

# Corporate Social Responsibilities



All events held at Wuhan Tiandi become spotlights of the city

**At Shui On Land, we take our corporate social responsibilities (CSR) very seriously, and CSR principles are conscientiously adhered to in the planning and operation of all our projects. Hand-in-hand with this commitment, we aim to provide our valued customers with quality products and services, together with sustainable communities as well as comfortable living spaces.**

## Community Development

Our goal is to build a better future together with the communities we are involved in, knowing that an outstanding business must not only benefit the economy but also help raise people's living standards, enhance communities and strengthen a city's competitiveness. We therefore take an active role in designing and implementing a variety of programmes that focus on improving the well-being

of communities, in the firm belief that the healthy development of our cities will benefit the Group in turn.

## Nurturing Talent and Promoting Entrepreneurship

Human talent is fundamental to a society's economic growth. Supporting the long-term social development of our society, we are committed to nurturing young talent and promoting innovation.

In 2011 Shui On Land and Fudan University jointly developed a course for young entrepreneurs, aiming 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 spirit of innovation among budding entrepreneurs, helping to ignite the birth and growth of new enterprises.

In 2012, the Group disbursed a second sponsorship of RMB1.8 million. In September that year, Fudan University launched its Ju Jing Cup Entrepreneurship Contest. At the same time, both Shui On Land and Fudan University organised the Fudan-Shui On Entrepreneurship Forum and Entrepreneurship Café to inspire and counsel contestants and young students with entrepreneurial ambitions.

In May 2012, the Knowledge & Innovation Community (KIC) sponsored an undergraduate exhibition at Tongji University's College of Design and Innovation. The aim was to promote the development of creative initiatives centred on Chinese Design, while at the same time introducing Tongji designs to KIC to bring about cooperation and knowledge sharing between them.

### Promoting Growth with Cultural Exchanges

Promoting local traditions and cultures is an important feature of Shui On Land's commitment to cultural conservation.

Yalu Shuchang, located in Shanghai Taipingqiao, has hosted performances in the art form *pingtan* for 91 years. Supporting the continuation and intangible value of this form of cultural heritage, we continued our sponsorship of the Yalu-Xintiandi Cultural Development Fund to finance the ongoing activities of Yalu Shuchang after its move, and to support and develop *pingtan*. The Development Fund was established in January 2011 in Shanghai Xintiandi to expand the growth and to explore new models of support for the development of this century-old art form.

Chongqing Tiandi also promoted Chongqing's traditional arts and culture with the sponsoring of several

thematic events in the Chongqing and World Cultural Carnival 2012. This event included a number of exhibitions that highlighted Chongqing's culture as well as screenings of films that showcased local customs and conditions.

Committed to preserving and promoting Lingnan culture, Foshan Lingnan Tiandi sponsored the traditional local celebration, Foshan Autumn Carnival 2012. More than 600 performers joined a parade in Foshan Lingnan Tiandi, which attracted almost 300,000 spectators to the venue. Foshan Lingnan Tiandi also donated a HK\$1 million sponsorship to the Wai Yin Association for the conservation of Lingnan's traditional culture. Eight Miss Hong Kong contestants took part in the making of *Beauty with Classics*. This video, which promoted the Lingnan culture, was subsequently broadcasted on TVB to good reviews.

Our promotion of these diverse cultural exchanges around the world, exemplify Shui On Land's philosophy to promote "Growth through Culture".

Promoting dance as a sport in China, we organised the Shui On-Yongye Cup IDSF Grand Slam Finals 2012 with a RMB1.5 million title sponsorship. This event is now in its seventh year of operation. The contest was held on 8 December, attracting over 1,000 pairs of top competitive dancers.

Shui On Land also sponsored the China Development Forum organised by the National Development and Reform Commission, an event that invited the world's largest multi-national corporations to brainstorm ideas for China's future economic development.

### Building Harmony Together: The Community's Caring Company

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

In Shanghai, the Shui On Seagull Club continues its donation and education drives in rural areas. Many staff members also serve the community by doing volunteer work.



KIC holds regular flea market to advocate green life concept





PR launch of the Commercial Cluster at Chongqing Tiandi

On 1 December 2012, the Shui On Seagull Club Charity Walk was held in Shanghai's Gucun Park. Over 90 employees took part in the walk while 811 staff members donated a total sum of RMB114,183.91. The donations will be used for the Club's rural education projects, including repairs on facilities such as classrooms and school fields in poverty-stricken areas, as well as buying books and teaching aids.

In Wuhan, volunteers from the Shui On Seagull Club visited the orphans at the "Children of Madaifu" in Huangpi. The children were invited to the New Year's Day party in Wuhan Tiandi, where they enjoyed themselves immensely. The 11 boxes of clothing collected by the "Winter Build-up" activity reached Xinjiang's Qiaha Elementary School in early January, providing warmth and comfort over the Chinese New Year period. The "Community Cool-down" activity in July saw the elderly and poorer

citizens living in Tangjiadun Xincun in the Jiangnan District receiving gifts of cooking oil, rice, fruits and fans, helping them to stay cool during the sweltering summer heat. A Charity Walk also took place in October in Jinligou, Huangpi. Donations were collected on behalf of the Wuhan Municipal Children's Welfare Institution, to buy electrical appliances and health foods for the orphans, and improve their living conditions.

To break the ice between neighbours in Chongqing, Chongqing Tiandi sponsored the "Happy Community and Neighbourhood mini-movie competition". Over 30 film companies, emerging directors, high school teachers and students country-wide took part in the competition. With the actors in these mini-movies mainly consisting of ordinary people, audiences were touched by the genuine depiction of people's lives in the films.

In Dalian, members of Dalian Tiandi's IT Tiandi did their part for charity by auctioning items from U Plus, a retail outlet that sells creative merchandise. A fund was set up using the donations to help poorer students from the Zhongxin Elementary School in the Changling Township of Zhuanghe City to buy books. In September, Dalian Tiandi and the Dalian Maritime University worked together to jointly donate audio equipment to the audio database for visually-impaired children in a school for the deaf and blind. Using the audio equipment, visually-impaired children will be able to learn more about the world by listening to the classic books and publications available. In October,



Rui Hong Xin Cheng supports the development of domestic artistic creation through holding various events

the Shui On Seagull Club volunteers also visited Zhongxin Elementary School in the Changling Township of Zhuanghe City to donate money, books and clothing.

In Hangzhou, the Shui On Seagull Club organised the Library Books Donation and Charity Sale, which saw the participation of both employees and tenants. The money collected from a charity walk was also used to buy 200 new books, which were donated to Yunhe County's Chongtou Township Elementary School in Zhejiang's Lishui City.

### Employee Training and Development

The identification of high-calibre employees at an early stage, and preparing management and leadership responsibilities for them to take on through custom-made training programmes, is a major objective in our development programmes for the sustainable growth of the Group.

#### Management Cadet (MC) Programme

This fast-track development programme was established in 2002 for all internal staff with at least three years' working experience, focusing on their potential for taking up core management positions in an accelerated time frame. As of 31 December 2012, there were seventeen management cadets, 15 of whom have completed the programme.

#### Functional Executive (FE) Programme

Established in 2009, the Functional Executive Programme is designed to develop professionals and managers who will eventually take on senior functional management positions.

A customised training programme is designed for each functional executive. As of 31 December 2012, there were seven functional executives 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 rigorous three-year training in personal development and management skills. The Group recruited five new members in 2012. As of 31 December 2012, thirteen management trainees 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, while also

imparting knowledge on essential management techniques. The duration of the course varies for the different professional streams. Throughout the programme, job rotation arrangements are made for each trainee, together with six-to-twelve month secondment to external professional institutions as applicable. As of 31 December 2012, there were eighty-one graduate trainees in the programme.

#### Summer Internship Programme

Established in 2001, this programme provides four to eight weeks of summer internship for university students both from the Hong Kong SAR and the Chinese Mainland. A total of sixty students joined this summer internship programme in 2012. Of this number, thirty-one applied and thirteen were given the "Green Path", gaining faster access to our management trainee or graduate trainee recruitment activities.



The English photographer master Rankin's exhibition at Chongqing Tiandi

## Sustainable Development

Shui On Land is a premier property developer in Hong Kong and the Chinese Mainland. While expanding our operations, we also lead the industry in sustainable development.

### Setting Goals for Sustainability

We issued our Sustainable Development Policy and set up the Sustainable Development Committee in 2006 to highlight our commitment to sustainability in the forefront of our policies and processes. Meeting regularly over the last six years, Committee members have laid down a series of measures for sustainable development and extended the concept to every aspect of our projects and development. This has enhanced the environmental quality of our projects, providing a cleaner, more economically efficient and safer living and working environment for residents.

To ensure the sustainable development of the Group's business economically, socially and environmentally, we have set Six Major Guidelines in our quest for sustainability:

- all large-scale master-planning projects should get their LEED-ND certification
- all newly-built commercial projects should be certified by LEED or by China Green Buildings (CGB)
- all newly-built residential projects should be certified by CGB
- all residential properties and apartments should be handed over to owners with quality finishing
- all operating real estate developments will reduce their carbon emissions by 20%
- all newly-built commercial projects should be equipped with energy-consumption monitoring systems

### Accolades and Recognitions

In 2012, the Group's activities in sustainable development were recognised both by governmental and professional organisations. Commended by the Development and Reform Commission of Shanghai Huangpu District, among other governmental and charitable bodies, the Group's Corporate

Avenue and Shui On Plaza received an award of RMB50,000 in December for energy conservation. Also in December, the Dalian Environmental Protection Volunteers Association certified Dalian Tiandi as an Environmentally Advanced Unit. In March, Wuhan Tiandi's Lots A1/2/3 retail podium became the first project in China to obtain a "very good" rating in BREEAM interim certification. BREEAM Environmental Assessment Method is the world's leading assessment method for building environments.

In the same month, Lots 5-5/5-7/5-8 in our Knowledge & Innovation Community received its LEED-Core & Shell (CS) Certification Gold level from the US Green Building Council, and Lots 4 and 6 in Rui Hong Xin Cheng received Performance Assessment of Residential Buildings, AA from China's Ministry of Housing and Urban-Rural Development. In June, the Aspen and Maple Tower on Site D22 in Dalian Tiandi received their LEED-Core & Shell (CS) Certification Silver level. In November, Rui Hong Xin Cheng received its LEED-Neighbourhood Development Pilot Version Stage 2 Gold level (Pre-certification). Lot 6 in Rui Hong Xin Cheng passed the professional assessment and received Chinese Green Building Design Label, 2 Star, three Showroom Offices on Lot D17 in THE HUB received its LEED-Core & Shell (CS) Pre-certification Gold level.



The business development A123 at Wuhan Tiandi gains Asia Pacific Property Awards 2012 in three categories



In December, Lot 126 of Shanghai Taipingqiao, three Showroom Offices and Xintiandi Street on Lot D17 in THE HUB, and Lot B20 in Wuhan Tiandi (Wuhan Tiandi Central Clubhouse) passed the professional assessment, receiving Chinese Green Building Design Label, 3 Star from the Ministry of Housing and Urban-Rural Development of the People's Republic of China. Among the three, Lot 126 of Shanghai Taipingqiao was the first development in the country to be assessed according to the Technical Conditions for Green Super High-rise Building Assessment and to receive a rating. The hotel component of Lot D17 in THE HUB and Lots B9 and B11 in Wuhan Tiandi passed the professional assessment, receiving Chinese Green Building Design Label, 2 Star. A Showroom Office on Lot D19 in THE HUB also received its LEED-Core & Shell (CS) Pre-certification Silver level that month.

### The Better Use of Resources

With a profound awareness and understanding of the impact of greenhouse emissions on the global environment, the Group is actively pursuing certification on the control of greenhouse emissions. We have also listed emissions control as one of the Six Major Guidelines in the Group's sustainable development, where our aim is to reduce carbon emissions at all our operating real estate developments by 20% in the period from 2011 to 2016. This reflects Shui On Land's contribution and commitment to reducing global warming and environmental pollution.

We have adopted various emission reduction measures in the operation of each of our properties. In Shanghai Taipingqiao for example, energy saving initiatives include dimming lighting in public areas when they



THE HUB shopping mall's top-off ceremony

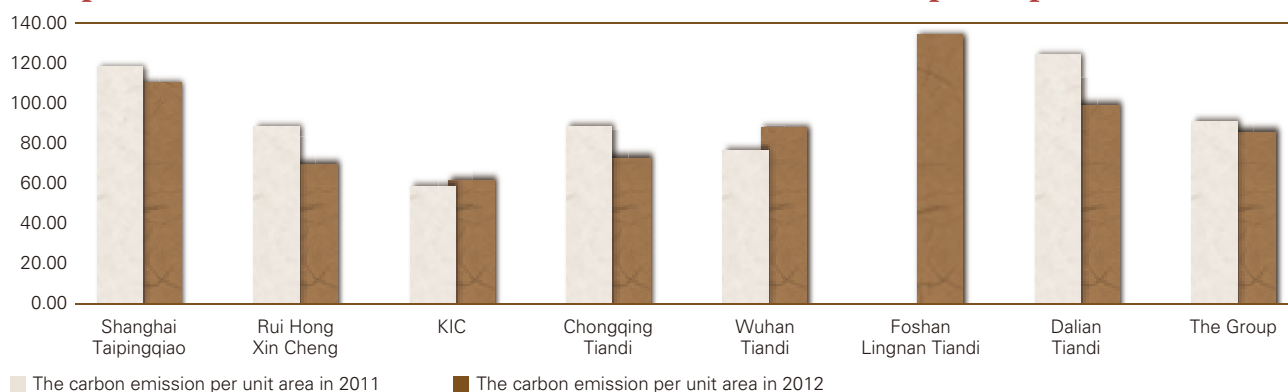
are not in use, as well as turning off lighting and air-conditioning in public areas during non-working hours. Reducing energy usage, older equipment and ordinary fluorescent lighting have been replaced with energy saving alternatives. The Group is also using more energy-efficient office equipment when refurbishing project offices, and adopting energy saving and emission control measures such as turning off office lights during lunch hours, encouraging staff to turn office equipment off at the end of the working day, and turning air-conditioning temperatures up in the summer months.

To measure carbon emission data more accurately, from 2012 onwards, all the Group's operating projects will undergo carbon verification. To ensure the accuracy and fairness of this certification data, we have chosen internationally renowned product and quality certification body TUV Rheinland, who with a five-year contract, will act as an independent carbon certification body for the Group. To facilitate longitudinal

comparisons, carbon certification on 2011 data will also be conducted and used as the baseline for comparison. This will form an important basis for the objective computation of the effectiveness of the Group's sustainability efforts.

According to TUV Rheinland's certification, the Group's property operations in 2011 generated 65,221.94 tonnes of CO<sub>2</sub>e. The carbon emission per unit area was thus 91.06 tonnes of CO<sub>2</sub>e per 1,000 sq. m.. In 2012, with an additional 162,849.68 sq. m. in built area among our operating properties, carbon emissions increased by 15.28% to 75,189.49 tonnes of CO<sub>2</sub>e. However, the carbon emission per unit area was 85.53 tonnes per 1,000 sq. m., a decrease of 6.07%. This accounts for 30.35% of our emission reduction target. Projects with no additional operating areas saw different levels of carbon emission reductions. For example, Shanghai Taipingqiao clocked a reduction of between 3% and 13%, while the Group's head office saw a decrease of 9.63%.

## Comparison of the Carbon Emissions Per Unit Area of the Group's Properties



\* Foshan Lingnan Tiandi was not operating yet in 2011

The conservation of energy and the judicious use of resources are also important measures of our green achievements.

In view of Hongqiao CBD's designation as "Shanghai's first low-carbon CBD", the Group worked with the government to install a Combined Cooling, Heating and Power (CCHP) system in THE HUB. The main fuel for this system is natural gas, which powers gas-fired generators such as gas turbines, micro-turbines or internal

combustion engine generators. The electricity produced is supplied to users, and the residual heat produced by the system's power generation is collected by heat recovery equipment (e.g. Heat Recovery Steam Generator or residual heat direct-fired units) and channelled to users for their heating and cooling needs. This facility will exponentially increase the primary energy utilisation of the entire system and bring about cascading utilisation. The integrated energy efficiency can reach up to 80-90%.

In the commercial podium at Wuhan Tiandi's Lots A1/2/3, China's first development to receive an interim BREEAM – "Very Good" Level, a water leakage detection system and an organic waste microbial processor have been installed. Organic waste generated by the development (e.g. food waste) can be broken down into carbon dioxide, steam, organic fertiliser, and so on. Waste production is reduced and the use of recycled resources increased.

The Group's Shanghai Feng Cheng Property Management Co., Ltd. (Feng Cheng) is also implementing measures to reduce energy consumption and carbon emissions in line with our sustainability strategy. Feng Cheng is stepping up the control and management of equipment operations replacing traditional lighting equipment with more energy-efficient LED lighting and installing a management system for itemised energy measurement, to excellent results. Shui On Plaza also worked with the relevant government departments to install an energy



The Shanghai Windows Project 2012 at Shanghai Xintiandi



The weekly fashion-themed art performance at Shanghai Xintiandi

management system. Through the system's real-time monitoring as well as its data collection and analysis, property operations will gain a comprehensive picture of the building's service operations and energy use. This will help to lower operating costs and reduce carbon emissions. It will also provide design parameters for future projects. In 2012 Feng Cheng collected and analysed the energy utilisation data of the built operational areas in development projects in Shanghai, Wuhan and Chongqing. The total energy consumption saw a significant year-on-year decrease, and electricity costs were down by an encouraging RMB2.1 million.

### Product Optimisation for Greater Customer Satisfaction

With the innovative use of the most advanced and best designs, work processes and materials technologies from around the world as well as through continuous learning and research, we continue to improve quality and achieve higher comfort levels throughout our developments.

We installed an outdoor environment simulation system in our Rui Hong Xin Cheng development, for example. In the early planning stages, highly qualified sustainable design consultants conducted studies on the environmental data based on the project design blueprint and location. Using software simulation,

the consultants analysed the outdoor microclimate of the planned area, conducting wind and solar radiation simulations. The results were then used to evaluate the overall comfort levels of the location, and also to identify areas of discomfort, such as areas with excessively strong winds in winter, excessively high temperatures in summer, low wind flows or long periods of air stagnation, and so on. Targeting these areas of discomfort, the overall microclimate is improved by adjusting plans, changing landscape designs, and enhancing insulation and at doors and windows. Comfort and energy conservation are improved, and more comfortable and useable outdoor areas are achieved.







Shanghai Xintiandi 2013 New Year Lighting Ceremony

The Group has also installed a CO<sub>2</sub> control system in THE HUB. Using specialised equipment, indoor levels of carbon dioxide can be measured. Based on this data, the indoor fresh air supply is automatically adjusted to ensure quality indoor air for enhanced comfort and work efficiency.

In view of their environmental benefits, popularity and improving performance, the Group has installed a number of “recharging” parking lots for “new energy” vehicles in Shanghai Taipingqiao, Knowledge & Innovation Community as well as THE HUB. These new energy vehicles, which Shanghai is actively

developing, can therefore charge their batteries even when they are in the city centre. By removing customers’ concerns about the recharging of their vehicles, the Group is actively contributing towards the creation of an energy-saving city.

#### Mobilisation for Development

The Group has always believed that protecting the environment requires the joint efforts of every sector of the community. We thus share our knowledge and experience with the industry and the public, discussing how sustainable development can be achieved, and how it can help to bring progress to the community.

The Group also held the 2012 Shui On Land Sustainable Development Forum in Foshan Lingnan Tiandi in June. Under the theme “Sustainable Community • Cultural Continuity”, the forum attracted experts from China and overseas who shared the latest know-how and global trends in sustainable development with hundreds of professionals, while also presenting their ideas on sustainability to promote long-term social development.

At the project level, Feng Cheng’s management launched a major signature drive among its managed projects in March to encourage

members of the public to go green. In the same month, Wuhan Tiandi responded to the Earth Hour initiative. This global event, launched by the World Wide Fund for Nature (WWF), placed models of little environmental guards at road junctions and car parks to spread the green message to visitors. From 20:30 - 21:30 on 31 March 2012, Wuhan Tiandi turned off its lights, observing Earth Hour in line with the rest of the world and seeking to awaken the “environmentalist” within us all.

In June, Rui Hong Xin Cheng and Hongkou District’s Environmental Protection Bureau and Education Bureau held the environmental protection event “Green Love Lights Up Our Lives”, to promote green and healthy lifestyles. At the same time, Dalian Tiandi staged a green activity in conjunction with the Dragonboat Festival, encouraging staff to exchange their old newspapers for festive gifts such as dumplings and colourful wrist bands. The month also saw Wuhan Tiandi organising the 2012 Wuhan Tiandi Children’s Green Fairground, which spread the environmental protection message among the city’s children.

In August, Dalian Tiandi organised a tree adoption event for children. Children participating in the event were taken to the Low Carbon Park, built by Dalian Tiandi and the first park in Dalian to promote environmentally-friendly practices. There, they were encouraged to adopt trees and practice green living

principles. In September, Dalian Tiandi organised the Green Riders programme, arranging visits to the Low Carbon Park and Low Carbon Experience Hall. The event attracted over 300 bicycling enthusiasts who demonstrated their healthy and sustainable lifestyle. In December, the Knowledge & Innovation Community, in conjunction with WWF, launched Earth Hour 2013 with development representatives.

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” campaign. We also organise activities such as green cultivation, tree planting, refuse separation, growing your “own

vegetables”, exchanging unwanted articles, etc. Our aim is to create a safer and more energy efficient living and working environment – efforts which have received enthusiastic responses from our staff.

The Group also provides staff with professional training courses related to green issues to enhance their knowledge and understanding on sustainability. During the year, a renowned environmental management consultancy was appointed to organise the LEED 201 Training Course for our Internal Planning, Development and Design Department and our Procurement and Quality Management Department. The course provided information on the LEED assessment system and participants who passed the examination were given a training certificate by USGBC.



Rankin Photo Exhibition “Visually Hungry” kicks off its China tour at Shanghai Xintiandi



## 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 (CI) Certification Silver level	CO <sub>2</sub> 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 (CI) Certification Silver level	
3. KIC Project Office – KIC Plaza Building 10	Achieved LEED-Commercial Interiors (CI) Certification Gold level	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.
4. Chongqing Project Office – Lot B12/01	Target: to achieve LEED-Commercial Interiors (CI) Certification Gold level	BMS intelligent management system; demand control ventilation; water savings sanitary fittings; thermal comfort design.
Projects – Master Planning stage	Achieve/Target-Green Building Certification	Features
1. Wuhan Tiandi	Achieved LEED-Neighbourhood Development Pilot Version Stage 2 Gold level (Pre-certification)	Energy, water and waste savings by mixing land uses, connecting to public transit systems, utilising 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 Tiandi	Achieved LEED-Neighbourhood Development Pilot Version Stage 2 Gold level (Pre-certification)	
3. Dalian Tiandi	Registered for LEED-Neighbourhood Development (ND) 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 Lingnan Tiandi	Achieved LEED-Neighbourhood Development Pilot Version Stage 2 Gold level (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	Achieved LEED-Neighborhood Development Pilot Version Stage 2 Gold level (Pre-certification)	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 convenience 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 (CI) Certification Gold level	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 (CS) Pre-certification Gold level	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)	Achieved BREEAM Pre-certification “Very Good” level	Water leakage detection, food composting, energy wheel, CO <sub>2</sub> 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. Wuhan Tiandi Lot A1, Wuhan (Office & Hotel)	Registered for LEED-Core & Shell (CS) Certification	Water leakage detection, food composting, energy wheel, CO <sub>2</sub> 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. Wuhan Tiandi Lot B9, Wuhan (Residential)	Achieved Chinese Green Building 2 Star rating	Rainwater collection and recycling; water saving sanitary fittings; water saving landscape irrigation system; natural ventilation; underground car park; reasonable location; roof garden and water feature; permeable paving material.
6. Wuhan Tiandi Lot B11, Wuhan (Residential)	Achieved Chinese Green Building 2 Star rating	Rainwater collection and recycling; water saving sanitary fittings; water saving landscape irrigation system; natural ventilation; underground car park; reasonable location; roof garden and water feature; permeable paving material.
7. Wuhan Tiandi Lot B20 Club House, Wuhan (Residential)	Achieved Chinese Green Building 3 Star rating	Rainwater collection and recycling; water saving sanitary fittings; Water saving landscape irrigation; recycling material; roof garden and water feature; CO <sub>2</sub> sensor; permeable paving material.
8. Chongqing Tiandi Lots B3/01, Chongqing (Entertainment & Retail)	Achieved LEED-Core & Shell (CS) Certification Gold level	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.
9. Chongqing Tiandi Lot B-11, Chongqing (Office; Hotel & Retail)	Achieved LEED-Core & Shell (CS) Pre-certification Gold level	High performance glass curtain wall; high efficiency HVAC system with variable primary flow system; CO <sub>2</sub> sensors; daylight control; occupancy sensors; heat recovery; high performance lighting with low LPD; 40% reduction in potable water use.
10. Chongqing Tiandi Lot B-12, Chongqing (Office & Retail)	Achieved LEED-Core & Shell (CS) Pre-certification Gold level	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 utilisation; green roof; occupancy sensors; daylight sensors; low emitting material.



Projects – Development stage	Achieve/Target-Green Building Certification	Features
11. Chongqing Tiandi Lot B13, Chongqing (Office & Retail)	Target: to achieve LEED-Core & Shell (CS) Certification Gold level	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.
12. Shanghai Taipingqiao Lot 126, Shanghai (Office & Retail)	Achieved LEED-Core & Shell (CS) Pre-certification Gold level and Chinese Green Building 3 Star rating. This is the first high-rise building to be qualified using Green High-rise Building Evaluation Technical Details	High efficiency HVAC system; improved indoor air quality with CO <sub>2</sub> 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.
13. Shanghai Taipingqiao Lot 127, Shanghai (Office & Retail)	Achieved LEED-Core & Shell (CS) Pre-certification Gold level	High efficiency HVAC system; improved indoor air quality with CO <sub>2</sub> 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.
14. Rui Hong Xin Cheng Lot 4, Shanghai (Residential & Retail)	Achieved Chinese Green Building 2 Star rating. On 15 November 2010, received allowance from Shanghai Government to drive energy-saving projects	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.
15. 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.
16. Rui Hong Xin Cheng Lot 3, Shanghai (Retail)	Achieved LEED-Core & Shell (CS) Pre-certification Gold level; 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.
17. Rui Hong Xin Cheng Lot 10, Shanghai (Retail)	Target: to achieve LEED-Core & Shell (CS) Certification Gold level; 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.
18. KIC Plaza Phase II, Shanghai (Office)	Achieved LEED-Core & Shell (CS) Pre-certification Silver level	Double Low-E coated glazing; low-emitting materials; improved indoor air quality with CO <sub>2</sub> sensor; low-flow plumbing fixtures and water saving sanitary fittings.
19. KIC Lots 5-5/5-7/5-8, Shanghai (Office)	Achieved LEED-Core & Shell (CS) Pre-certification Gold level	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.
20. 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.

Projects – Development stage	Achieve/Target-Green Building Certification	Features
21. KIC Lots 5-3/6-1, Shanghai (Office)	Target: to achieve LEED-Core & Shell (CS) Certification Platinum level; Target: to achieve Chinese Green Building 2 Star rating	Rainwater and grey-water collection and recycling; high performance envelope; water saving sanitary fittings; green roof; ice-storage system; high performance VOV system; Low-Emitting materials; environmental friendly refrigerant; green electric; regional/recycling materials; CO <sub>2</sub> sensor; water saving landscape irrigation; double Low-E coated glazing window; solar hot water.
22. KIC Lot C3-05, Shanghai (Office)	Target: to achieve Chinese Green Building 2 Star rating	Energy saving HVAC; green roof; water saving landscape irrigation; water saving sanitary fittings; solar energy system(hot water and landscape lighting); rainwater and grey-water collection and recycling.
23. KIC Lots C3-04/3-07/3-08, Shanghai (Residential)	Target: to achieve Chinese Green Building 2 Star rating	Rainwater collection and recycling; energy saving HVAC; double Low-E coated glazing window with thermal break; water saving landscape irrigation; water saving sanitary fittings; solar energy system(hot water and landscape lighting).
24. Dalian Tiandi Aspen and Maple Towers, Site D22, Dalian	Achieved LEED-Core & Shell (CS) Pre-certification Silver level	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.
25. Dalian Tiandi Site D14, Dalian	Achieved LEED-Core & Shell (CS) Pre-certification Gold level	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.
26. THE HUB Lot D17, Shanghai (Office & Hotel & Retail)	Achieved LEED-Core & Shell (CS) Pre-certification Gold level, and achieved 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.
27. THE HUB Lot D19, Shanghai (Office & Retail & Exhibition)	Achieved LEED-Core & Shell (CS) Pre-certification Silver level; 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.
28. 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.