



**恒基兆業地產有限公司**

**HENDERSON LAND DEVELOPMENT COMPANY LIMITED**

Incorporated in Hong Kong with limited liability  
(Stock Code : 12)

## **ENVIRONMENTAL POLICY**

### **Purpose**

Henderson Land Development Company Limited (the “Company”) and its subsidiaries (collectively, the “Group”) believe business goes hand in hand with the long term well-being of the society. This Policy sets out the Group’s policy initiatives on environmental protection and measures adopted for implementing certain initiatives. The Board of Directors has oversight of the Group’s implementation of this Policy and/or improvement on environmental performance.

The Group’s suppliers and business partners are obliged to abide by this Policy.

### **Policy Initiatives**

The Group is committed to the following policy initiatives on environmental protection:

- To set targets and objectives to reduce environmental impacts.
- To give due consideration to environmental issues in our corporate decision-making process and actively minimize the impact of our business operations on the environment.
- To perform due diligence during the acquisition stage of new property through initial environmental audit.
- To continue to improve our environmental performance by complying with or exceeding applicable environmental laws and standards, as well as adopting applicable local and international guidelines in our business operations.
- To attain sustainable building standards in areas of operations to promote local community sustainability.
- To integrate latest sustainable measures throughout buildings life cycle from land acquisition and construction to operation, maintenance and demolition.
- To avoid any direct investments or capital allocations that support fossil-fuel expansion, whenever feasible.
- To avoid supporting climate-denial or activities aimed at lobbying against climate regulations, whenever feasible.

- To reduce energy consumption and improve energy efficiency, conserve resources, use renewable or recyclable materials, and dispose of waste in an environmentally responsible manner.
- To take precautions to minimise the generation of hazardous and non-hazardous waste, and ensure that such waste is managed responsibly and transparently.
- To give priority to environmentally friendly designs, materials and construction approach and explore green alternatives for our projects.
- To obtain sustainable building certification such as BEAM Plus, LEED, WELL, China Green Building and Healthy Building Label, and other green building labels for our development projects where practicable.
- To favour consultants, contractors and suppliers who follow environmentally friendly practices in providing their designs, services and products.

## **Implementation**

The Group strives to adopt various measures to implement the above policy initiatives. The Group will perform technical audits to investigate the environmental condition and ensure proper remediation for new acquisition or redevelopment. In particular, the following measures on waste reduction and disposal, water conservation, land contamination and pollution prevention are adopted:

### **A. Waste Reduction and Disposal**

#### *Construction Management*

Environmental management system is implemented in accordance with the relevant ISO standard for achieving continual improvement on pollution, reducing and recycling of wastage of construction materials and natural resources, consideration of life cycle perspective and community interest. Construction contracts will follow the framework and requirements of BEAM Plus as set by the Building Environmental Assessment Method as well as the relevant Chinese Mainland and Hong Kong environmental statutory requirements.

#### *Green Procurement*

An environmental friendly approach is taken to manage the design concepts and the selection of materials. Streamlined procurement system is adopted so as to quickly identify and select sustainably certified or accredited office products, building services and equipment. Waste prevention considerations are incorporated in our procurement process, including the promotion of reuse and the encouragement of using recycled and upcycled materials. The Group

also regularly procures materials and products from recycled-products suppliers or exchanges, whenever practical.

### *Recycling and Disposal*

The Group aims to minimize the environmental impact associated with waste disposal by reusing and recycling throughout the design, construction and operations of buildings. Waste management system is put in place on construction sites that comprises sorting, recycling and proper disposal of construction or demolition materials, while tracking and monitoring performance in waste collection and delivery at construction sites to ensure effective implementation of waste management practices.

### *Recovering and Monitoring*

Impact of waste disposal from the Group's construction and demolition works are duly reviewed and monitored to improve our resource recycling, reusing and waste diversion performance.

## **B. Water Conservation**

### *Water Efficiency*

Water efficiency measures are designed and implemented to achieve higher level of water conservation, including the use of water saving sanitary fixtures and appliances with water efficiency label, water recycling and high-quality pipe fittings, where applicable, for new development projects of the Group. Moreover, the Group encourages the design, construction and property management team members to explore innovative water efficiency opportunities, in addition to various good practices in water saving design, for new development projects of the Group.

### *Sustainable Standards*

The indicators as stipulated in the commonly adopted sustainable building certification schemes, such as BEAM Plus certification system, are adopted for water conservation target setting, water related design strategies and construction practices, for new development projects of the Group.

### *Water Conservation Practices*

Effective maintenance of the building plumbing and flushing water systems is implemented at the properties owned or managed by the Group so as to maintain good water quality and prevent water leakage.

### *Water Efficiency Measures and Monitoring*

Efficient water management measures are applied in the construction of new development projects as well as the operation and maintenance of existing buildings. Water consumption data are monitored, recorded, measured and analysed for setting, monitoring and reviewing the overall water management performance regularly.

#### **C. Land Contamination**

Contaminated land refers to land which has been polluted by hazardous substances as a result of industrial or commercial operations carried out on and around the site over a number of years. The Group shall ensure proper investigation and, where appropriate, remediation of potential contamination of redevelopment sites, or proper precautions for sites adjacent to landfill sites.

Detailed site assessment should be conducted in accordance with the guidance notes issued by the Environmental Protection Department and the relevant regulatory authorities from time to time.

#### **D. Pollution Prevention**

The Group aims to minimise air, noise, water and waste pollution during the construction process. Every project shall comply with the relevant pollution control ordinance and its subsidiary regulations. The on-site representatives shall provide report upon request or on regular basis, agreed with the Project Manager, to demonstrate the implementation of considerate measures to neighbourhood and workers during construction and application of corrective actions to avoid continuous dissatisfaction. Initial environmental audit and baseline environmental performance, where applicable, shall be conducted for future comparison or analysis.

### **Stakeholders Communication**

The Group's environmental policy and strategy are clearly communicated to our stakeholders, including the contractors, suppliers, site workers, staff, tenants, customers and business partners. The Group also promotes environmental stewardship, waste reduction, water conservation and pollution prevention through training and educational programmes across all stakeholders.

### **Review of this Policy**

The Company will review this Policy from time to time as appropriate, and in any event, once every three years.