



# PLACES

Through effective placemaking and long-term placekeeping, we aim to continue to transform the places in which we invest to create value, and at the same time retain their character, support communities and enhance people's lives.





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Highlights of Our Developments

Wellbeing

Measuring the Impact of Our Places

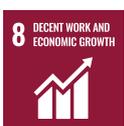
Resilience

Vibrancy

Livelihood

Swire Properties recognises that the places we create and maintain have significant impacts on society and the environment. Through effective placemaking, we aim to transform the urban areas in which our properties are located into vibrant and sustainable communities by carefully balancing the aesthetic, functional, ecological and cultural impacts of our developments. Meanwhile, through long-term placekeeping, which involves continuously evolving, maintaining and managing our assets, we aim to enhance the lives of the people who live and work within our developments and the surrounding communities.

The SDGs relevant to initiatives under this Pillar are:



SDG 8

Promoting sustainable economic growth, employment and decent work for all.



SDG 9

Building resilient infrastructure, promoting inclusive and sustainable industrialisation and fostering innovation.



SDG 11

Making cities and human settlements inclusive, safe, resilient and sustainable.

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GRI  
2-1, 2-6

Hong Kong

Taikoo Place



Home to Swire for over 100 years, Taikoo Place has transformed from an industrial area housing the Taikoo dockyard and sugar refinery into a Global Business District spanning 10 office towers, with six million sq ft of gross floor area. In 2024, the ambitious Taikoo Place Redevelopment Project was completed, with a celebration marking the occasion held in early November with more than 1,000 VIP guests in attendance.



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Commencing in 2014, the redevelopment project has transformed Taikoo Place into an industry-leading Global Business District, with modern workspaces and an array of amenities focused on health and wellness. These include the newly opened 1880 Hong Kong members' club and its 1880 SOCIAL concept spanning four floors in Two Taikoo Place; Blueprint, a 30,000 sq ft co-working space; The Refinery private members' club; and ArtisTree, a 7,000 sq ft multipurpose venue. These functions and amenities work together to boost productivity and tenant wellbeing, while uplifting the surrounding neighbourhood and integrating the development with the local community. It also comprises landscaped gardens, Taikoo Park and a variety of restaurants and cafes.

Taikoo Place now encompasses One Taikoo Place and Two Taikoo Place, world-class triple Grade-A office towers offering two million sq ft of prime office space and enhanced facilities. Two Taikoo Place was designed and built to the highest sustainability standards, achieving Pre-certified Platinum ratings for LEED, WELL and BEAM Plus. Two Taikoo Place was also named a winner in the Urban Land Institute's 2024 Asia Pacific Awards for Excellence and received a Merit Award in the biannual Quality Building Awards in the Hong Kong Non-Residential Building category.

Two new gardens, Taikoo Square and Taikoo Garden, were also completed in 2024 and provide 69,000 sq ft of green space with 260 species of native plants and trees as well as exotic species and water features for the enjoyment of the community. These landscaped areas are designed to enhance urban biodiversity by facilitating the movement of birds, butterflies and other wildlife between urban green spaces.

In 2024, Taikoo Place became the first and only development in Hong Kong to be awarded Platinum certification under LEED v4.1 for Communities: Existing, as well as the first in the Greater Bay Area.

**Pacific Place**



Located above the Admiralty MTR interchange station, the Pacific Place complex comprises six Grade A office towers, a retail complex, four five-star hotels and serviced apartments, totalling 2.4 million sq ft of gross floor area.

Pacific Place Apartments has 268 exclusive serviced apartments and The Upper House, a House Collective luxury hotel, has 117 rooms. The Upper House was named one of the Top Five Best Hotels in the world in the inaugural World's 50 Best Hotels list in 2023.



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The complex’s latest development, Six Pacific Place, was completed in 2024. The 24-storey building has around 218,000 sq ft of premium triple Grade A office space. Six Pacific Place was designed and built to the highest sustainability standards, achieving Final Platinum ratings for LEED, WELL and BEAM Plus. The building also received both WiredScore and SmartScore Platinum certifications, meaning the building’s design and infrastructure provide an excellent digital experience that enables innovative workplace solutions.

Starstreet Precinct, an adjacent neighbourhood which Swire Properties has transformed into a lively area filled with cafés, bars, restaurants, galleries, and boutique shops.

Citygate



Located in Tung Chung on Lantau Island, Citygate is Hong Kong’s first and largest outlet shopping mall. The Citygate complex comprises 942,800 sq ft of retail space and 160,000 sq ft of office space. Directly connected to the Tung Chung MTR Station and in close proximity to Hong Kong International Airport and the Hong Kong-Zhuhai-Macao Bridge, this development offers excellent connectivity to transportation nodes and Hong Kong’s most popular tourist sites.

Since 2009, Citygate has consistently maintained excellent Indoor Air Quality (“IAQ”) standards. In 2024, Citygate Outlet and One Citygate achieved certifications in the Hong Kong government’s IAQ Scheme – Excellent Class Premises, and the IAQ Scheme – 15-year Commitment Award.



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Cityplaza



Cityplaza is the largest shopping mall on Hong Kong Island by gross floor area, with a total floor area of 1.11 million sq ft. Directly accessible from Tai Koo MTR Station, the six-level mall houses more than 170 shops and restaurants, a cinema, an indoor ice rink and more than 800 indoor parking spaces. Its host of retail, dining and entertainment outlets, together with engaging mall promotions and activities, have made Cityplaza an enduringly popular hub for

community leisure and enjoyment. The mall is also connected to the EAST Hong Kong hotel, the Taikoo Shing residential development and more than 100 outdoor shops that serve the local neighbourhood.

The Chinese Mainland

Taikoo Li Sanlitun, Beijing



Taikoo Li Sanlitun was Swire Properties' first project in the Chinese Mainland. Located in the heart of Beijing's Chaoyang District, Taikoo Li Sanlitun is a low-density, open-lane development that includes a retail complex with approximately 300 shops and restaurants. The Opposite House hotel was closed in June 2024 and will be redeveloped for retail use.

The award-winning 300,000 sq ft Taikoo Li Sanlitun West is an extension of the Taikoo Li Sanlitun project. This revamp project reconfigured an old clothing market into an expansive floor space, created a complete makeover of the exterior into a mega-sized glass façade and upgraded facilities such as lifts, elevators and lighting to enhance the visitor experience.



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In 2024, Taikoo Li Sanlitun South Zone was awarded a Two-star Green Building Label by the Beijing Municipal Commission of Housing and Urban-Rural Development, meaning the building meets high standards in the six assessment criteria – saving energy, water and materials, conserving land, ensuring good indoor environmental quality, and overall professional operations.

**Taikoo Place Beijing**  
(previously known as INDIGO and INDIGO II, Beijing)



In 2024, in recognition of the significant expansion of INDIGO, Swire Properties announced that we would rename this commercial landmark as “Taikoo Place Beijing”, marking the debut of our renowned Taikoo Place brand in the Chinese Mainland. Taikoo Place Beijing will encompass the original INDIGO and the Phase Two extension.

The existing INDIGO development is a retail-led mixed-use development with a shopping mall, One INDIGO, a Grade A office tower, and the EAST Beijing hotel. The complex has implemented extensive sustainability features and programmes, including high-efficiency solar panels, optimised skylights, comprehensive recycling facilities and our Green Kitchen Initiative. In 2022, INDIGO opened an SD centre called The Loop – a multipurpose space to engage employees, tenants and business partners in SD initiatives. The INDIGO mall and EAST Beijing each have LEED Gold Certification, and ONE INDIGO has LEED Platinum Certification. In 2024, INDIGO became the first development in the Chinese Mainland to receive LEED Zero Water certification.

Upon completion, the expansive Taikoo Place Beijing commercial complex will span approximately 9.26 million sq ft and will feature eight Grade A office towers, a premium shopping mall with indoor and outdoor concepts, and a new EAST lifestyle hotel and serviced apartments. Taikoo Place Beijing will be completed in phases from the end of 2026 onwards.



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### Taikoo Hui Guangzhou



Taikoo Hui Guangzhou is a lifestyle destination development located in Guangzhou’s Tianhe District, comprising a shopping mall, two Grade A office towers, a cultural centre and a five-star hotel. Its shopping mall was the first enclosed mall in the world to earn Platinum Certification in the LEED EBOM category. In 2022, the project also achieved a WELL Platinum rating. Since July 2021, Taikoo Hui Guangzhou has been 100% powered by

renewable electricity for both landlord and tenant operations.

In 2024, Taikoo Hui Guangzhou (Tower 2) and our long-term anchor tenant HSBC were jointly awarded double LEED Zero Certifications, receiving both LEED Zero Carbon and LEED Zero Energy Certificates. Taikoo Hui Guangzhou is the second and largest office in a mixed-use project in the world (in terms of office building gross floor area) and the first mixed-use Chinese Mainland office to achieve these certifications.

### Taikoo Li Chengdu



Taikoo Li Chengdu is a 1.3 million sq ft retail-led mixed-use development in Chengdu’s Jinjiang District. At the centre of the complex is the 1,400-year-old Buddhist Daci Temple, a heritage site and a focal point for the city. Also included in the complex is The Temple House, a hotel managed by Swire Hotels. Taikoo Li Chengdu was the first open-plan lane-driven commercial complex in the world to gain LEED EBOM v4.1 Platinum Certification status, as well as the

first project in Sichuan Province and the first shopping mall in the Chinese Mainland to achieve this certification. The development has been powered by renewable electricity since 2020.



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### Taikoo Li Qiantan, Shanghai



Located in Shanghai’s Pudong Qiantan International Business District, the 1.3 million sq ft Taikoo Li Qiantan opened in late 2021. This unique wellness-themed retail development offers a diverse mix of around 250 shops and features a “double-open park” design, with a wide expanse of open green space and lanes across the ground level and rooftop connected by an 80 m-long scenic bridge overlooking the Huangpu River. An 86,000 sq ft central park

includes the Sky Loop, a 450 m rooftop running track, and other greenery and leisure spaces that support and enhance the wellbeing of occupants and visitors. Taikoo Li Qiantan was the first shopping mall in the world to achieve WELL Core Platinum Certification.

### HKRI Taikoo Hui, Shanghai



Located on Nanjing West Road in Jing’an District, a major Shanghai shopping district, HKRI Taikoo Hui is comprised of two Grade A office towers (with LEED Final Platinum Certification), a shopping mall (with LEED Final Gold Certification), and three hotels and serviced apartments. The development is helping to drive the transformation of the district into a business, shopping and entertainment hub.

The development offers several public transport links, including three metro lines and connections to the city’s comprehensive bus network; and easy access to key transportation hubs, including domestic and international travel connections. The complex features an open-plan, walkable design that provides seamless connectivity across multiple transportation modes and is emerging as a new “town square” for the city.



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**ZHANGYUAN, Shanghai**



Swire Properties and Shanghai Jing'an Real Estate (Group) Co., Ltd. have formed a joint venture, in which Swire Properties has a 60% interest, to revitalise Shanghai's Zhangyuan district, an area of the city dating back to 1882. This joint venture operates and manages ZHANGYUAN, the largest, best-preserved and most diverse shikumen (a traditional style of Shanghainese architecture) compound in Shanghai, known for being an outstanding

public garden used for cultural and entertainment activities. When complete, ZHANGYUAN will be a world-class example of how modern cities can revitalise and regenerate historic districts. Swire Properties does not have an ownership interest in the compound.

**Taikoo Li Xi'an**



Taikoo Li Xi'an is located in the heart of downtown Xi'an in Shaanxi Province. With a total site area of almost 1.3 million sq ft, the development is located within the Small Wild Goose Pagoda historical and cultural zone in the city's Beilin District, and adjacent to the Small Wild Goose Pagoda, a UNESCO World Heritage Site.

Swire Properties has partnered with Xi'an Cheng Huan Cultural Investment and Development Co., Ltd. on an urban regeneration plan for the site, and we are actively working to find, excavate and preserve relics on the site, such as ancient wells and foundations, working alongside experts from various institutes and specialised companies. We are also using 3D scanning methods to digitally preserve relics and cultural heritage items.

A ground-breaking ceremony for Taikoo Li Xi'an was held in November 2023, marking the start of construction on this retail-led project which will comprise a shopping mall, cultural facilities and a luxury House Collective hotel. Taikoo Li Xi'an is expected to be completed in phases from 2026.



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## Miami, USA

### Brickell City Centre, Miami



Situated in the epicentre of South Florida’s international trade and finance corridor, Brickell City Centre is Swire Properties’ landmark development in Miami, U.S.A. Opened in 2016, it is our first development to obtain LEED Gold Certification for Neighbourhood Development. A highlight of the centre is the Climate Ribbon™, an elevated trellis that provides shade from the sun, creates air flow and collects rainwater, while also allowing natural light to penetrate and illuminate the shopping mall below.



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## Measuring the Impact of Our Places

Understanding the impacts that the places we develop and manage have on society and the environment is crucial to our long-term decision-making. In 2020, 2021 and 2022, we published three Places Impact Reports, each of which sought to understand how the unique characteristics of three of our portfolios – Taikoo Place, Taikoo Li Sanlitun and Taikoo Hui Guangzhou – contribute to placemaking.

These three properties were assessed using our “Places Impact Framework” – a bespoke approach developed by Swire Properties to examine our portfolio’s impact on three levels: Investment, Place and City. Each report aimed to address the question “What makes a great place?” from four dimensions: vibrancy, livelihood, wellbeing and resilience. The studies reinforced our belief that our placemaking and placekeeping efforts can contribute positively to the communities in which we operate.

Findings from the reports provided us with insights on design connectivity, safety, cohesiveness and resilience that can enhance the integration of our developments with the local community, bring socio-economic benefits to the surrounding areas and improve the lives of residents, workers and visitors. In 2023, our Places Working Group began developing a set of indicators and KPIs to measure and enhance the quality of our placemaking and placekeeping work. This effort culminated in 2024 with the creation of the “Places Impact Guidance Document” and “Places Impact – Indicators and KPIs”, which include a series of guiding questions and over 50 indicators and KPIs across “Vibrancy”, “Livelihood”, “Wellbeing” and “Resilience”. These resources enable our teams to assess and improve our portfolio’s pre- and post-development placemaking and placekeeping efforts, ensuring alignment on the qualities of our portfolio and supporting the creation of vibrant, sustainable communities over the long term.

Some of these indicators include:

### Vibrancy

- Located in or in close proximity to major transportation hubs.
- Promote connectivity with public transit, amenities and between buildings with well-designed walkways.
- Design accessible, inclusive and barrier-free pedestrian networks.
- Promote sustainable mobility wherever appropriate (e.g. walkable neighbourhoods, use of bicycles, free shuttle buses and electric vehicle charging systems).
- Extensive integration of arts in public spaces across our portfolios and in community programmes.
- High-quality open spaces and venues designed for community activities.
- Offer in-kind venue support for social enterprises and NGOs.

### Livelihood

- Mixed-use developments promote a strong diversity of business sectors and economic resilience.
- Promote cohesive business networks to create a local business ecosystem and a greater sense of community among the working population.
- Support affordable housing wherever appropriate.



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### Wellbeing

- Monitor occupant wellbeing (e.g. indoor air quality) and incorporate health and safety and wellness features and initiatives.
- Offer amenities such as accessible toilets, nursing and breastfeeding rooms, accessible parking spaces and wheelchairs.
- Provide accessibility to green spaces and nature and promote urban farming facilities wherever appropriate.

### Resilience

- Employ best-practice risk management procedures to ensure business continuity at the corporate and asset levels, including proactive measures to assess climate risks and build climate resilience and adaptive capacity across our portfolios.
- Promote social resilience and community connection through community initiatives and educational programmes.
- Improve safety and emergencies preparedness by running security and evacuations plans with regular training.
- Monitoring tenant turnover and eviction rates.

In 2024, we initiated a pilot of this guidance at Taikoo Li Qiantan, where the team evaluated the current status of the portfolio using the checklist and gathered valuable insights. Moving forward, the team will explore potential enhancements to the document and consider how best to apply their findings to future initiatives.

Swire Properties adopts an integrated design approach to our projects in accordance with the requirements of several internationally recognised standards and rating schemes, such as BEAM Plus, LEED, the China Green Building Design Label and WELL. These standards set out the requirements of physical and social environments that benefit the health, wellbeing and productivity of people. Our new development projects will, as far as practicable, pursue certification under these green building standards and rating systems to promote social integration.

The following initiatives represent Swire Properties' alignment with the social integration criteria of our projects under development and in our existing portfolio during 2024:

- 100% of our properties are located in close proximity to transportation hubs, with pedestrian-friendly networks that are well connected with transit stations and amenities. Free shuttle bus services are available at some of our portfolios. Bicycle parking facilities are provided at most of our properties.
- 98% of our properties have open spaces and venues designed for community, cultural and arts events.
- 99% of our properties have accessible, inclusive and barrier-free pedestrian networks.
- Approximately 99% and 100% of the common areas in buildings in our Hong Kong and Chinese Mainland portfolios achieved IAQ Excellent Class and fulfilled local IAQ standards respectively.



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## Vibrancy

Throughout 2024, Swire Properties invested considerable time, effort and expense to ensure that all our developments offered artistic and cultural activities to benefit users and the public.

### Art and Culture

#### Swire Properties' Art Month 2024 and Art Basel 2024



Swire Properties' Arts Month 2024 returned once again in March, continuing our enduring commitment to art and culture as an essential component of successful communities. This year's version of the long-standing tradition featured a collection of site-specific art experiences throughout Hong Kong.



Highlights included a new permanent addition to Taikoo Place's public art collection – "SHELF II" by renowned British sculptor Antony Gormley. This unique work invites passers-by to reflect on their own position within the city, time and space. Taikoo Place also hosted two textile art installations by acclaimed Portuguese artist Joana Vasconcelos at ArtisTree and Two Taikoo Place. "ArtisTree Selects: Enchanted Forest" is a large, kaleidoscopic sculpture

that envisions the city's urban infrastructure as a forest of contemporary concrete trees that come alive at night; and "Valkyrie Seondeok" was inspired by powerful women who have made a difference in the world.



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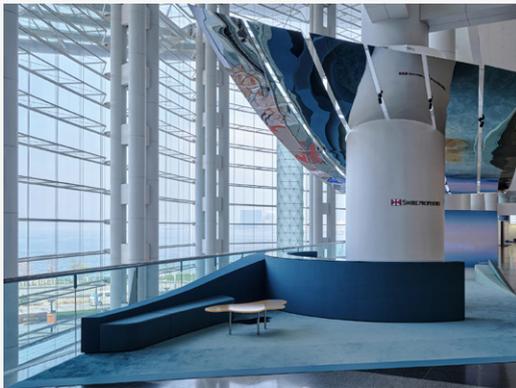
Vibrancy

Livelihood



2024 also marked the 12th year of Swire Properties' partnership with Art Basel Hong Kong. The fair's hallmark "Encounters" section, dedicated to large-scale projects, featured an installation called "Doan" at Pacific Place by Australian artist Daniel Boyd. This moving image work used a mirrored stage floor and window treatment to play on the movement of light throughout the day. Employing dots as both a visual and conceptual element, Doan explores the

themes of identity, memory, perception and history.



Swire Properties VIP Lounge at the fair also returned. Called "HORIZON" and designed by Snøhetta, the lounge balanced the evocative interplay between a dramatic reflective canopy representing the sky, and the soft, colourful ground below. It was also the stage for this year's live Dialogues Series, bringing together leading experts and voices to celebrate art and design, explore contemporary issues and inspire audiences through a series of talks and panel discussions.

**Six Pacific Place Hoarding Artwork**



To celebrate the opening of Six Pacific Place, we commissioned Jonathan Jay Lee, an award-winning artist renowned for his depictions of Hong Kong's streets, to create a mural showcasing the transformation of the Pacific Place area over the years. His artistic interpretation depicts how our placemaking efforts harmoniously integrated historical elements into Six Pacific Place. The mural will be displayed until around December 2025.



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**“Play me, I’m Yours” at HKRI Taikoo Hui**



HKRI Taikoo Hui hosted the seventh edition of the “Play Me, I’m Yours” public art programme from 30 May to 14 July. This year’s version combined AI with the piano to create a multi-sensory musical space. The mall was adorned with sleek piano key installations and a futuristic piano on which customers could generate personalised AI melodies. A giant “Cube Piano” installation spanning the floors also formed a striking visual that captured the music’s rhythms.

Two more pianos painted with AI-designed graffiti were also available to play.

After the event, we donated the three elaborately adorned pianos to the Linfen Community Activity Centre in Shanghai’s Jing’an District, the Shanghai Children’s Home, and the Xincheng Primary School in Bachu County, Xinjiang Uygur Autonomous Region. Since the first “Play Me, I’m Yours” event in 2018, HKRI Taikoo Hui has donated 73 pianos, bringing public art to urban centres and remote mountainous areas.

When the inflatable structure used in the “Cube Piano” installation was disassembled, we repurposed the used fabric. It was combined with other eco-friendly elements to create multi-functional, fashionable bags that merged art and sustainability for everyday use.

**Herencia – Celebrating Hispanic Heritage Month**



In September and October, Brickell City Centre partnered with the Miami Hispanic Cultural Arts Center and the Cuban Classical Ballet of Miami to present a performing arts programme designed to immerse audiences in the vibrant world of Hispanic cultures through live music and dance. The aim was to celebrate the values of unity, heritage and the essence of rich and diverse Hispanic traditions.



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## Youth Empowerment

### Swire Properties Placemaking Academy 2024



Since 2019, the Swire Properties Placemaking Academy (“SPPA”) has provided Hong Kong university students with the opportunity to design, plan, and execute our annual year-end community celebration – the White Christmas Street Fair. SPPA is a crucial part of our placemaking efforts, empowering Hong Kong’s youth to build vibrant and sustainable local communities.

In 2024, 10 university students took part in a six-month apprenticeship, participating in a series of masterclasses and mentorship sessions with industry leaders and members of Swire Properties’ management team as they planned this year’s fair. This year also marked the second cohort of the Swire Properties Junior Programme, featuring secondary school students selected through the Eastern District Office’s E-League programme. Four secondary school students received “mini-mentorships” from professional emcees to prepare for their roles as emcees at the White Christmas Street Fair.

### Social Impact Measurement Study



To enhance our understanding of the social value generated by the SPPA programme in 2024, we conducted a pilot study in collaboration with the University of Hong Kong to assess and quantify the social impact of the SPPA programme. The study utilised three key models for evaluating social impact: (1) the micro-meso-macro model, which examines the impact at various societal levels; (2) the Theory of Change (ToC) model, which delineates the programme’s intended outcomes; and (3) the Knowledge, Attitude, and Practice (KAP) model, which assesses changes in participants’ skills, perceptions, and behaviours.

The study comprised two components: an impact evaluation of the SPPA on alumni from 2019 to 2023 and a separate evaluation of the SPPA 2024 cohort of university students. The research team collected data and feedback through focus group discussions, in-depth interviews, and surveys from SPPA alumni, current SPPA participants, as well as Swire Properties programme staff, mentors, and external stakeholders. Concurrently, the research team helped develop the programme’s logic model and articulate the input, activities, output, and intended outcomes in terms of social returns to inform the evaluation approach.

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The evaluation results for the 49 SPPA alumni revealed a positive impact on various outcomes related to knowledge and professional advancement, innovation and creativity, community and social engagement, and personal growth and development of the alumni. For example,

- 87% acquired skills to organise events with sustainability as a top priority
- 83% acquired creative and design thinking skills
- 91% agreed that the programme successfully facilitated professional connections and lasting networks
- 88% learned how to use storytelling as an effective engagement tool and enhance the connection between places and people
- Over 75% agreed that the programme has had a positive impact on their personal resilience and ability to face setbacks, frustration, and adversity
- Over 60% of SPPA alumni were able to secure their first full-time job during the programme or within six months of programme completion

For the SPPA 2024 cohort, we were able to deepen the evaluation by comparing the pre-intervention scores with those taken six months later. The evaluation showed a positive impact across the board on aspects of knowledge and professional advancement, personal growth and development, and community engagement, with a significant increase in confidence regarding future career prospects.

### Quotes from SPPA alumni and recent graduates:

*“The apprenticeship has helped me clarify my career path. At Swire Properties, I have the opportunity to explore various options.”*

*“I believe that adopting a positive and optimistic mindset helps me face adversities more effectively.”*

*“My sense of identity in this community has strengthened. This experience has deepened my understanding of the community.”*

*“At the university, I viewed things from my own perspective. However, after the masterclass, I realised that people have different perspectives and values. I now consider balancing what others want from their viewpoints, helping me learn to think from various angles.”*

*“I was studying purely ‘book knowledge’ in university that wasn’t related to Hong Kong society. The SPPA programme helped me realise my potential in working in the sustainability sector.”*



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For the first time, with the support of the University of Hong Kong, we established a monetisation framework to quantify the social value created for SPPA participants and the broader community by considering the following categories of social returns:

- employment subsidies provided by our Company to SPPA participants;
- benefits obtained by the participants through participation in the masterclasses, mentorships, experiential learning, and practical training offered by the programme;
- expansion in social networks monetised by the willingness to pay;
- increased community awareness via press and social media; and
- donations to Operation Santa Claus were raised through the White Christmas Street Fair.

Since 2019, we have estimated that the SPPA programme has created a social value of over HKD60 million for programme participants and the wider community. These study outcomes will guide us in developing an appropriate methodology for measuring the social impact of our community engagement initiatives.

### White Christmas Street Fair 2024



The 2024 White Christmas Street Fair, themed “CampUnity, Christmas Campsite X Community at Taikoo Place”, was completely designed and run by the 10 university students in this year’s SPPA cohort, with four secondary school students from the SPPA’s Junior Programme becoming the fair’s emcees.

The celebration was extended to the greater Taikoo community this year, and included the newly opened Taikoo Square, Quarryside and Taikoo Park. The fair transformed Taikoo Place into a huge “campsite”, filled with festive activities and exciting experiences. Alongside 41 retail and F&B booths, there were themed attractions including an open-air cinema showing classic Christmas films, campfires dotted around the venue with electricity-generated flame effects, interactive fire dances at Taikoo Square and a host of live performances and workshops covering everything from handicrafts to fitness and urban sketching. Quarryside was transformed into “Little Paws Xmas Town”, hosting a pet-friendly Christmas celebration with pet-themed shopping booths and interactive activities.

By increasing the number of locations, the fair expanded its reach and recorded a total of more than 82,000 visits, helping the company raise over HKD one million for Operation Santa Claus in 2024, bringing the total amount raised over the past 12 years to over HKD10 million.



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## Hong Kong Palace Museum's Third Bi-City Youth Culture Leadership Programme



In 2022, the Hong Kong Palace Museum (“HKPM”) launched the Bi-city Youth Cultural Leadership Programme, a flagship youth learning initiative designed to promote Chinese culture and foster cultural exchange, with Swire Properties as the lead sponsor. The programme has received enthusiastic participation from university students in Hong Kong and Beijing – igniting their creativity, broadening their horizons

and nurturing the next generation of cultural talent.

In 2024, the third edition of the programme, themed “The Future of Cultural Ecosystems”, saw 16 students come together for a two-month exchange programme featuring field trips, masterclasses and internships in Hong Kong, Beijing and Chengdu, a newly-added study destination. The students explored topics such as the creative economy, cultural heritage and innovation.

During their four-week internship in Hong Kong, two students interned at Swire Properties, working on a proposal to redesign the Taikoo Place Artwalk. Other students worked at arts and cultural institutions including HKPM, the M+ Museum, the West Kowloon Cultural District Performing Arts Division and four museums managed by the Leisure and Cultural Services Department.

In Chengdu, the students visited Taikoo Li Chengdu and participated in a panel talk on “Tradition and Future: The Modernisation and Localisation of Cultural Legacy”, learning about how the Company has incorporated heritage preservation, art and culture into our development design and placemaking efforts for the project. In Beijing, the students visited Taikoo Li Sanlitun, enjoyed an exclusive tour of the Palace Museum and took part in a sharing session on what they had learned.

The programme has now provided leadership training to nearly 130 university students, and applications for the fourth edition will be accepted in early 2025.



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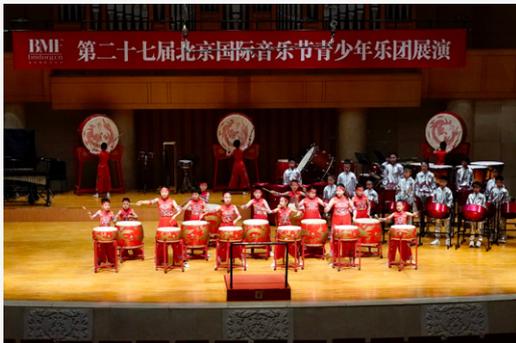
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**Celebrating 15 Years of Partnership with the Beijing Music Festival**



October marked Swire Properties’ 15th consecutive year supporting the Chinese Mainland’s preeminent musical mega-event, the Beijing Music Festival (“BMF”). This year’s festival once again promoted cultural exchange and global discourse on music, with 10 concerts and musical charity events across an eclectic range of genres, united by the theme “Voices from Afar”.

As the event’s strategic partner, we also supported outstanding students and two school orchestras from a primary and a high school adjacent to our Beijing developments, allowing them to practise, perform and learn from BMF’s guest musicians in the hopes of inspiring them to pursue their musical interests further.

Our work with the BMF underscores our commitment to placemaking and to making arts and culture a part of everyday life. We hope to bring even more innovative art experiences to the community to help the city’s talented youth expand their cultural horizons.

**Citygate Outlets Summer Campaign**



Citygate Outlets incorporated an eco-friendly work of origami art into our 2024 summer campaign. Made from recycled paper, a giant two-metre-tall sculpture of a magician was crafted over a three-month period, using 750 kg of paper waste collected from the Lantau community, upcycling bins at the mall and tenants, along with paper flowers from the Chinese New Year festive installation earlier in the year.

This was both a placemaking initiative, connecting the community through a shared desire to upcycle waste paper, and a resource and circularity initiative, giving a second life to waste paper and providing a visual representation of the many ways in which sustainability can be incorporated into our daily lives.

A total of 2,800 kg of waste paper was collected during the campaign, with 750 kg sorted, processed into pulp and transformed into recycled paper for the installation.



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## The Tong Chong Street Market



The Tong Chong Street Market (“TCSM”) returned to Taikoo Place from 16 to 24 November 2024, featuring the first nine-hole golf experience across the portfolio and our second annual Corporate Wellness Golf Tournament, along with an array of popular local F&B offerings over two floors.

For the first time, the TCSM also partnered with a Taikoo Place office tenant to co-present the inaugural outdoor Picnic Music

Festival – called “SUCH a Gooooood Festival” – at both TCSM and Taikoo Park, complemented by local musicians. As the largest edition since TCSM’s inception, this year’s market embodied the precinct’s new “Social, Playful, Discoverable” concept, activating the neighbourhood by bringing together like-minded individuals through innovative experiences.



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## Livelihood

2024 saw Swire Properties continue to drive employment, support economies and give a helping hand to NGOs and social enterprises in the communities in which we operate.

### Swire Properties Participated at Chaoyang Investment Event



In April 2024, Swire Properties participated in an investment event held by the Chaoyang District of Beijing at the China International Consumer Products Expo in Hainan Province. The event highlighted the unique role the district will play in Beijing’s plans to become an international consumer centre city, the introduction of a free trade zone and a digital trade pilot zone, and other initiatives.

The deputy head of the Sanlitun Subdistrict Office and the deputy head of Jiangtai Township gave presentations emphasising the importance of Taikoo Li Sanlitun and Taikoo Place Beijing to local development; while our General Manager of New Projects (Retail) for the Chinese Mainland outlined Swire Properties’ development philosophy, our confidence in investing in Chaoyang and our long-term commitment to the district.



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## Taikoo Hui Guangzhou Shares Innovative Practices at Industry Events



At two industry events held in March 2024, Taikoo Hui Guangzhou’s General Manager discussed the complex’s innovation-driven growth and optimised customer service efforts.

At the 19th China Commercial Real Estate Development Forum, she participated in a panel discussion entitled “New Changes and Trends in the Relationship between

Providers and Clients in the Business Sector”, explaining the complex’s initiatives to enrich growth models through an online boutique and refined property management.

Later in the month, during the 10th China Commercial Real Estate Industry Annual Conference, she highlighted Taikoo Hui Guangzhou’s efforts to broaden its customer base and enhance loyalty. For example, an online pop-up store accessible through a WeChat mini programme that overcomes the limitations of physical retail spaces such as size and operating hours; and a membership system that creates highly personalised services and targeted marketing while boosting the loyalty of high-value members.



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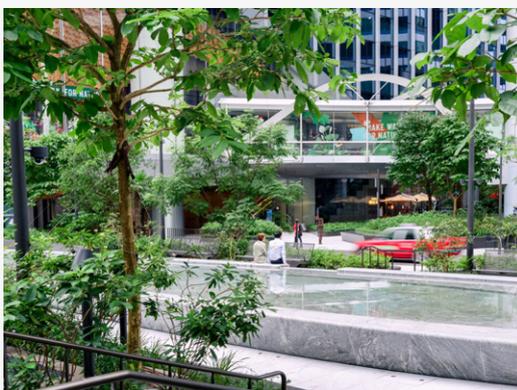
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## Wellbeing

Swire Properties continued to support the mental and physical health of our visitors, tenants and workers in 2024. We also offered a wide variety of programmes and activities focusing on the benefits of biodiversity and holistic wellbeing, encouraging people to embrace nature and a healthy, positive lifestyle.

### Wellness Features at Taikoo Square and Taikoo Garden



The newly completed Taikoo Square and Taikoo Garden showcase Swire Properties' emphasis on biophilic design, and how we promote urban biodiversity and connect people with nature by offering community open green spaces. The two new gardens have more than 70,000 sq ft of green space – over 260 native and exotic plant species were hand-picked to enhance the ecological value for local wildlife and create a calm, tranquil green amenity for the public.

In addition to the lush greenery, water features and quiet pathways that augment urban connectivity, the gardens have drawn inspiration from the traditional Hong Kong feng shui woodlands which add to their cultural value. We prioritised accessibility, with QR codes throughout Taikoo Place's green spaces providing visitors with detailed information on individual species and how they contribute to the ecosystem, while our new [biodiversity website](#) provides self-guided biodiversity and cultural tours of Taikoo Place for people to enjoy at their leisure.



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## Pacific Place Achieves Multiple WELL Certificates



In 2024, Pacific Place achieved several key green building certifications:

- LEED EBOM v4.1 Platinum Certification for Pacific Place Mall and Five Pacific Place
- WELL Health-Safety Rating for Pacific Place Mall, and One, Two, Three, and Five Pacific Place
- Pacific Place Mall, and One, Two, Three, and Five Pacific Place will tentatively receive WELL CORE Platinum Certification in the first half of 2025.
- Six Pacific Place achieved triple Platinum rating under WELL Core, LEED v4 Building Design and Construction and BEAM Plus New Buildings v2.0.

Receiving the highest-level certification from both LEED and WELL provides validated proof that Pacific Place excels in energy performance, water efficiency, and occupant health and wellbeing. The complex's wellness features encompass all aspects of a healthy lifestyle, from ensuring improved walkability through enhanced building setbacks and a subway extension connecting to the MTR network, to biophilic design elements and extensive green elements like street-level planters and gardens on the 2/F and 14/F of Six Pacific Place, to leading indoor air quality technology that ensures occupants have a constant supply of fresh, clean air.



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## Resilience

Throughout the year, Swire Properties worked to increase resilience by reinforcing social cohesion, boosting our investment in people and communities and continuing to raise our adaptive capacity.

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### Enhancing Social Resilience and Cohesion

#### Summer Camps at Taikoo Li Chengdu and the Sichuan Community Centre



Since its opening in 2017, the award-winning Sichuan Community Centre, located in Shuanghong Village and supported by Swire Properties, has become a “change agent”, addressing societal issues, pooling resources and connecting organisations with those in need. With long-term partnerships with NGOs, institutions, universities and schools, the Centre has organised more than 300 events focused

on youth and female empowerment, as well as elderly care, positively impacting more than 18,000 participants in rural areas.

This summer, the Centre hosted a series of free summer camps covering topics such as health and emotional management, aviation technology, reading, art and drama. These camps provided knowledge and sparked interest, broadened children’s perspectives and boosted their self-confidence.

For instance, 20 elementary and middle school students from rural areas and townships explored Chengdu’s urban life and landscape, including the historic Daci Temple. After a shopping centre tour, the students enjoyed a presentation from a volunteer about how education has transformed her life and given her opportunities, inspiring the kids to continue their education and take control of their lives to become more resilient.

#### “Let’s Breathe Together” Healing Journey for Carers



Co-organised by our Community Ambassadors and other organisations, the “Let’s Breathe Together” Exhibition was held in late October at Cityplaza.

The exhibition boosted social cohesion by helping people to understand the challenges faced by carers and providing an example of a “healing forest experience”, showing how nature can provide physical,



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mental and emotional release and inner peace. Interactive activities also helped people discover resources available to carers within the community, fostering awareness and understanding and encouraging people to appreciate the carers around them.

**The Community Caring Fund 2024**



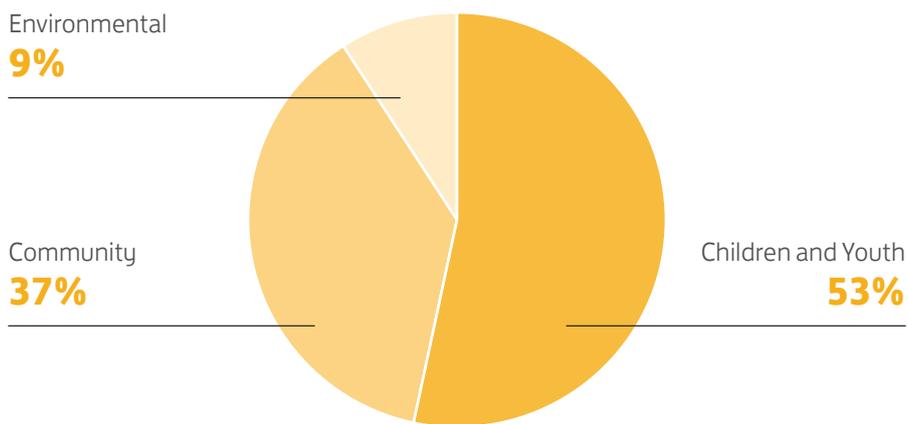
SWIRE PROPERTIES  
COMMUNITY CARING FUND  
太古地產  
社區關懷基金

The Swire Properties Community Caring Fund (“CCF”) provides sponsorship to less-well-known Hong Kong-based community organisations nominated by our employees. The objective is to help these organisations plan and implement community-based initiatives and outreach projects.

Since 2013, the CCF has donated more than HKD21 million to 189 community-based initiatives and outreach projects.

In 2024, the CCF sponsored 9 initiatives and outreach projects, donating a total of HKD537,000 to projects.

**CCF-sponsored Programmes, by focus area<sup>2</sup>**



<sup>2</sup> Calculated based on the funded amount.