

Enabling a Prosperous Tomorrow



Our commitment to sustainable growth is grounded in the belief that the long-term prosperity of our business is linked to the well-being of the communities we serve. It drives us to cultivate vibrant communities and create enduring value for our stakeholders, by aligning our financial goals with our environmental and social responsibilities.

To this end, we prioritise strategic investments that enhance business diversification to address social needs and community enrichment. Our comprehensive set of finance and investment guidelines and frameworks guides us in funding projects and expanding our investment portfolio that generate measurable environmental and social impacts. Through collaborative partnerships, we leverage cutting-edge technologies to improve operational efficiencies, enhance customer experience, and contribute to the long-term resilience of the communities in which we operate. We are dedicated to being a force for positive change – creating value today while safeguarding the prosperity of generations to come.

3 GOOD HEALTH
AND WELL-BEING



8 DECENT WORK AND
ECONOMIC GROWTH



9 INDUSTRY, INNOVATION
AND INFRASTRUCTURE



11 SUSTAINABLE CITIES
AND COMMUNITIES



13 CLIMATE
ACTION



17 PARTNERSHIPS
FOR THE GOALS



**1 property
acquired**

To establish a vibrant
hub in Tsuen Wan with
D-PARK



62%

Of the Group's total
financing facilities are
green or sustainability-
linked



~3.4 billion

In green loan secured In
FY2023/24 (HKD)



8 solutions

Tested in cohort 3 with
6 tech ventures supported through
CCG Accel - Powered by HKSTP

Diversifying our Business

Acquisition of D·PARK to Connect the Community through Synergy

D·PARK has joined the Group's flagship malls NINA MALL 1 and 2, the office building Nina Tower, Nina Hotel Tsuen Wan West, and Nina Park, to synergise Nina Hub, where we are committed to developing the largest integrated commercial, tourism, retail, entertainment, and cultural hub in the New Territories West. This vibrant hub is expected to attract both local residents and visitors from Mainland China and beyond, capitalising on emerging opportunities in the region. During the Reporting Period, the Group initiated a major transformation of D·PARK in Tsuen Wan following its acquisition. This expansive shopping mall, covering 630,000 square feet over three levels, has been a vital part of the local community.

Aligned with the Group's commitment to sustainability and social responsibility, D·PARK aims to become an inclusive "Playground for All" through establishing a vibrant retail and entertainment destination that enriches the cultural landscape of Hong Kong. As part of its evolution, D·PARK is increasingly integrating educational and entertainment options for children alongside its traditional retail offerings. By strategically leveraging its prime location near major transport links, D·PARK has strengthened its role as a community hub by enhancing connectivity with the Group's buildings and the surrounding community.

Furthermore, D·PARK's integration with CCG Hearts strengthens the synergy and partnership within our portfolios. This synergy elevates D·PARK's role as a community hub, in creating inclusive spaces that meet diverse community needs.



Strengthening Elderly Care Services through Privatisation of Pine Care Group

The overall well-being of the community is closely connected to the sustainability of an economy. In light of an ageing population, the Group is dedicated to fostering a vibrant economy that supports the health and welfare of the elderly. In line with this commitment, we set up a division "CCG Healthcare" in 2023 to expand our presence in the healthcare sector, foster supportive communities, and improve home-based care for the elderly. This initiative significantly boosts our capacity to meet the needs of older adults and is essential in fostering a more compassionate and sustainable urban environment for everyone. Our premier facility, "Pine Residence" has been in operation since December 2022 and has provided a variety of services, catering to both affordable and premium residential care options. It is staffed by a committed team of healthcare experts, including nurses, caregivers, social workers, occupational therapists, and physiotherapists. We also employ cutting-edge gerontology practices to guarantee that our residents receive exceptional standards of care and support.

The decision to privatise Pine Care Group not only diversifies our business portfolio but also reinforces our commitment to addressing the critical needs of our ageing society. It resonates with the Group's "Places with Heart" vision, emphasising our role in promoting the health and well-being of all generations. As we support the elderly in the later stages of their lives, we remain dedicated to providing the care and resources for their fulfilling lives, recognising the value they bring to our communities.



Investing in Sustainability

Green Finance Framework

The Group has implemented a Chinachem Group Green Finance Framework ("the Framework") to steer our Green Financing Transactions ("GFT") in alignment with its strategic objectives and overarching vision. This Framework is aligned with the Green Bond Principles 2018, issued by the International Capital Market Association ("ICMA"), alongside the Green Loan Principles 2021, developed by the Loan Market Association ("LMA"), the Asia Pacific Loan Market Association ("APLMA"), and the Loan Syndications and Trading Association ("LSTA").

The Framework facilitates fundraising through both bonds and loans, with proceeds allocated to Eligible Projects that provide environmental benefits. For each green finance transaction, the Group commits to adhere to principles regarding the utilisation of proceeds, the evaluation and selection of projects, the management of proceeds, and the provision of comprehensive reporting.

Allocation of Green Loan and Sustainability-Linked Loan Proceeds



Year Executed	Category	Project	Currency	Facility Amount (HKD)	Maturity Date
December 2023	Green Loan	One New Street Square	GBP	0.8 billion	December 2025
November 2023	Green Loan	Construction of Kwai Chung Cold Storage Logistics Centre	HKD	8.8 billion (Share of the Group: 2.6 billion)	November 2028
January 2023	Green Loan	Non-industrial development at Tung Chung Town Lot No. 45	HKD	4.8 billion	January 2028
June 2022	Sustainability-Linked Loan	-	HKD	1 billion	Subject to the Bank's annual review
January 2022	Green Loan	Caroline Hill Road Commercial Project	HKD	13 billion (Share of the Group: 5.2 billion)	January 2027
December 2021	Sustainability-Linked Loan	-	HKD	1 billion	December 2024 (Repaid in October 2024)
November 2019	Green Loan	Residential Development at Ho Man Tin Station Project Package Two Development	HKD	5.3 billion	May 2025

Case Study: Hong Kong's First-ever 8.8 billion (HKD) Green Loan for Logistics Centre Development

The Group partners with ESR Group Limited to secure Hong Kong's first 8.8 billion (HKD) green loan. This financing, one of the largest issued in 2023, supports the development of the Kwai Chung Cold Storage Logistics Centre, the largest cold storage facility built in Hong Kong in 20 years. By aligning with the Green Loan Principles, the partnership demonstrates a commitment to responsible investment practices.

The five-year committed green loan will support the construction of the centre, aiming to achieve green building certifications, including BEAM Plus New Building Gold and LEED Gold. The project will dedicate 30% of the site area to greenery, featuring a rooftop garden and a recycling irrigation water system. Moreover, Electric Vehicle ("EV") charging points will be integrated into the car park.



Sustainable Investment Criteria

We recognise that prosperity encompasses more than just financial success; it also includes the welfare of our communities and the health of our planet. This perspective informs our investment strategy, as we adhere to a comprehensive set of ESG Due Diligence Guideline and ESG Investment Guidelines to ensure that our portfolio reflects our values and contributes to a more sustainable future. Additionally, prioritising sustainability enables us to develop a more resilient and long-lasting portfolio, which is likely to yield greater value over time and present lower risks compared to traditional investment approaches.

ESG Due Diligence Guideline

In the reporting year, the Group updated our guidelines to enhance the integration of Environmental, Social, and Governance ("ESG") considerations into investment management activities, reinforcing CCG's commitment to sustainable development and responsible investing. These guidelines now apply to conventional financial and start-up funds, diversification investments, and the acquisition of existing building assets in Hong Kong, Mainland China, and overseas.

For real estate investment, key updates include a structured technical due diligence process which requires thorough screening and adherence to a Due Diligence Checklist. Acquisitions are limited to buildings that meet at least the second-highest rating in recognised green and wellness standards, while the carbon intensity of target assets will be assessed with reference to the CCG3050+ Carbon Reduction Roadmap or any subsequent updates.

Compliance records must be maintained, and justifications provided for any deviations from the guidelines, ensuring transparency and accountability in our sustainability initiatives and furthering CCG's commitment to sustainability.

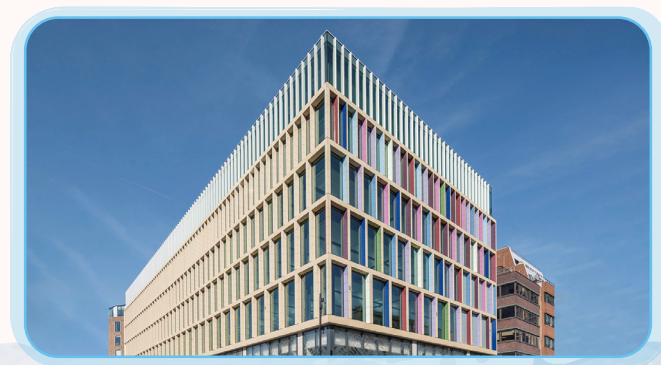
Case Study: Enhancing Our Global Portfolio through Sustainable Property Acquisitions

The acquisition of Kaleidoscope and One New Street Square, two key properties in London, UK, in FY2022/23 not only marks a strategic entry into the overseas real estate market but also underscores our firm commitment to fostering a sustainable built environment on a global scale.

Kaleidoscope and One New Street Square have both been awarded a WELL “Gold” certification, with Kaleidoscope receiving an “Excellent” rating under the Building Research Establishment Environmental Assessment Method (“BREEAM”), while One New Street Square has achieved an “Outstanding” BREEAM rating. Notably, One New Street Square received the “Best Fit Out of Workplace” award at the BCO National Awards in 2019, which underscores its exceptional design and ESG credentials. This building is also the largest in the world to achieve dual certification with both BREEAM Outstanding and WELL Gold certifications, showcasing our commitment to sustainability.

The sustainability features of these buildings include advanced water and energy management systems, as well as a robust digital infrastructure at Kaleidoscope. In contrast, One New Street Square has been designed with nature in mind, surrounded by plentiful trees and an extensive vertical garden. Moreover, it recently received the “Test of Time” award at the BCO National Awards in 2024, recognising its ability to meet the evolving needs of tenants while maintaining its original design intentions. Together, these properties provide a green and health-conscious environment, allowing occupants to fully engage with sustainable living.

By ensuring our acquisitions meet stringent ESG criteria and the ESG Due Diligence Guideline, we are not only enhancing the quality of our overall investment portfolio but also reinforcing our commitment to sustainable development.



Sustainable Investment Guideline

To implement a responsible investment strategy, we aim to maintain an average MSCI ESG Rating of BBB or above for our investment portfolio. During our analysis, we thoroughly assess the ESG ratings of companies, ensuring that ESG performance is considered alongside financial indicators. We also prioritise the acquisition of sustainable bonds whenever they are available from the same issuer. Furthermore, we meticulously review the ESG reports of asset management firms associated with our fund investments, as well as any relevant ESG credentials held by asset managers during the selection process. Our goal is to identify and support companies that demonstrate strong ESG practices.

To further our commitment to sustainable investment, we have chosen to exclude sectors that are incompatible with our values. These sectors include:



Operation of
casinos



Production of lethal
weapon



Production of
tobacco



Production of
pornography

In accordance with the ESG Due Diligence Guideline and ESG Investment Guidelines, we strive to develop a sustainable portfolio that not only delivers positive financial returns but also makes a significant contribution to society and the environment.

Cultivating Technological Solutions through Strategic Partnerships

CCG Accel Cohort 3

The Group has consistently placed a strong emphasis on fostering innovation and entrepreneurship as vital catalysts for social change and economic development in Hong Kong. By partnering with local innovators, we aim to tackle significant social and economic challenges impacting both the region and the global community. Substantial investments have been made to support pioneering solutions that enhance resilience for the future.

In 2021, the Group initiated the “CCG Accel – Powered by HKSTP” accelerator programme in collaboration with the Hong Kong Science and Technology Parks Corporation (“HKSTP”). This initiative advances high-potential tech ventures through a structured process from pilot testing to mass adoption, involving three themed cohorts over two years. Each cohort leverages designated properties as practical testing environments for emerging technologies. The first two cohorts utilised designated properties as testing environments for emerging technologies, addressing issues such as Environment and Sustainability, Operational Efficiency, and Customer Experience.

The third cohort focused on the development and application of generative Artificial Intelligence (“AI”) solutions throughout the entire CCG business. It seeks to enhance both external and internal aspects of property operations, overall management, and internal workflows, with a strong emphasis on improving human interactions. By leveraging advanced technologies, CCG aims to foster a more efficient and responsive environment that supports sustainable practices.

Selected technology ventures will collaborate with CCG to create generative AI solutions designed to elevate performance and user experience across the Group’s diverse portfolio, which includes commercial buildings, offices, shopping malls, hotels, and healthcare centres. This partnership aims to deliver significant benefits to both clients and employees. Furthermore, the Group is inviting applications from interested parties whose solutions address identified challenges in two focus areas: social wellness and communication/operational efficiency. As we advance our collaboration with the third cohort, we are committed to further amplifying the impact of innovation and entrepreneurship. Our previous partnerships have established a robust foundation for sustainability and economic vitality, and we intend to build upon this momentum to drive prosperity and sustainable growth for all stakeholders.



Tech Venture Highlights



Medmind Technology Limited: Medmind Technology Limited has developed innovative AI gaming technology aimed at enhancing the cognitive and physical well-being of the elderly. By employing the NeuroGym system, the company offers a variety of engaging activities – such as calligraphy and mahjong – that promote social interaction among residents at Pine Care Point, one of the Group's specialised care homes for dementia patients. This approach encourages social interaction and allows for systematic tracking of cognitive abilities. As residents engage with the games over a period of six months to a year, the AI can record trends in their cognitive performance, helping healthcare professionals detect early signs of decline and take timely action.

In addition to fostering cognitive engagement, Medmind's PhysioPlay system actively promotes physical activity through a range of interactive games, including curling, darts, and archery. These activities are specifically designed to require minimal space and equipment, making them ideal for care environments. The integrated AI analyses movements and postures, providing valuable insights to healthcare professionals. This data not only helps in tailoring individual exercise programmes but also enhances the effectiveness of physical rehabilitation efforts, ensuring that residents can improve their balance, coordination, and reaction times in a supportive setting. This dual approach – combining cognitive engagement with physical fitness – ensures that elderly residents maintain a healthier lifestyle while fostering a vibrant community atmosphere within the care centre.





Applied Technology Group Limited: Applied Technology Group Limited has developed the ClinicONE Smart Clinic, an AI-driven solution that significantly enhances healthcare delivery. This innovative platform enables efficient health screening and medical consultations, reducing wait times and improving access to healthcare services for residents. It also ensures that prescribed medications are delivered directly to patients' homes, further enhancing convenience and accessibility. By promoting timely health screenings and consultations, the Smart Clinic supports proactive health management in the community.



Finesse Intelligent Tech Limited: Finesse Intelligent Tech's CARER. Plus is an AI and data-driven platform that empowers healthcare professionals to provide holistic support to elderly residents. By leveraging automation, CARER.Plus streamlines processes for healthcare staff including nurses and physiotherapists to create a tailored care plan for the elderly. A network of sensors is installed in residents' rooms and smart watches to monitor vital signs, such as heart and breathing rates, while also detecting potential hazards like gas leaks through the system. This critical real-time data is transmitted to the "Individual Care Plan" portal, equipping nurses, physiotherapists, occupational therapists, and speech therapists with essential insights to enhance their care.

Moreover, the generative AI chatbot effectively assists healthcare professionals through analysing sensor data and the medical histories of residents to generate tailored, high-quality recommendations, including customised meal and activity plans.

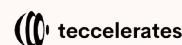


KBQuest: KBQuest has launched AIMBEST, an AI-driven curriculum vitae assessment system designed to optimise candidate evaluation. AIMBEST automates the analysis of resumes, extracting vital information and generating suitability scores for each applicant. This automation enables HR professionals to focus on interview

interactions rather than handling data entry and preliminary filtering. Tailored specifically for the Group, AIMBEST filters candidates based on essential criteria, such as academic achievements and relevant fields of study, significantly expediting the initial assessment process.



Marvel Digital Ai Limited: With the rise of AI, Marvel Digital Ai has harnessed this technology to revolutionise the design process, significantly enhancing efficiency and creativity. By generating thousands of images in mere seconds based on simple prompts, the AI can produce designs that would traditionally take professionals days or weeks to complete. Collaborating closely with Nina Hospitality, Marvel has spent months developing innovative interior designs. This automation allows the team to visualise outcomes swiftly, facilitating quicker decision-making in the selection of design elements.



Tecceles Limited: Tecceles is an innovative Information Technology ("IT") solutions startup focused on AI technology. The company addresses key challenges in AI implementation, such as skill shortages, cost management, data privacy, system integration, and organisational resistance to change.

Through its platform, "InSource", Tecceles supports sectors like construction, recruitment, retail, and education in enhancing user experience and productivity of the AI solutions. Additionally, Tecceles offers a tailored AI application for small and medium-sized businesses ("SMBs"), providing turnkey solutions in HR, marketing, finance, and operations to streamline various business processes and drive growth.

Advancing Green Building Practices: The Peelable Nano Technology in Partnership with NAMI

The Group is actively advancing green building practices through our collaboration with Nano and Advanced Materials Institute ("NAMI"), a local research and development centre, to develop the Peelable Nano Protective Coating. This innovative nano-coating enhances the protection of both interior and exterior surfaces of windows during building construction.



The Peelable Nano Protective Coating is distinguished by its efficiency and environmental advantages. This innovation addresses a pressing challenge within the industry: up to 30% damage rate during property handover and inspection. The thickness of the coating exceeds that of traditional protective materials by more than three times, providing superior protection and minimising the likelihood of cracked or damaged glass windows during property handover and inspection, thus reducing the need for glass replacement. Engineered to be robust yet lightweight, its single-layer structure eliminates the necessity for additional foam board wrapping, thereby reducing overall construction waste. With an adjustable degree of protection, the coating can be tailored to meet various construction conditions. The coating's ease of removability and reusability further minimises waste, making it a practical solution for meeting construction requirements.

Furthermore, the environmentally friendly formulation of the coating is solvent-free, preventing the release of harmful volatile organic compounds. The nano-coating is characterised by its UV and water-resistant properties, ensuring that even after prolonged exposure to sunlight or rain, no residue is left on the glass surface, and the coating does not wear off prematurely. This feature streamlines the cleaning process and reduces time. The technology can also be applied to other construction materials, such as metal and wooden furniture.

The Peelable Nano Protective Coating aligns with green building principles, aiming to reduce material waste, enhance construction quality, and increase buyer satisfaction. Over the past three years, the Group has invested substantial amount in this project which has reached the pilot demonstration stage. Notably, a patent has already been granted for this jointly-developed technology. This innovative coating exemplifies the Group's commitment to eco-friendly construction methods, aiming to significantly reduce waste and enhance overall construction quality.

Forming Collaborative Partnership for MiC

The Group is committed to contributing to a green and prosperous Greater Bay Area ("GBA") through strategic collaborations that drive innovation and sustainability. In this spirit, the Group has entered into a Memorandum of Understanding with GMC Grand-Bay Intelligent Manufacturing and Technology Co., Ltd. ("GBIMT") to develop and implement the Modular Integrated Construction ("MiC") system. This partnership aims to leverage the complementary strengths of both organisations, enhancing construction efficiency and quality while supporting the shared goal of achieving carbon neutrality by 2050.

The collaboration with GBIMT reflects our dedication to establishing high standards in green building practices. By adopting the MiC system, the partnership seeks

to streamline construction processes to enhance the overall quality of residential developments and promote sustainability by lowering carbon emissions and reducing noise during construction activities, ultimately benefiting both the community and the environment. As a leader in prefabricated construction within the GBA, GBIMT brings valuable expertise to this partnership. We have already made significant strides to utilise the concrete MiC system at our ECHO HOUSE project, marking a pivotal milestone as the first high-rise residential development employing this technology in Hong Kong.

Looking forward, the Group plans to expand the use of the MiC system in future projects, reinforcing our commitment to sustainable construction practices and the ongoing development of the GBA.



Creating a Prosperous Community

We are dedicated to fostering a vibrant and inclusive community that welcomes individuals from all walks of life. We aim to transform our spaces into dynamic and energetic environments that encourage social interaction and collaboration, and economic vitality.

Case Study: Transforming Central Market into a Thriving Ecosystem for Small and Medium Enterprises (“SMEs”)

The revitalisation of Central Market reflects our commitment to economic growth and community engagement. With nearly 180 years of history, this iconic landmark has been transformed into a lively hub that offers a variety of shops, dining options, and gathering spaces to meet diverse needs. The “Plug to Operate” scheme showcases our support for small and medium-sized enterprises by providing essential infrastructure and flexible leasing options, which enabled engaged SMEs to reduce startup costs, access prime retail space, and benefit from a supportive network. This approach allows new businesses to thrive in a prime location, enhancing the market’s diversity and creating economic opportunities. Moreover, the design of Central Market fosters an inviting atmosphere that encourages social interaction and accessibility for everyone. This revitalised space not only stimulates local commerce but also strengthens community ties, contributing significantly to Hong Kong’s cultural and economic landscape.



Case Study: Grand Opening of Lucky Plaza - Cultivating Community and Economic Growth

The grand relaunch of Lucky Plaza exemplifies our commitment to community enrichment and sustainable economic development. This revitalisation aims to reposition and rejuvenate the mall by establishing a youthful and energetic image while honouring the mall's legacy and maintaining our longstanding connection with the Shatin neighbourhood.

A series of dynamic campaigns were launched, including collaborations with local illustrators for decorative installations, the creation of engaging social content, and the organisation of weekend markets and pop-up stores. These vibrant initiatives not only enhanced the customer experience both online and on-site but also established Lucky Plaza as a vital player in the local retail landscape.

By engaging diverse audiences through local artist showcases and live performances, we are fostering a sense of community and supporting local businesses. The successful launch of Lucky Plaza highlights our dedication to revitalising community hub, showcasing our responsibility to contribute positively to the economic vitality and well-being of the area.

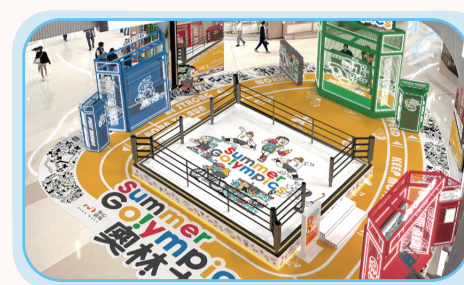


Case Study: Building Community Connections through Sport - Summer Go!Ympics

The Summer Go!Ympics campaign exemplifies our commitment to enhancing community well-being and economic vitality. By partnering with 15 organisations and engaging over 35 athletes and celebrities, this initiative established a dynamic platform for connection and collaboration among local communities and participants. Through activities such as live streams from Paris, interactive sessions with olympians and paralympians, and a variety of competitions and sports coaching sessions, we provided opportunities for individuals to engage with one another and collectively celebrate the spirit of sport.

Over 14 weekends, the campaign generated considerable traffic at NINA MALL, providing significant support to local businesses. Unique events, such as Hong Kong's inaugural mall-based kickboxing experience and athlete meet-and-greets, attracted over 1,400 participants, strengthening community ties.

Moreover, the campaign utilised strategic promotional incentives such as dynamic art installations, exciting sports games, and exclusive CCG Hearts points giveaway challenge to attract mall visitors and boost sales for local retailers. Through these initiatives, the Summer Go!Ympics not only celebrated sports and inclusivity but also reinforced our dedication to community enrichment and economic development.



Case Study: Hong Kong Shopping Festival

The Group is actively contributing to the revitalisation of Hong Kong's economy by participating in the second "Hong Kong Shopping Festival", organised by the Hong Kong Retail Management Association. As one of the partners of the Festival, we have offered residents and customers shopping privileges in our five major shopping malls, namely NINA MALL, D-PARK, Lucky Plaza, Papillons Square and Shun Fook Barn. By collaborating with multiple organisations, the Group aims to enhance the shopping experience, promote local businesses, and curating Hong Kong into a vibrant shopping destination.