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China SCE Group Holdings Limited

Sustainable Financing Framework

September 2021

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1. Introduction

1.1. Business Overview

China SCE Group Holdings Limited (“China SCE” or the “Company”), together with its subsidiaries (collectively, the “Group”), was established in 1996 and its operational headquarters are in Shanghai, implementing regional focused development strategy in the Yangtze River Delta Economic Zone, the Bohai Rim Economic Zone, the Guangdong-Hong Kong-Macao Greater Bay Area, the West Taiwan Strait Economic Zone and the Central Western Region.

The Group’s core businesses consist of property development, commercial management, property management and rental apartments business, which covered 66 cities in China¹. The Group advocates professional construction skills to build up a blissful community and actively launch property projects over places in China.

1.2. Sustainability Vision and Strategy

1.2.1. Sustainable Development Steering Committee

China SCE believes that sustainable development is an integral part of the Group’s business strategy. For a more effective management of the Group’s sustainable development related matters and reinforcement of accountability of the Board, China SCE has set up a Sustainable Development Steering Committee (“SDSC”) hosted by members of the Board and participated by invited relevant department heads to ensure the effective implementation of the sustainable development policies of the Group. The board of directors will allocate appropriate resources to support sustainable development according to the needs of the Group. The SDSC’s main authorities include:

- Identify and manage the matters significantly affecting the Group
- Identify and mitigate significant ESG risks
- Develop ESG policies, initiatives and performance targets
- Integrate corporate social responsibility into the Group’s business strategy and management programme
- Review ESG policies, initiatives and performance targets on a regular basis
- Responsible for preparing and approving the annual ESG report

1.2.2. China SCE’s Environmental and Social Practices and Sustainable Development

China SCE is concerned about the impact of the Group’s operations and project development on the environment, and complies with the Environmental Protection Policy Statement to practice the Group’s sustainable development philosophy, including the development of green intelligent buildings, to realise resources saving and minimise the impact of property development on the environment.

Special Design and Construction of the Green Buildings

In the early stage of property development, all projects of the Group will submit an environmental impact assessment report on the impact of the project development on the surrounding environment and residential houses.

¹ As at 30th June 2021

After obtaining the approval of the local environmental protection department and obtaining certification documents including Construction Land Planning Permit and Construction Engineering Planning Permit, the project company shall start the project. Besides, the Group has taken into consideration the protection measures proposed by the environmental supervision department and added it to the project design considerations.

The Group has also added special green building designs to each of its architectural projects, including:

- Using pre-fabricated building parts, thereby reducing the consumption of construction materials
- Employing a glass curtain wall which can be opened and closed, thereby maintaining good ventilation
- Greening on rooftops and public spaces
- Renewable energy technology can be incorporated in the design, where feasible
- Installing a water-saving irrigation system and soil moisture sensor, in order to avoid unnecessary water consumption

During the tender and construction stages, and with a mind towards China SCE's green building ideals, the Group prefer to choose environmentally-friendly building materials, and while assessing potential suppliers, their environmental management performance will be appraised, and used as one of the selection criteria.

Additionally, the Group implements various measures during the construction stage in order to control emissions and pollution. The following are the Group's main prevention measures that will be employed during the construction phase:

Air pollutants:

- Using misting systems in order to reduce kicking up dust into the air
- Installing safety instruments which detect the level of air pollution on the construction site in real time
- Assigning management staff to monitor and manage construction site's air quality
- Vehicles must be washed clean upon leaving the construction site, to avoid carrying construction dust off the site

Waste water:

- Waste water will be used to wash vehicles leaving the site

Waste:

- Waste will be sorted, labelled, and stored, and the method of disposal will be declared and recorded, as stipulated

Noise:

- Using low-volume construction equipment and methods, and improving care and upkeep of construction equipment
- Installing a sound barrier, to reduce the impact of noise on nearby neighborhoods

Additionally, the Group utilises all types of green design, reducing the environmental impact of construction, electrical work, water drainage, air quality and other factors.

In 2020, the Group had several properties which obtained green building certification, of which, the Shanghai Imperial Manor and Xiamen the Regent were the recipients of China's Two-Stars Green Building Evaluation Label (See Appendix 1 and 2).

Development of Green Intelligent Buildings and Intelligent Architectural Design

The Group integrates the concept of sustainable development and creativity into all stages of property development, from architectural design, procurement bidding, construction, to delivery and use, in order to reduce the negative impact of property development on the environment and protect the surrounding ecological environment of development projects, at the same time increase the efficiency of resource management and operational management.

China SCE strives to integrate intelligent architectural design into our development projects by using the mobile communication technology of Internet of Things (IoT). One of the Group's corporate missions "Create Smart Living to Help Seize Happiness" is the perfect answer to the rising trend of intelligent architecture.

For architecture management and project design, China SCE adopted various innovative and new technology. Among them, Shanghai SCE Plaza and Beijing The Polaris are one of the best commercial complex project and residential project of the Group, respectively. The Group plans to impose automated sensor function to our commercial office buildings in the future, including sensitive measurement of temperature, humidity, lightness and the air quality transmission facilities to detect gases such as carbon dioxide, PM2.5 and formaldehyde.

Promoting Sustainable Operations and Green Offices

Climatic change has brought about unprecedented challenges to the global economic development. Aware of the importance of an enterprise in coping with climatic change, China SCE Group continuously calls for resources conservation and emission reduction. Furthermore, China SCE Group uses carbon footprint assessment as the basis to assess the reduction of greenhouse gas emission, and makes this assessment a part of its annual work plan in which targets for carbon reduction and their priorities are listed for the purpose of enhancing the efficiency of carbon reduction process.

Last but not least, in order to reduce waste at the source, the Group encourages employees to practice and participate in a more sustainable work- and life-style, such as promoting a paperless office, encouraging employees to make good use of electronic communications to circulate documents, encouraging the reduction of disposable cups, and reusing resources.

Devoting to Community Development and Social Risks mitigation

To fulfill the corporate mission of "Creating Smart Living to Help Seize Happiness", the Group strives to maintain communication with the community and provide services. Under the guidance of the "Community Investment Policy Statement", which specifies China SCE's commitment to social investment responsibility, the Group rewards local residents with all kinds of community investments according to the needs of different communities.

Highlights of 2020 二零二零年工作亮點



Contributed more than
RMB15.60 million in public
welfare projects throughout
the Year
全年於公益事業投入逾人民幣
1,560 萬元



Sponsored more than 110
schools
資助學校逾 110 所



Accumulated more than 3.5
million public visits and 3,000
employees/owners/customers in
China SCE's public welfare
activities
累計逾 350 萬(人次)公眾注意、
3,000 名(人次)員工/業主/客
戶參與中駿公益互動

On top of the above, the Group also identifies, monitors, evaluates and manages risks that have a significant impact on the Group on an annual basis. Social risks are also included in the daily risk review. The Group is putting in place Social Risks mitigations wherever possible and based on internationally acceptable guidance such as IFC Standard the Social Bond Principles by the ICMA. At Xiamen The Regent, owners can check the video surveillance of the community common areas through the smart terminals to ensure the safety of their families. In addition, the Group also plans to conduct social risk assessments for suppliers in order to more effectively manage the impact of the supply chain on the Group's operations.

China SCE and the United Nations Sustainable Development Goals (UN SDGs)

The UN SDGs set the global agenda for sustainable economic, social and environmental development by 2030 and call for action by both the public and private sectors. We recognize that while China SCE is better placed to contribute directly to a sub-set of the SDGs, the broadening scope of our projects and their corresponding positive impact enable us to align more closely with several SDGs including the one listed in the section 2.1.1 and 2.1.2 below.

2. China SCE Sustainable Financing Framework Overview

To support our commitment towards sustainability, we have established this Sustainable Financing Framework (“the Framework”). Sustainability Financing Transactions (“SFT”s) will include bonds, loans, convertible bonds, other forms of debt financing with structures tailored to contribute to sustainable development by application of the proceeds to Eligible Projects as defined in this Framework.

- With respect to bonds, bonds issued under this Framework will be aligned with ICMA principles²: the 2021 Green Bond Principles (“GBP”), 2021 Social Bond Principles (“SBP”) and 2021 Sustainability Bond Guidelines (“SBG”) or as they may subsequently be updated.
- With respect to loans, loans issued under this Framework will be aligned with the 2021 Green Loan Principles including Guidance Notes³ (“GLP”), or as they may subsequently be amended. Should the loan be used for projects that deliver green and/or social benefits, the loan will be labelled as “sustainable”.
- Other SFT may conform to other sustainable finance principles as may have been established at the time of such a financing transaction being undertaken.

SFTs do not place restriction on the tenor and currency; and can include other terms and conditions including covenants, to reflect the financing strategy and plans of China SCE as well as the outcome of the commercial discussions between the Issuer/Borrower and Manager/Arranger/Lender.

SFTs may be done in any jurisdiction and market reflecting China SCE’s current and future business needs.

Each SFT will adopt the following core components of the GBP, SBP, SBG and GLP:

1. Use of proceeds;
2. Process for project evaluation and selection;
3. Management of proceeds; and
4. Reporting

The Framework also covers External Review.

The Framework will be in force as long as there are live SFTs. China SCE may update this Framework and commits that any new version will keep or improve the current level of transparency and reporting. China SCE commits to communicate changes with investors via China SCE’s official website.

2.1. Use of Proceeds

The net proceeds of the SFTs will be used to finance or refinance, in whole or in part, new or existing Eligible Green & Social Projects (“Eligible Projects⁴”), which follow the criteria set out in the section 2.1.1 and 2.1.2 below (“Eligibility Criteria”)

- The proceeds of a Green Bond/Loan issued under this Framework will be applied to projects that fall under the Eligible Green Project Categories set out in Section 2.1.1 below.

² <https://www.icmagroup.org/green-social-and-sustainability-bonds/>

³ <https://www.aplma.com/en/gsl>





⁴ The following industries are excluded from consideration for eligibility: Luxury sectors (precious metals wholesale or brokerage, precious minerals wholesale or brokerage, artworks and antiques wholesale or brokerage), GHG-intensive activities, Weapon, Alcohol, Tobacco, Nuclear, Controversial activities.

- The proceeds of a Sustainability Bond issued under this Framework will be applied to both Eligible Expenditures with Green focus set out in Section 2.1.1, and, Eligible Expenditures with Social focus set out in Section 2.1.2.

Eligible Projects may include the projects China SCE made during the 3 years prior to the issuance or signing date of the respective SFTs and during the life of the SFTs.

2.1.1. Eligible Green Project Categories

The net proceeds of the Green Bonds and Loans will be used to fund or refinance, in whole or in part, new or existing eligible green projects that meet one or more of the following categories of eligibility as recognized in the 2021 GBP and 2021 GLP (“**Eligible Green Projects**”):

Project Category	Eligible Green Projects for China SCE	United Nations Sustainable Development Goals (“UN SDGs”) ⁵
Green Buildings   	<ul style="list-style-type: none"> • Acquisition, new construction, renovation, maintenance and operation of new or existing buildings that have or will receive, any one of the following certification systems: <ul style="list-style-type: none"> - U.S. Leadership in Energy and Environmental Design (LEED)⁶ – minimum certification of Gold; or - BREEAM⁷ – minimum certification level of Excellent; or - Hong Kong BEAM Plus⁸: Gold or above; or • China Green Building Evaluation Label (GBL)⁹ – minimum certification level of 2 stars <p>Any other green building label, that is an equivalent standard of the above</p>	<p>SDG 9.4: By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes, with all countries taking action in accordance with their respective capabilities.</p> <p>SDG 11.6: By 2030, reduce the adverse per capita, environmental impact of cities, including by paying special attention to air quality and municipal and other waste management</p>
Sustainable Water Management 	<ul style="list-style-type: none"> • Construction, development, installation, operation and maintenance of infrastructure or equipment for collection, treatment, recycling or reuse water, rainwater or wastewater 	<p>SDG 6.4: By 2030, substantially increase water-use efficiency across all sectors and ensure sustainable withdrawals and supply of freshwater to address water scarcity and substantially reduce the number of people suffering from water scarcity</p>

⁵ <https://unstats.un.org/sdgs/indicators/indicators-list/>

⁶ <http://leed.usgbc.org/leed.html>

⁷ <https://www.breeam.com/discover/how-breeam-certification-works/>

⁸ <https://www.hkgbc.org.hk/eng/beam-plus/introduction/index.jsp>

⁹ <http://cngb.org.cn/> Assessment Standard for Green Building GB/T 50378-2019



Pollution Prevention and Control



- Equipment, system that are used to mitigate environmental pollution (e.g. air, noise, water) during the construction and/or operation of buildings
- Enforcement of dust control, noise reduction, construction waste and gas pollution minimization

SDG 12.6: Encourage companies, especially large and transnational companies, to adopt sustainable practices and to integrate sustainability information into their reporting cycle

Renewable Energy



- Design, construction, installation and operation of renewable energy systems, including solar (photovoltaic) for rooftop

SDG 7.2: By 2030, increase substantially the share of renewable energy in the global energy mix

2.1.2. Eligible Social Project Categories

Project Category	Eligible Social Projects for China SCE	UN SDGs
Affordable Housing 	<ul style="list-style-type: none"> • Investment and expenditure in relation to providing the following community infrastructure: <ul style="list-style-type: none"> - Primary and secondary schools, nursery and childcare centers - Community medical clinics and healthcare centers - Communal landscapes such as children's playground and rest area - Resettlement housing units for indigenous residents 	<p>SDG 11.1: By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums</p>
Access to Essential Services: Quality Education 	<ul style="list-style-type: none"> • Investment and expenditures in projects to develop education and training facilities in targeted communities for general public or vulnerable groups • Support to students from disadvantaged populations with scholarships 	<p>SDG 4.4: By 2030, substantially increase the number of youth and adults who have relevant skills, including technical and vocational skills, for employment, decent jobs and entrepreneurship</p>



The aforementioned project categories/criteria may provide direct or indirect benefit(s) to one or more of the following target population:

- Low-income households
- Rural communities
- Women
- Children
- Youth
- Elderly
- Person with disabilities
- Indigenous people
- Unemployed
- Students under the age of 21
- Poor households living in urban peripheries
- Small and medium enterprises (SMEs)

2.2. Process for Project Evaluation and Selection

China SCE has set up a SDSC to oversee its ESG and Sustainability reporting. The SDSC will also resume the responsibility of SFTs. The SDSC is composed of representatives from the below departments with the required level of expertise and seniority:

- Group's President's Office
- Construction Department
- Internal Audit and Compliance Department
- Administration and Human Resources Department
- Finance Department

The SDSC will meet at least once every 12 months to review and select eligible projects according to the criteria outlined in Sections 2.1.1 and 2.1.2 mentioned above. The shortlisted projects will be presented to the Board of directors for approval.

The SDSC will ensure that the selected Eligible Projects to comply not only with the section of Use of Proceeds but also the environmental and social guidelines under Green Bond Principles and Social Bond Principles which are applicable within China SCE, as well as with China SCE's Environmental, Social and Governance Policies which offers risk management tools to mitigate related ESG risks. Projects will be selected with the United Nations Sustainable Development Goals in mind and guided by China SCE's risk management and internal control systems and policies.

Eligible Projects may include China SCE's new projects or projects under construction or projects within China SCE's portfolio, with a disbursement date no older than 36 months prior to the issuance or signing date of the respective SFTs and during the life of the SFTs.

The SDSC has established the Framework and will also be responsible for managing any future updates of the Framework, including any expansion of requirements of use of proceeds.

2.3. Management of Proceeds

China SCE's finance team will manage the net proceeds from each SFT issued and the proceeds of each SFT will be deposited in the general funding accounts. An amount equals the all net proceeds from each SFT will be earmarked for allocation to Eligible Projects, in accordance with the China SCE Sustainable Financing Framework.

China SCE will maintain a register to keep track of the use of proceeds for each SFT. The register will contain the following information including:

2.3.1. Type of Funding Transaction

Key information includes issuer/borrower entity, transaction date, number of transactions, principal amount of proceeds, repayment or amortization profile, maturity date, interest or coupon, and the ISIN number in case of bond transaction.

2.3.2. Allocation of Use of Proceeds

- Name and description of Eligible Projects to which the proceeds of the SFTs have been allocated in accordance with the Framework
- Allocation of the proceeds of SFTs to Eligible Projects
- Balance of unallocated proceeds
- Information of temporary investment for unallocated proceeds

China SCE is committed to allocating all proceeds from the SFTs to Eligible Projects on a best effort basis within one year of the SFT issuance in accordance with the evaluation and selection process set out above.

China SCE will monitor the allocation to Eligible Projects and track the net proceeds through its internal accounting system.

Proceeds yet to be allocated towards Eligible Projects may be invested in cash or cash equivalents, as well as short term deposits and money market funds which are in line with China SCE's liquidity management policy.

During the life of the SFT issued, if the designated Projects cease to fulfil the Eligibility Criteria as defined in Section 2.1, the net proceeds will be re-allocated to replacement Projects that comply with the Eligibility Criteria as defined in Section 2.1, as soon as reasonably practicable.

2.4. Reporting

China SCE will provide information on the allocation of the net proceeds of its SFTs in China SCE's ESG Reports and/or website. Such information will be provided on an annual basis until full allocation. The information will contain at least the following details:

2.4.1. Allocation Reporting

The Group will provide the following information for the net proceeds of all the SFTs during the period:

- Aggregate amount of proceeds that has been allocated to Eligible Projects
- Amount of unallocated proceeds and type of temporary investment
- Share of proceeds use for financing vs. refinancing purposes
- Illustrative examples describing Eligible Projects to which STF net proceeds have been allocated (subject to confidentiality disclosures)

2.4.2. Impact Reporting

China SCE will report on the environmental and social impacts associated with the Eligible Projects funded with the net proceeds of the SFT(s) where possible.

On a best effort basis and subject to data availability, the impact reporting may include, but not limited to, impact metrics as outlined in the table below. We might take assumptions on units in use as well as the relevant benchmark emissions and will clearly state these in the reporting:

Eligible Categories	Impact Indicators ¹⁰
Green Buildings	<ul style="list-style-type: none"> • Level of certification by property • Energy efficiency gains in MWh or % vs. baseline • Annual GHG emissions reduced/avoided (tCO₂eq) • Annual energy savings (MWh pa) • Annual reduction in water consumption (litres)
Sustainable Water Management	<ul style="list-style-type: none"> • Amount of water recycled (litres) • Amount of water reused (litres)
Pollution Prevention and Control	<ul style="list-style-type: none"> • Waste that is prevented, minimised, reused or recycled before and after the project in % of total waste and/or in absolute amount in tonnes p.a. • Amount of waste reused or recycled (tons or in % of total waste)
Renewable Energy	<ul style="list-style-type: none"> • Renewable energy produced (MWh) • Renewable energy capacity (MW) • Annual GHG emissions reduced/avoided (tCO₂eq) • Annual energy savings (MWh pa)
Affordable Housing	<ul style="list-style-type: none"> • Social impact indicators and their methodologies; • Projected social impact (verified by a third-party whenever possible); and • Expected and additional social benefits.
Access to Essential Services: Quality Education	<ul style="list-style-type: none"> • Social impact indicators and their methodologies; • Projected social impact (verified by a third-party whenever possible); and • Expected and additional social benefits. • Number of student supported

¹⁰ Appropriate environmental and social impact indicators will be determined in reference to frameworks and resources published by ICMA, such as the Harmonized Framework for Impact Reporting June 2021. Visit <https://www.icmagroup.org/green-social-and-sustainability-bonds/impact-reporting/> for more.



3. External Review

China SCE has engaged S&P Global Ratings to provide a Second Party Opinion (“SPO”) on its Sustainable Financing Framework. The SPO, together with the Framework will be available at <https://www.sce-re.com/en/social33.html>

Appendix

Appendix 1: Shanghai Imperial Manor, Case Study

Green Building Case – Shanghai Imperial Manor

綠建案例 – 上海璟尚

Shanghai Imperial Manor is a residential project of China SCE entering into the Shanghai International Automobile City, located in Anting Town, with a total construction area of over 100,000sq.m. Shanghai Imperial Manor has added different green building designs, and is committed to build a perfect community model. The project has been awarded China's Two-Stars Green Building Evaluation Label. Highlights of the Shanghai Imperial Manor project's green building measures include:

上海璟尚項目為中駿進入上海國際汽車城板塊的住宅項目，項目位於安亭鎮，總建築面積超過 10 萬平方米。上海璟尚加入了不同綠色建築設計，致力打造完善的社區模式。該項目獲得中國律師建築評價二星認證。上海璟尚項目綠建措施亮點包括：

Water-saving irrigation 節水灌溉



Combined with rainwater utilisation facilities rainwater is collected underground and utilised for landscape plant irrigation. The design adopts ecological water treatment technology to ensure water quality, which not only save irrigation water, but also reduces the risk of pollution caused by mixing rainwater with wastewater. and further reduces the burden on the environment by using plants to purify rainwater.

結合雨水利用設施，於地下收集雨水，並加以利用作為景觀植物灌溉，該設計採用生態水處理技術確保水體水質，這不但可以節省灌溉用水，亦可減少雨水與廢水混合造成污染的風險，更利用植物自身進行雨水淨化，進一步減少環境的負擔

Energy-saving designs 節能設計



The roof thermal insulation materials are made of polystyrene insulation panels, and the inverted roof insulation panels can greatly improve the thermal insulation effect, reduce the energy consumption of the top floor, and extend the service life of the waterproof layer.

屋面保溫隔熱，保溫隔熱材料採用聚苯保溫板，隔熱板倒置式屋面，可大大提高保溫效果，減少頂層的使用能耗，演唱防水層使用壽命

Installation of detection devices and ventilation equipment 設置檢測裝置及排風設備



The Group has installed a carbon monoxide detection device in the underground garage and linked it with the ventilation equipment to ensure that the air quality of the underground garage is not harmful to the health of users

本集團於項目地下車庫增設一氧化碳濃度檢測裝置并與排風設備聯動，排風設備可將以確保地下車庫空氣質量不損害使用者健康



Appendix 2: Xiamen The Regent, Case Study

Green Building Case – Xiamen The Regent

綠建案例 – 廈門天盈

Xiamen The Regent a China SCE project located next to Huli district in Xiamen, with a total gross floor area of approximately 170,000 square meters. Xiamen The Regent is divided into a number of garden parks, with different views to match topographical changes to create a comfortable living environment. The project has received the China's Two-Stars Green Building Evaluation Label. Highlights of the Xiamen The Regent project's green building measures include:

廈門天盈項目為中駿位於廈門湖裡區的項目。總建築面積約 17 萬平方米。廈門天盈分為多個庭園園區，以不同景觀配合地形變化，打造舒適的生活環境。該項目獲得中國綠色建築評價二星認證。廈門天盈項目綠建措施亮點包括：

Natural lighting 天然採光



The interior design of Xiamen The Regent mainly uses white walls and floors to increase reflectivity of the interior surfaces and to reduce the use of electricity for daytime lighting.

廈門天盈室內裝修設計大量使用白色牆身及地板，以增加內飾面反光比，為減少白天照明用電。

Smart community management 智慧社區管理



Xiamen The Regent has incorporated a number of smart community systems in the design and construction phase, and reserved space for more smart facilities in the future. The smart management system can monitor the environment of the area and create a comfortable community; at the same time, owners can check the video surveillance of the community common areas through the smart terminals to ensure the safety of their families.

廈門天盈於設計建築階段加入多項智慧社區系統，並預留位置予日後增添更多智慧設施之用。智慧管理系統可監察區內環境，營造舒適的社區；同時業主亦可通過智慧終端機查看社區公共區域視頻監控畫面，保障家人安全。

Use of recyclable materials 選用可再循環材料



Xiamen The Regent uses recyclable materials, including steel bars, steel, glass and aluminum alloy, with the proportion of recyclable materials reaching 10%.

廈門天盈使用可再循環材料，包括鋼筋、鋼材、玻璃，鋁合金等，使用比例達 10%。

