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YANLORD

YANLORD LAND GROUP LIMITED

# GREEN FINANCE REPORT 2021





## YANLORD GREEN FINANCE REPORT FOR 2021

Yanlord Land Group Limited (“Yanlord”, “we” or “our”) has demonstrated its strong commitment towards sustainability by incorporating sustainability initiatives and goals in its strategies and operations. In May 2021, we published our bespoke Green Finance Framework (“Green Finance Framework”) and a second-party opinion issued by Sustainalytics, an independent environmental, social and governance research provider, in respect of the Green Finance Framework, representing a critical step towards promoting green finance.

According to the Green Finance Framework, Yanlord will allocate an amount at least equivalent to the net proceeds of any green financing instruments issued under the Green Finance Framework towards financing or refinancing, in whole or in part, new and/or existing eligible projects (“Eligible Green Projects”) in the eligible categories as described in the table on the right.

This report is the first green finance report published by Yanlord with reference to the Green Finance Framework, reporting the allocation of net proceeds of Yanlord’s first USD500 million 5-year green senior notes (ISIN: XS2317279573) issued in May 2021 (“First Green Senior Notes”) to the Eligible Green Projects as at December 31, 2021 and the aggregated impact of each of the relevant Eligible Green Projects on a category level.

## CATEGORIES OF ELIGIBLE GREEN PROJECTS

Project Category (GBP)	Criteria
<b>Green Buildings</b>	<p>Construction of new buildings and/or retrofit of existing buildings to the following levels:</p> <ul style="list-style-type: none"><li>Investment or refinancing buildings certified to an acceptable level under an internationally recognised green building certification scheme<ul style="list-style-type: none"><li>LEED (Gold or above)</li><li>Chinese Green Building Evaluation Label (Two-Star or higher)</li><li>BEAM Plus (Gold or higher)</li><li>BREEAM (Excellent or higher)</li><li>Singapore Building and Construction Authority (BCA) Green Mark</li></ul></li><li>These buildings may additionally achieve the WELL Building Standard™ (Silver/Gold/Platinum) certification with an aim of improving the well-being of occupier</li></ul>
<b>Energy Efficiency</b>	<ul style="list-style-type: none"><li>Projects relating to adoption of smart technologies and/or systems for tracking, monitoring and managing energy usage in new and existing buildings to ensure achieving certain energy savings targets</li><li>Buildings that achieve a minimum 30% improvement in energy use and/or carbon emissions compared to a mandated local or regional baseline or code</li><li>Projects involving the upgrades of facilities/equipment (e.g. air conditioning system, lift system, LED lighting system, fresh air supply system of existing development, building controls)</li></ul>
<b>Sustainable Water and Wastewater Management</b>	<ul style="list-style-type: none"><li>Construction, development, installation, operation and maintenance of infrastructure or equipment for collection, treatment, recycling or reuse water, rainwater or wastewater</li></ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"><li>Development and installation of technologies that employs any form of renewable energy</li></ul>
<b>Pollution Prevention and Control</b>	<ul style="list-style-type: none"><li>Reduction of air emissions, greenhouse gas control, soil remediation, waste prevention, waste reduction, waste recycling</li></ul>
<b>Clean Transportation</b>	<ul style="list-style-type: none"><li>Construction and maintenance of infrastructure for electric vehicles and electric vehicle charges</li></ul>

## DETAILS OF THE FIRST GREEN SENIOR NOTES

Yanlord successfully issued its First Green Senior Notes raising USD500 million at a coupon rate of 5.125% on May 20, 2021. The issuance of the First Green Senior Notes is a testament to our commitment to deliver quality products and services for our customers and create sustainable value for our stakeholders. Details of the First Green Senior Notes are set out below:

Issuer	Yanlord Land (HK) Co., Limited
Parent Guarantor	Yanlord Land Group Limited
Size	USD500 million
Offering Type	Reg S only, Registered (Category 1)
Issue Date	May 20, 2021
Maturity Date	May 20, 2026
Coupon	5.125%
Issue Price	100%
Listing	Singapore Exchange Securities Trading Limited
Second-party Opinion Provider	Sustainalytics
ISIN	XS2317279573

## ALLOCATION OF NET PROCEEDS OF FIRST GREEN SENIOR NOTES

(As of December 31, 2021)

Allocation of net proceeds from the First Green Senior Notes are made according to the Green Finance Framework. The total net proceeds from the First Green Senior Notes is approximately USD495 million, after deducting underwriting discounts and commissions and offering expenses. The breakdown of relevant allocation of the net proceeds for financing the Eligible Green Projects are as follows:

Eligible Category	Project Name and Description	Certification	Proceeds Allocation	
			(USD)	(%) <sup>1</sup>
<b>Green Buildings</b>	Star Century, Tianjin, the People's Republic of China ("PRC") – Residential – 51% owned by Yanlord	China Two-Star Green Building Design Label Certificate	100 million	20.2
<b>Green Buildings</b>	Yanlord Riverside Plaza (Phase 2), Tianjin, the PRC – Office and Retail – 100% owned by Yanlord	– LEED v4 Platinum (Building Operations and Maintenance: Existing Buildings) Certificate – China Three-Star Green Building Label Certificate	200 million	40.4
<b>Green Buildings</b>	Yanlord Landmark, Chengdu, the PRC – Office – 100% owned by Yanlord	LEED 2009 Platinum (Existing Buildings: Operations and Maintenance) Certificate	195 million	39.4
<b>Total Allocation</b>			495 million	100.0 <sup>2</sup>

Notes:

- 1 The percentages are rounded to the nearest one decimal place.
- 2 There are no unallocated net proceeds from the First Green Senior Notes.



## ELIGIBLE GREEN PROJECTS

**Project Name** Star Century, Tianjin, the PRC

**Location** Intersection of Memorial Hall Road and Xiangdong South Road, Hongqiao District, Tianjin, the PRC

**GFA** 167,100 square metres ("sqm") (including above ground and underground area)

**Building Type** Residential development – under construction

### Certification

China Two-Star Green Building Design Label Certificate  
Certification Date: May 2021

**二星级绿色建筑标识证书**

CERTIFICATE OF GREEN BUILDING DESIGN LABEL

混合建筑
NO.20210202MD1702

建筑名称: 恒美雅苑住宅及配建项目

建筑面积: 16.71万 m<sup>2</sup>

完成单位: 天津仁恒和美房地产开发有限公司、天津市建筑设计研究院有限公司

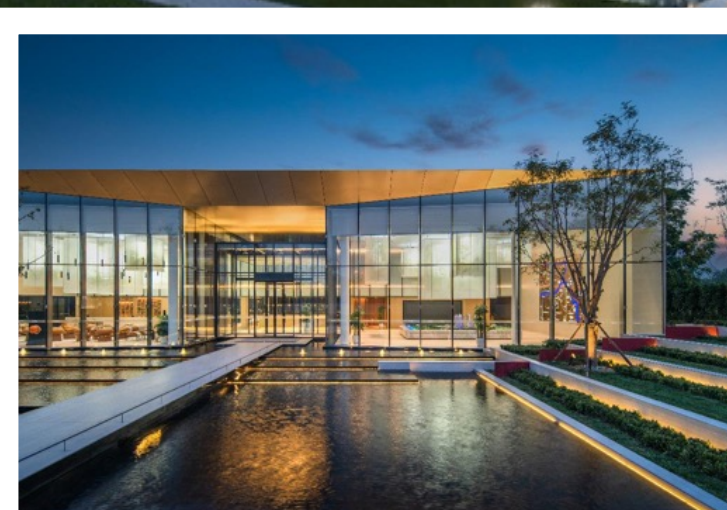
评价指标	设计值	说明
建筑节能率	居住75.00%/公建65.00%	<p>说明:</p> <p>1.评价依据《天津市绿色建筑评价标准》(DB/T29-204-2015);</p> <p>2.此证书证明建筑的规划和设计达到《天津市绿色建筑评价标准》(DB/T29-204-2015)二星级水平;</p> <p>3.“评价指标”值为代表性绿色建筑评价得分值,整体评价参照《绿色建筑标识评审意见》。</p>
可再生能源利用率	太阳能承担20.10%生活热水	
非传统水源利用率	24.84%	
绿地率	40.00%	
可循环材料利用率	6.56%	
室内空气污染物浓度	设计阶段不参评	
物业管理	设计阶段不参评	

签发日期: 2021年5月24日



### Highlights of Green Elements and Environmental Impact

- Building energy saving rate: residential area 75%, public area 65%
- Renewable energy utilisation: solar power supplying 20.10% of domestic hot water
- Non-traditional water utilisation: 24.84%
- Green space ratio: 40%
- Recyclable building material usage ratio: 6.56%





## ELIGIBLE GREEN PROJECTS

**Project Name** Yanlord Riverside Plaza (Phase 2),  
Tianjin, the PRC  
(also named Tianjin Yanlord Land  
International Center)

**Location** South Shuige Avenue, Dongma  
Road, Nankai District, Tianjin,  
the PRC

**GFA** 114,800 sqm (including above  
ground and underground area)

**Building Type** Office and retail –  
completed under operation

### Certifications

LEED v4 Platinum (Building Operations and  
Maintenance: Existing Buildings) Certificate  
Certification Date: October 2019



China Three-Star Green Building Label  
Certificate  
Certification Date: May 2021



### Highlights of Green Elements and Environmental Impact

- Building energy saving rate: 50%
- Non-traditional water utilisation: 61.62%
- Green space ratio: 30.45%
- Recyclable building material usage ratio: 10.72%

### Energy Efficiency

- Computer-based building automation system (BAS) to monitor and control energy consumption from the heating, cooling, ventilation and lighting systems of the building
- LED lighting, intelligent sound-activated and motion-sensor lighting system
- High calorific value gas condensing boiler to maximise the use of heat and minimise harmful gas emissions
- Heat recovery rate: 60%

### Water Conservation

- Low flow-rate sanitary fixtures and water-saving appliances installed to reduce water consumption



## ELIGIBLE GREEN PROJECTS

**Project Name** Yanlord Landmark, Chengdu, the PRC

**Location** Section 2, Ren Min South Road, Chengdu, the PRC

**GFA** 64,048 sqm

**Building Type** Office – completed under operation

### Certification

LEED 2009 Platinum (Existing Buildings: Operations and Maintenance) Certificate  
Certification Date: July 2017



### Highlights of Green Elements and Environmental Impact

#### Renewable Energy

- Regenerative elevator system installed to capture the mechanical energy generated by elevators during use and convert it into reusable energy for elevator power system of the building
- Annual 30% renewable energy savings

#### Energy Efficiency

- Computer-based building automation system (BAS) to monitor and control energy consumption from the VAV variable air volume system, HVAC system, supply and exhaust system, water supply and drainage system, heating, cooling, ventilation and lighting systems of the building
- LED lighting, intelligent sound-activated and motion-sensor lighting system
- High calorific value gas condensing boiler to maximise the use of heat and minimise harmful gas emissions
- Ice storage air-conditioning system which saves 45% of energy compared with conventional air-conditioning system. The heat exchanger in the heat recovery system can recover about 55% of the heat energy from the office exhaust system
- Annual 30% energy savings compared with LEED v2 baseline

#### Water Conservation

- Low flow-rate sanitary fixtures and water-saving appliances installed to reduce water consumption

#### Indoor Air Quality

- VAV variable air volume air conditioning system equipped with electrostatic precipitator box and high-efficiency filter, infrared sterilisation lamp, carbon dioxide monitoring and PM2.5 detection function

#### Indoor Water Quality

- Professional water quality test and treatment for the whole building





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