



HENDERSON LAND DEVELOPMENT COMPANY LIMITED

恒基兆業地產有限公司

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.

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 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 reduce energy consumption and improve energy efficiency, conserve resources, use renewable or recyclable materials, and dispose of waste in an environmentally responsible manner.
- 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 China Green Building Label, BEAM, LEED, WELL 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.
- To encourage our customers, business partners, employees and shareholders to embrace environmental stewardship by providing training, participating in environmental campaigns and supporting community activities.
- To raise awareness of staff and customers towards environmental issues through education and/or training and enlist their support in improving our performance.

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. Construction 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 mainland China 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.

Recycling and Disposal

The Group aims to minimize the environmental impact associated with waste disposal by reusing and recycling throughout the construction operations. Waste management system is put in place on construction sites that comprises sorting, recycling and proper disposal of construction or demolition materials.

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. Waste prevention considerations are incorporated in our procurement process, including promote, reuse and encourage the use of recycled and upcycled materials.

Stakeholders Communication

The Group's waste management policy and strategy are clearly communicated to our stakeholders, including the contractors, suppliers, site workers, staff, tenants and customers.

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 and construction 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 so as to maintain good water quality and prevent water leakage, at the properties owned or managed by the Group.

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.

Review of this Policy

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