates on the principle of magnetic levitation chiller to effectively reduce the friction between the shafts of compressors, thereby reducing energy consumption. Moreover, the shafts in maglev compressors levitate as they turn, which reduces the use of lubricants. Not only does this save resources, it also reduces the use of oil pumps and energy consumption.

Hi-tech features are also introduced to reduce carbon emissions. Lots A1/2/3 in Wuhan Tiandi are the first development project to use the BREEAM green building rating scheme. Facilities like the water leakage detection system and food composting machines which enable the breakdown of organic waste generated by the project into carbon dioxide, steam, organic fertiliser and so on. The production of waste is reduced through recycling and reusing more resources.

At the same time, the Group attaches great importance to developing its own in-house R&D capability to look into the feasibility of applying new technologies to eco-friendly and sustainable development. In 2011 we continue to promote precast structure technology in our projects and Foshan Lingnan Tiandi is the first development in the city to make use of this technology. For this reason, Foshan Lingnan Tiandi has been invited to participate in the development of The Code for Precast Concrete Structures for Guangdong Province. As precast structures are all manufactured in factories before being transported to the worksites for installation, this method does not require the use of wood moulds, which saves the amount of wood used. It also greatly reduces environmental pollution at worksites. Houses built using precast structure technology are also better in quality, with a lower incidence of water seepage and cracking. This technology is already in use in the Group's KIC and Wuhan Tiandi. We plan to introduce the technology to Chongqing Tiandi in 2012.

In addition, the Group's Shanghai Feng Cheng Property Management Co., Ltd. is implementing various measures to reduce energy consumption and carbon emissions without affecting its service standards. Firstly, Feng Cheng is stepping up the control and management of equipment operation and optimising energy efficiency to reduce energy consumption. Among others, these measures include the adoption of energy-saving LED bulbs, the lubrication and regular overhaul of power machinery like water pumps and exhaust fans, and the upgrading of aging or under-performing facilities. Secondly, by holding activities

and publicity events related to environmental protection, Feng Cheng raises the eco-awareness of its staff and clients, and encourages more people to contribute to a better environment. Our persistent effort has paid off. The power consumption in 2011 of the Group's Taipingqiao Project, Rui Hong Xin Cheng and KIC was reduced by 2.02 million kilowatt-hours compared to the previous year, saving the Group RMB1.5 million in electricity bills.

Green Procurement for Environmental Care

The Group continues to implement green procurement policies and requests all its suppliers to obtain the China Environmental Labelling Scheme certification for their wood-based panels, adhesives and paints. By communicating with our strategic partners, the Group has conveyed our sustainable development policies and obtained from them the promise to provide products that conform to the China Environmental Labelling Scheme or primary materials that are certified by the scheme. For example, the Group signed or renewed contracts with partners like Deman, Dr. Doors, Anyang, Richfame, Hongxing and Saint-Gobain in 2011 to guarantee compliance of their supplies like doors, floors and plaster with the scheme requirements. This is to ensure good indoor air quality and protect our customers' health. The China Environmental Labelling Scheme is currently the most authoritative environmental certification scheme in China. Products with the label indicate compliance with quality standards and environmental requirements during the production, application and handling processes. Compared to similar products, they are less toxic and harmful and save more resources.

Sharing Experience to Promote Development

Not only do we seek sustainable development for our own projects, we also realise that sustainable development depends on collective participation. Therefore, we take the initiative to share our experience with the rest of the industry and the public. We also sponsor and organise various charitable events on environmental protection to raise public awareness and contribute to society's progress.

A children's art competition was held at Rui Hong Xin Cheng in March with the theme "Why I like Rui Hong Xin Cheng". The event encouraged children to care for the environment and urged parents to protect the ecosystem, save energy and reduce waste together with their children. In the same month, Wuhan Tiandi and Greenville (Dalian Tiandi) took part in "Earth Hour", a global event of the World Wildlife Fund. In June, Wuhan Tiandi held a series of events marking World Environment Day, with four interactive activities: a green movie screening, a newspaper fashion show, an old battery recycling contest and a workshop on reuse. In the same month, the Group organised the Shui On Land 2011 Seminar with Partners, during which we shared and discussed the theme of "Strengthening Cooperation and Improving Product Quality". At the seminar, the Group briefed its partners on third party quality checks and the feedback on a strategic partnership questionnaire survey. We also launched the Quality Reward Scheme to strengthen cooperation with our partners. In the same month, the Group sponsored the International Construction Conference



The 2011 Earth Hour



Commitment to environment protection during the 2011 Earth Hour

and Construction Services Exhibition – Caring Construction, Collaborative Contracting, organised by Hong Kong’s Lighthouse Club and delivered the keynote speech at the conference. In July, Rui Hong Xin Cheng held an activity on eco-friendly DIY arts and crafts to promote sustainability and environmentalism to residents. In the same month, the Sustainability & Ocean Ecology Exhibition Hall at Chongqing Tiandi was officially opened. Using backdrops, pictures, eco-friendly materials, games and interactive exhibits, the hall provides visitors with an overview of sustainable development. The hall is the only public venue combining the concepts of sustainable development and ocean ecology. In November Chongqing Tiandi donated RMB1 million to the 8th China

(Chongqing) International Garden Expo, and designed and constructed the “International Advisors to the Mayor of Chongqing” installation.

Enthusiastic Participation by Everyone

Shui On Land firmly believes that sustainable development depends on the collective efforts of both management and staff. To encourage our employees to be eco-friendly and more environmentally conscious in their daily lives, we implement a “Green Office” policy and adjust indoor temperatures upwards. We also organise activities such as tree-planting, casual wear day, vegetarian food classes, quizzes on environmental protection and so on. We aim to create

a safer and more energy efficient living and working environment, and our efforts have received enthusiastic response from our staff.

To make employees more aware of green issues, the Group also organises professional training courses. Examples are two sharing sessions on new QS eco-friendly materials and variable air volume (VAV) air-conditioning systems last year to introduce new green technology to our staff. In addition, the Group has invited well-known design firms to share with our design department the latest international and domestic architectural trends and requirement in sustainable development.

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	
3. KIC Office	Achieved LEED- Commercial Interiors Gold rating	Lighting power and lighting controls; double Low-E glazing window with thermal break; water saving sanitary fittings; HVAC zoning controls; low emitting materials; materials reuse; thermal comfort design; long-term commitment.
Projects – Master Planning stage	Achieve/Target-Green Building Certification	Features
1. Wuhan	Achieved LEED-Neighborhood Development Pilot Version Stage 2 Gold rating (Pre-certification)	Energy, water and waste savings by mixing land uses, connecting to public transit systems, utilizing existing cultural and architectural characteristics, building at appropriate 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-Neighborhood Development Pilot Version Stage 2 Gold rating (Pre-certification)	
3. Dalian	Registered for LEED-Neighborhood Development Pilot Version	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	Achieved LEED-Neighborhood Development Pilot Version Stage 2 Gold rating (Pre-certification)	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.
5. Rui Hong Xin Cheng	Registered for LEED-Neighborhood Development Pilot Version	located in a dense urban area; extending the street scale and the context of the original community, with a reasonable street scale and a compact development, to save the rare land resources of downtown and improve the added value of the land; mixed develop land uses, creating a distinctive and multi-function integrated community; encouraging alternative trip model by transit vehicle, walkable street and pedestrian system, all of them will also be integrated into road design and transport system; connecting the community public centre and the urban public transportation system through the pedestrian system, to bring an accessible and convenient environment, and reducing the transportation carbon emissions at the same time; adopt enhanced exterior wall thermal insulation, energy-efficient municipal infrastructure and lighting equipment, at least level II energy efficient air conditioning and water heat equipment, etc. to maximise the reduction of the energy consumption; adopt grey water reuse, high-efficiency irrigation, water efficient plumbing fixtures, etc. to save and optimise the utilisation of water resources; adopt green roof, exterior landscape and open space optimisation, to improve the both indoor and outdoor environments and air quality, and minimise the heat island effect; encourage waste separation and adopt waste recycling strategy to minimise the environment impact of waste disposal; use a carbon footprint assessment to assess and encourage a low carbon development.
Projects – Development stage	Achieve/Target-Green Building Certification	Features
1. Wuhan Tiandi Lot A4, Wuhan (Entertainment & Retail)	Achieved LEED-Core & Shell 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.
2. Wuhan Tiandi Lot A5, Wuhan (Office)	Achieved LEED-Core & Shell Pre-certification 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.
3. Wuhan Tiandi Lots A1/2/3, Wuhan (Office & Hotel & Retail)	Registered for BREEAM – “Very Good” Level	Water leakage detection, food composting, energy wheel, 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.
4. Chongqing Tiandi Lot B3, Chongqing (Entertainment & Retail)	Achieved LEED-Core & Shell 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.

Projects – Development stage	Achieve/Target-Green Building Certification	Features
5. Chongqing Tiandi Lot B11, Chongqing (Office; Hotel & Retail)	Achieved LEED-Core & Shell Pre-certification 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.
6. Chongqing Tiandi Lot B12, Chongqing (Office & Retail)	Achieved LEED-Core & Shell Pre-certification Gold rating	High efficiency chillers and boilers; high efficiency pumps and fans; high performance envelop; water saving sanitary fittings; native plant species and no irrigation; rainwater collection and recycling; recyclable storage; recycling and local material utilization; green roof; occupancy sensors; daylight sensors; low emitting material.
7. Chongqing Tiandi Lot B13, Chongqing (Office & Retail)	Target to achieve LEED-Core & Shell Certification Gold rating	Rainwater collection and recycling; water saving fixtures; green roof; native plant species and no irrigation; recyclable storage; high performance envelop; high efficiency chillers and boilers; occupancy sensors; daylight sensors; high efficiency pumps and fans; low emitting material.
8. 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.
9. Rui Hong Xin Cheng 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.
10. Rui Hong Xin Cheng 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.
11. Rui Hong Xin Cheng Lot 3, Shanghai (Retail)	Registered for LEED-Core & Shell Certification, targeting to achieve Gold rating; Target to achieve Chinese Green Building 1 Star rating	Green roof; low water saving sanitary fittings; rainwater collection and recycling; high efficiency HVAC system; LED lighting; curtain wall design with low light pollution.
12. Rui Hong Xin Cheng Lot 10, Shanghai (Retail)	Target to achieve LEED-Core & Shell Certification Gold rating; Target to achieve Chinese Green Building 2 Star rating	Green roof; low water saving sanitary fittings; rainwater collection and recycling; high efficiency HVAC system; LED lighting; curtain wall design with low light pollution.
13. 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.
14. 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.
15. 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.
16. 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; parking for bicycle; green roof; reuse rainwater and grey-water; 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.
17. Dalian Tiandi Site D14, Dalian	Achieved LEED Core & Shell Pre-certification Gold rating	Preferred parking for Low-E and fuel-efficient vehicles; green roof; reuse rainwater and grey water; 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-Emitting materials.
18. THE HUB Lot D17, Shanghai (Office & Hotel & Retail)	Registered for LEED-Core & Shell Pre-certification, targeting to achieve Gold rating; Target to achieve Chinese Green Building 3 Star rating(for Office& Retail); Target to achieve Chinese Green Building 2 Star rating(for Hotel)	Rainwater/reclaimed water collection and recycling; façade shading system; solar hot water; green roof; water saving landscape irrigation; combined cooling heating and power; nature ventilation; nature daylight; indoor air quality sensors; high efficiency lighting; hot recovery; water saving sanitary fittings; Low-E glazing window; Low-Emitting material; recycling and local material utilisation.
19. THE HUB Lot D19, Shanghai (Office & Retail & Exhibition)	Registered for LEED-Core & Shell Pre-certification, targeting to achieve Silver rating; Target to achieve Chinese Green Building 3 Star rating(for Office& Exhibition); Target to achieve Chinese Green Building 2 Star rating(for Retail)	Rainwater/reclaimed water collection and recycling; façade shading system; solar hot water; green roof; water saving landscape irrigation; combined cooling heating and power; nature ventilation; nature daylight; indoor air quality sensors; high efficiency lighting; hot recovery; water saving sanitary fittings; Low-E glazing window; Low-Emitting material; recycling and local material utilisation.
20. Foshan Lingnan Tiandi Lot 4, Foshan (Residential & Retail)	Achieved Green Community Certification of Guangdong Province	Double Low-E Glazing; water saving sanitary; LED lighting; day lighting; rain water/grey water collection and recycling; water saving landscape irrigation.