

Changemakers

恒隆租户可持续发展通讯
Tenant Sustainability Newsletter by Hang Lung

第三期
ISSUE #03



可再生能源:全面启动可持续未来 Powering Up for a Sustainable Tomorrow

Changemakers体现了我们的信念——只要团结一心,集合每个人的贡献,便能成就“一加一大于二”的变革力量,将点滴凝聚成汪洋,通过共同减少碳足迹、提升福祉和改变社区生态,朝着构建可持续发展未来的目标大步迈进。

欢迎来到第三期《Changemakers》恒隆租户可持续发展通讯! 今期通讯将聚焦于我们在提高可再生能源利用方面所作的努力和承诺,并解答您对可再生能源转型过程的疑问。自2024年4月1日起,我们在内地的运营中物业有一半通过电力采购协议利用可再生能源供电,而我们在香港也积极参与上网电价计划,进一步响应政府低碳转型的政策。

The name “Changemakers” embodies our belief that individual contributions can together add up to a significant collective impact in creating a more sustainable world. Together we can reduce our carbon footprint, foster wellbeing, and redefine our communities.

Welcome to the third issue of *Changemakers*, Hang Lung's tenant sustainability newsletter! This edition is focused on our commitment to renewable energy. Since April 1, 2024, half of our operating properties in Mainland have been powered by renewable energy through power purchase agreements (PPA), and we're here to answer your questions about this transition. In Hong Kong, we're actively participating in the feed-in tariff scheme to further our green efforts.



能源转型势不可挡:我们物业的电力从何来? Feeling the Renewable Energy Shift? Here's How Our Properties are Powering Up!

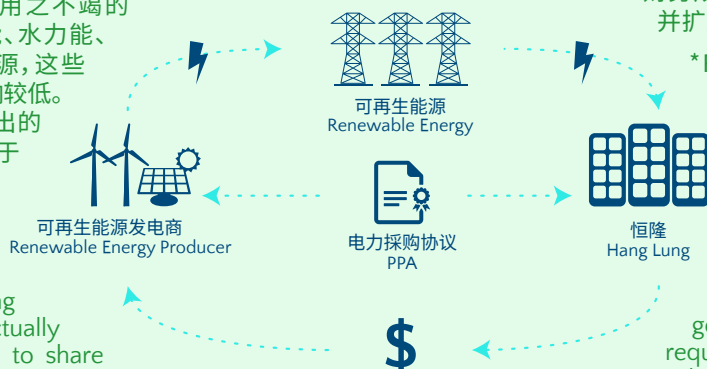
您可否想过,我们办公室和商场平日使用的电力从何而来?我们很高兴告诉大家:自2024年4月1日起,我们在内地十个物业中已有五个通过电力采购协议全面使用可再生能源供电,当中涵盖上海恒隆广场、上海港汇恒隆广场、无锡恒隆广场、昆明恒隆广场及济南恒隆广场的业主和租户用电。

可再生能源来自生生不息、用之不竭的天然资源,包括太阳能、风能、水力能、生物质能、地热能和海洋能源,这些可再生的能源方案对环境的影响较低。为履行我们对可持续发展作出的承诺,我们已制订目标,务求于2050年或之前采用可再生

能源满足内地物业组合25%的总电力需求。我们已扩大电力采购协议项目范围,加上目前旗下八个物业场内的太阳能光伏系统,不但可望于2024年底或之前提早达标,更充分体现我们在减低环境影响和加快转型至洁净能源两方面的不懈努力。

电力采购协议是能源买家和可再生能源发电商之间签订的合约。我们的电力采购协议模式符合中国政府现行政策和RE100*倡议的要求,通过结合电力属性中的物理属性和环境属性进行捆绑式交易,确保上述五个内地物业能直接取得可再生能源供应。电力采购协议的一大好处,在于有助可再生能源发电商预测财务成本并为其提供保障,从而协助推动并扩展可再生能源项目。

*RE100是全球再生能源倡议,旨在汇集全球最具影响力的企业,一同承诺在2050年前达成100%使用再生能源的目标。



Have you ever wondered where the electricity powering your office or retail space actually comes from? We're excited to share that 5 out of our 10 mainland properties, including Plaza 66 and Grand Gateway 66 in Shanghai, Center 66 in Wuxi, Spring City 66 in Kunming, and Parc 66 in Jinan, have been powered by 100% renewable energy through a power purchase agreement (PPA) – covering both landlord and tenant electricity consumption since April 1, 2024!

Renewable energy is generated from natural, replenishable sources, such as solar, wind, hydro, biomass, geothermal and sea power. These renewable energy options have a relatively lower environmental impact. As part of our

sustainability commitments, we have set a target to have 25% of the total electricity demand for our mainland China portfolio be met by renewable sources by 2025. With the expansion of our PPA program and the existing onsite solar energy generation at 8 of our properties, we are well on our way to achieving this goal even sooner – by the end of 2024. This demonstrates our continued dedication to reducing our environmental impact and accelerating the transition to clean energy.

A PPA is a contract between an energy

buyer and a renewable energy producer. Aligning with Chinese government policy and RE100* requirements, our PPA model combines green electrons with green attributes (i.e. bundled transactions). It ensures that renewable energy is delivered directly to the five properties mentioned above. A key benefit of a PPA is the financial predictability and security it provides for renewable energy plant owners. This, in turn, supports the growth and expansion of renewable energy projects.

*RE100 is the global corporate renewable energy initiative bringing together hundreds of large and ambitious businesses committed to 100% renewable electricity.

2021年12月 December 2021

- 昆明恒隆广场
- 云南省首个使用可再生能源的综合商业项目
- Spring City 66, Kunming
- The first commercial complex in Yunnan Province to be powered by renewable energy

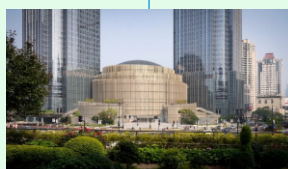
2023年1月 January 2023

- 济南恒隆广场
- 济南市和山东省首个使用可再生能源供电的商业项目
- Parc 66, Jinan
- The first commercial property in Jinan and Shandong Province to be powered by renewable energy

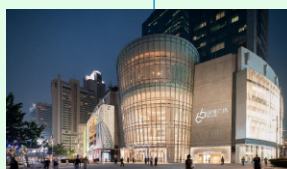


2024年4月 April 2024

涵盖上海和无锡物业
Including Shanghai and Wuxi properties



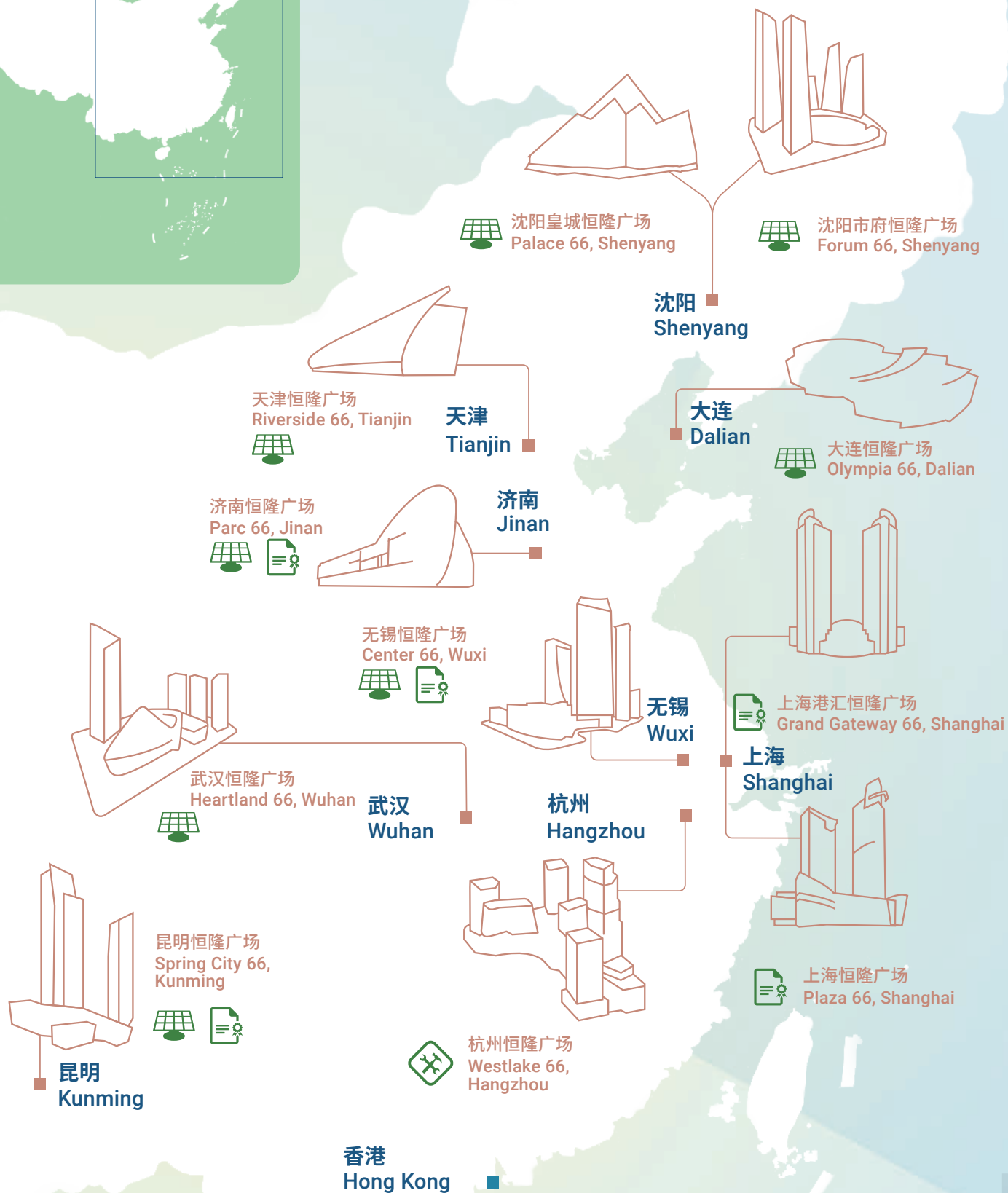
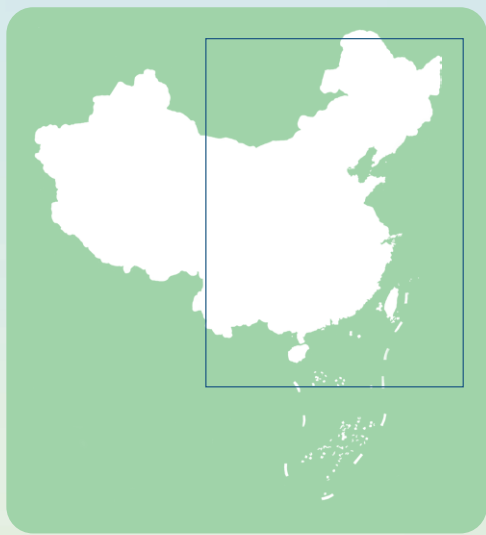
上海港汇恒隆广场
Grand Gateway 66, Shanghai



上海恒隆广场
Plaza 66, Shanghai



无锡恒隆广场
Center 66, Wuxi



 场内太阳能光伏系统
Onsite Solar

 电力采购协议
PPA

 发展中
Under Development

有关可再生能源供应的常见问题

Frequently Asked Questions about Renewable Energy Supply

Q

为什么我们需要购买可再生能源？

Why are we purchasing renewable energy?

A

恒隆购买可再生能源是为了顺应国家的“双碳”计划，为国家在2060年前取得碳中和而做出贡献。而相关的国家机构（如国家发展改革委员会、国家能源局和财务部）都鼓励所有电力用户进入可再生能源市场，促进可再生能源电力消费，积极稳妥推进碳达峰碳中和。

此举同时也展现了恒隆集团矢志成为可持续发展领导者地位的决心，符合集团在2050年前实现净零价值链温室气体排放的承诺，该承诺是根据气候变化科学及科学碳目标倡议（SBTi）的净零排放标准所制定的。

We are supporting China's goals of peaking carbon emissions by 2030 and achieving carbon neutrality by 2060. Also, the Central Government through relevant organizations (National Development and Reform Commission, National Energy Administration and the Ministry of Finance) is encouraging companies to enter power markets.

Procuring renewable energy demonstrates Hang Lung's commitment to sustainability leadership, and supports the Company's commitment to achieving net-zero greenhouse gas emissions across its value chain by 2050, in accordance with climate science and the Science Based Targets initiative (SBTi).

Q

我们的可再生能源来源在哪里？

Where is the renewable energy from?

A

上海恒隆广场及上海港汇恒隆广场的可再生能源主要是来自外省购电，来源于山西省的风电场和太阳能电场。无锡恒隆广场、济南恒隆广场以及昆明恒隆广场的可再生能源都是省内购电，可再生能源的来源分别来自江苏省、山东省以及云南省的风电场和太阳能发电场。所有的可再生能源都是由风能和太阳能的组合产生的。

For Plaza 66 and Grand Gateway 66, the renewable energy is from Shanxi province. For Center 66, Parc 66 and Spring City 66, the renewable energy is from Jiangsu province, Shandong province and Yunnan province respectively. In all cases the power is drawn from a combination of solar and wind resources.

Q

我们购入了多少可再生能源？

How much renewable energy have we procured?

A

本次可再生能源采购包含足够的电力来覆盖我们的业主和租户用电。我们2024年为五个物业购买约192,000,000千瓦时的可再生能源（参考2023年的业主和租户的用电量），有望每年减少约100,000吨二氧化碳。

The renewable energy procurement for our five properties includes sufficient power to cover our both landlord and tenant consumption. We have procured around 192,000,000 kWh renewable energy (with reference to our 2023 electricity landlord and tenant consumption) for the five properties in 2024 and it is anticipated that 100,000 tons CO2 emissions will be reduced per year.



有关可再生能源供应的常见问题

Frequently Asked Questions about Renewable Energy Supply

Q

采购可再生能源对租户有何好处？

How do tenants benefit from the renewable energy procurement?

A

本次五个物业的可再生能源采购有助于恒隆及其租户减少温室气体排放。我们采用捆绑式电力购买协议并涵盖整栋楼宇的用电，这种做法符合中国政府政策和符合相关的国际报告标准。

The renewable energy procurement for the five properties helps both Hang Lung and its tenants to reduce their greenhouse gas (GHG) emissions. Bundled power purchase agreements, using a whole building approach, are recognized under China government policy as well as relevant international reporting standards.

Q

恒隆的可再生能源采购如何帮助租户的减排目标和相关披露？

How can Hang Lung's procurement of renewable energy support tenants' carbon reduction targets and associated reporting?

A

我们可以依租户要求提供以下有关电力采购协议的文件：

- 由北京电力交易中心或广州电力交易中心出具的《绿色电力消费凭证》
- 由国家能源局出具的《绿色电力证书交易凭证》及《绿色电力证书》
- 电费单中含可再生能源环境属性的电量（该电量与上述证书上的电量吻合）
- 除上述证书之外，上海恒隆广场、上海港汇恒隆广场及无锡恒隆广场会额外提供非绑定式绿电证书，即《绿色电力证书》及《绿色电力证书交易凭证》

有关2024年可再生能源采购的文件可以在2025年初取得。

Upon request, we can provide the following documentation evidence for our PPAs:

- “Green Electricity Consumption Certificate” issued by the Beijing Power Exchange Center or the Guangzhou Power Exchange Center
- “Green Electricity Certificate Transaction Vouchers” and “Green Electricity Certificate” issued by the National Energy Administration
- The actual renewable energy consumption from electricity bills that matches the volume mentioned in such certificates
- In addition to the above, Plaza 66, Grand Gateway 66 and Center 66 can provide unbundled “Green Electricity Certificates” for the remaining small percentage procured for each property

We can provide relevant documentation collect the above evidence in early 2025 for the 2024 calendar year.



把握有限资源：于香港物业善用太阳能发电

Maximizing Limited Resources: Solar Power Generation at our Hong Kong Property

除了在内陆物业采用可再生能源外，我们也于香港其中一个物业采取措施，将可再生能源融入物业运营中——淘大商场已安装太阳能光伏系统，并通过政府的上网电价计划将产生的电力接驳到本地电网。

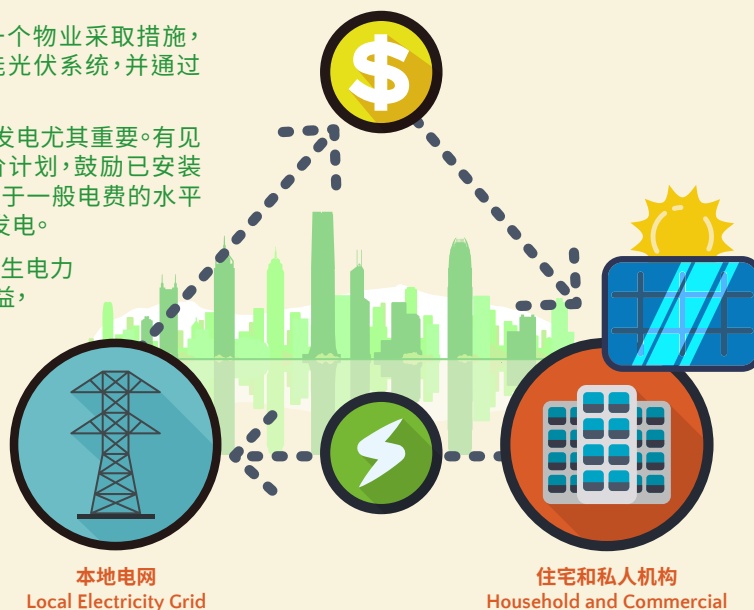
对香港这人口稠密、土地资源有限的城市而言，善用太阳能发电尤其重要。有见及此，香港政府与两电（即中电和港灯）合作推行上网电价计划，鼓励已安装太阳能或其他可再生能源发电系统的住宅和私营机构以高于一般电费的水平出售所生产的电力，为本地电网供电，藉此推广可再生能源发电。

淘大商场为响应计划而安装太阳能光伏系统，所生产的可再生电力不但为我们带来额外收入，更有助我们创造有意义的环保效益，通过可再生的洁净能源为本地电网供电，助社会减少对化石燃料的依赖。

In addition to using renewable energy at our Mainland properties, we have also taken step to incorporate renewable energy at one of our properties in Hong Kong. At Amoy Plaza, we have installed a solar panel system that is connected to the local electricity grid through the Feed-in Tariff Scheme.

In densely populated urban areas like Hong Kong, space constraints underscore the importance of maximizing solar power generation. To address this, the government, along with two power companies - CLP Power and HK Electric, has introduced the Feed-in Tariff Scheme. This initiative enables both household and commercial with solar or other renewable energy systems to sell their generated electricity back to the grid at a favorable rate compared to standard tariffs, thereby promoting the generation of renewable energy.

Participating in the Feed-in Tariff Scheme with our solar installation at Amoy Plaza not only enables us to generate additional revenue from the renewable electricity that we generated but also empowers us to make meaningful environmental impact. By feeding clean, renewable electricity back into the grid, we play a crucial role in diminishing the reliance on fossil fuels.





感谢您在恒隆能源低碳转型的路上——一路相随、并肩同行。随着我们持续拓展各项可再生能源措施，您的支持和参与必不可少。

Thank you for joining us on this journey towards renewable energy. As we continue to expand our renewable energy initiatives, your support and participation are invaluable.

立即加入 Team up with us as **Changemakers** 行列

Changemakers租户可持续发展合作计划涵盖香港和内地各行各业的租户，包括办公室、零售、餐饮及酒店业，旨在透过八项具体的可持续发展行动，与租户共同创造有意义的可持续发展效益，同时对租户这方面的努力和成果给予肯定。

Our *Changemakers: Tenant Partnerships on Sustainability Program* spans across Hong Kong and mainland China and is open to all tenants, including office, retail, F&B, and hospitality. Comprising eight specific sustainability initiatives, the program seeks to drive impactful sustainability outcomes through collaborative efforts, while also acknowledging and celebrating tenants' environmental and social commitments and achievements.



租户如有兴趣了解更多Changemakers租户可持续发展合作计划的详情，
欢迎电邮至 sustainability@hanglung.com 联络我们。

If you're excited about the opportunities our new *Changemakers* program offers and would like to learn more, please don't hesitate to reach out to us at sustainability@hanglung.com

只选好的 只做对的
We Do It Well



恒隆地产
HANG LUNG PROPERTIES

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