

New World Development Company Limited

新世界發展有限公司

Assessment Summary

■ Key Performance Indicators (KPIs)

New World Development Company Limited (“NWD” or the “Group”) selected the KPI: Percentage of Renewable Energy in Rental Properties in Greater Bay Area (“GBA Rental Properties”), as set out in the NWD Sustainability-Linked Bond Framework.

■ Performance of Sustainability Performance Targets (SPTs)

SPT: The Percentage of Renewable Energy in GBA Rental Properties reached 100% as at FY-end 2025/2026, compared with less than 1% in FY2019/2020 (the baseline), representing an increase of more than 99 percentage points and the achievement of the SPT.

■ Bonds Characteristics Implications

The SPT has been achieved by NWD as at FY-end 2025/2026. Accordingly, NWD is not required to purchase carbon offsets equivalent to a 25 basis points increase in the coupon of the NWD Sustainability-Linked Bond for the remaining life of the bond until it is fully redeemed, as set out in the NWD Sustainability-Linked Bond Framework.

■ Reporting

NWD will disclose its KPI performance against the SPT in its Annual Report each year until the maturity of the NWD Sustainability-Linked Bond. Such annual disclosure will include up-to-date information on the KPI performance, including the baseline where relevant, and an external verification assurance report on the performance against the SPT and its related impact on the bond’s characteristics.

■ Verification

CCX Green Finance International Limited (“CCXGFI”) is engaged by NWD as an external reviewer to verify its FY2025/2026 performance against the SPT for the Percentage of Renewable Energy in GBA Rental Properties KPI.

Relevant UN Sustainable Development Goals (SDGs):



Assessment Type

Sustainability-Linked
Bond Verification

Company Location

Hong Kong, China

Date

September 30, 2026

Alignment

Sustainability-Linked Bond
Principles 2024

Analysts

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Scope of Work

CCXGFI has provided the verification on NWD's performance level against the SPTs for the KPI in FY-end 2025/2026¹ from the following:

- Performance of Sustainability Performance Targets
 - Progress in Achieving Sustainable Development Performance Targets
 - Calculation Methodology for Sustainable Development Performance Targets
 - Implementation Measures for Sustainability Performance Targets
- Performance of Sustainable Development Benefits
- Overview of Major Developments and Changes
- Bonds Characteristics Implications

Introduction

➤ Overview of the Bonds²

Sustainability-Linked Features Applicable to Both Bonds ³	
Sustainability Performance Targets (SPTs)	100% Renewable Energy in GBA Rental Properties by FY-end 2025/2026
SPT Baseline	The percentage of renewable energy in NWD's GBA Rental Properties was less than 1% as at FY-end 2019/2020.
Bond characteristics	Failure to achieve the SPT will result in NWD purchasing carbon offsets equivalent to a 25 basis points increase in the coupon of the Sustainability-Linked Bond for the remaining life of the Bond until it is fully redeemed, as disclosed in the deal documentation.
Bond-specific Information	
Bond 1: Public Sustainability-Linked Bond	
Issue Date	January 2021
Maturity Date	January 2031
Issuer	NWD (MTN) Limited
ISIN	XS2282055081
Issue Size	USD 200.00 million
Coupon	3.75%
Bond 2: Private Placement Sustainability-Linked Bond	
Issue Date	February 2021
Maturity Date	February 2031

¹ NWD's financial year starts on 1 July 2025 and ends on 30 June 2026

² This report assesses the Sustainability-Linked Bonds issued by NWD under its Sustainability-Linked Bond Framework. As the two Bonds are issued under the same Framework, they are subject to the same KPI and SPT; accordingly, the assessment of performance against the KPI and SPT applies to both Bonds.

³ Both Bonds are named as "Sustainability-Linked Note" in their respective deal documents.

Issuer	NWD (MTN) Limited
ISIN	HK0000685260
Issue Size	HKD 1.50 billion
Coupon	3.50%

➤ Overview of the Borrower

○ Business Development

NWD is a Hong Kong-based residential and commercial property developer, founded in 1970 and publicly listed in Hong Kong in 1972. The Group's core business areas include property investment and property development, as well as investment in and/or operation of hotels and other strategic businesses, with operations in Greater China, particularly the Greater Bay Area ("GBA"). As property investment is a key business segment and many of NWD's flagship investment properties are located in the GBA, the renewable energy performance of its GBA Rental Properties is relevant to the Group's business strategy, covering major growth of NWD's core property business.

○ Sustainable Development

Sustainability is a top business priority for NWD and a core consideration for its property business. The Group's sustainability approach is underpinned by New World Sustainability Vision 2030+ ("SV2030+"), which is anchored in the pillars of Future-Fit Places, Organisational Resilience and Enriched Lives, and is intended to integrate sustainability into NWD's core business while generating economic, environmental and social value.

Building on SV2030+, NWD developed Beyond SV2030+: NWD's Renewable Energy Roadmap to facilitate building decarbonisation in line with science-based targets. The Roadmap charts a pathway towards 100% renewable energy adoption within NWD's core property business in Greater China by FY-end 2030/2031 through onsite renewable energy installations, offsite renewable energy procurement and Renewable Energy Certificates ("RECs").

To translate these decarbonisation ambitions into its financing activities, NWD established its Sustainability-Linked Bond Framework in January 2021 and updated it in March 2026. The Framework is intended to support Scope 2 emissions reduction beyond SV2030+ targets and the diversification of NWD's energy portfolio. Under the Framework, the Sustainability-Linked Bonds are linked to the percentage of renewable energy in NWD's GBA Rental Properties under its direct operational control, thereby aligning the Bonds with the implementation of the Renewable Energy Roadmap.

■ Performance of Sustainability Performance Targets

➤ Progress in Achieving Sustainable Development Performance Targets

CCXGFI has reviewed the raw data related to the KPI in FY2025/2026 provided by NWD. With an SPT baseline of less than 1% in FY2019/2020 and a target of 100% for FY2025/2026, the actual performance is summarized below:

KPI	FY2019/2020 Baseline	FY2025/2026 SPT	FY2025/2026 Performance	Status
Percentage of Renewable Energy in Rental Properties in the Greater Bay Area	<1%	100%	100%	✓ Achieved

Table 1: Progress of KPI Against SPT

Based on the data above, CCXGFI is of the opinion that NWD completed the SPT in FY2025/2026.

➤ Calculation Methodology for Sustainable Development Performance Targets

The KPI is calculated as the percentage of renewable energy relative to the total electricity purchased and consumed by NWD's GBA Rental Properties. The GBA Rental Properties within the scope of the KPI comprise properties under NWD's direct operational control and are set out in Appendix I of the Sustainability-Linked Bond Framework⁴.

$$\text{Percentage of Renewable Energy in GBA Rental Properties (\%)} = \frac{\text{Renewable electricity purchased and consumed by NWD's GBA Rental Properties (MWh)}}{\text{Total electricity consumed by NWD's GBA Rental Properties (MWh)}} \times 100\%$$

The numerator comprises: (i) electricity generated from on-site renewable energy installations; (ii) renewable electricity procured through long-term Power Purchase Agreements ("PPAs"); and (iii) eligible RECs, including Green Electricity Certificates ("GECs"), that are retired or retained for the reporting period and allocated to the in-scope properties.

The denominator comprises the total electricity consumed by the GBA Rental Properties during FY2025/2026, based on the relevant electricity consumption records.

➤ Implementation Measures for Sustainability Performance Targets

To support the achievement of the SPT of 100% renewable energy in NWD's GBA Rental Properties by FY-end 2025/2026, NWD is implementing the measures set out in Beyond SV2030+: NWD's Renewable Energy Roadmap. The Roadmap is designed to facilitate building decarbonisation in line with science-based targets and to support the further diversification of NWD's energy portfolio.

NWD's renewable energy strategy comprises three complementary measures: (i) pursuing on-site renewable energy installations, including photovoltaic, solar thermal and wind technologies, at new and existing properties where feasible; (ii) procuring off-site renewable energy through long-term PPAs with third-party energy providers and local partners in Hong Kong and Mainland China; and (iii) purchasing RECs from eligible third-party providers and local partners in Hong Kong and Mainland China.

⁴ For further details on the scope of the GBA Rental Properties, please refer to Appendix I of NWD's Sustainability-Linked Bond Framework established in March 2026, available at: <https://sustainability.nwd.com.hk/sustainable-finance/>.

Given the limited capacity for on-site renewable energy generation in Hong Kong and across the GBA, NWD expects that a significant proportion of renewable energy will be sourced through off-site procurement and RECs, with an emphasis on securing long-term PPAs. In procuring RECs, NWD prioritises certificates within the relevant electricity market and requires third-party providers to track and disclose the associated renewable electricity attributes in order to avoid double counting. Unbundled RECs will be retired once they have been used by NWD.

■ Performance of Sustainable Development Benefits

The SPT is supported by measures set out in NWD's Renewable Energy Roadmap, including on-site renewable energy installations, off-site renewable energy procurement through long-term PPAs, and the use of eligible RECs. These measures are intended to increase the use of renewable energy across properties under NWD's direct operational control.

Achievement of the SPT increases renewable energy use across the GBA Rental Properties, supporting Scope 2 emissions reduction and the diversification of NWD's energy portfolio. It also contributes to NWD's broader objective of further decarbonising its core property business.

The KPI further supports United Nations Sustainable Development Goal 7: Affordable and Clean Energy, particularly Target 7.2, which aims to substantially increase the share of renewable energy in the global energy mix.

■ Overview of Major Developments and Changes

Since the issuance of the Sustainability-Linked Bonds, the KPI definition and calculation methodology have remained unchanged. The bonds were originally issued under NWD's Sustainability-Linked Bond Framework established in January 2021⁵. In March 2026, NWD updated the Framework, including Appendix I, to reflect the latest scope of GBA Rental Properties⁶ covered by the KPI based on information available as of that date. The update relates to changes in the property scope and does not affect the KPI definition or calculation methodology.

The scope update reflects changes in NWD's direct operational control over relevant properties. K11 ARTUS of Victoria Dockside, KOHO, ARTISAN HUB and D • PARK were removed from the KPI perimeter as NWD no longer has direct operational control over these properties. Conversely, 83 King Lam Street, New World Financial Center · Canton and The Canton Place Select were included following their completion. Guangzhou Park Paradise Zone 3 New Park was renamed as NEW PARK·NEW SQUARE·NEW SENSE, with an expanded coverage area.

■ Bonds Characteristics Implications

The SPT has been achieved by NWD as at FY-end 2025/2026. Accordingly, NWD is not required to purchase carbon offsets equivalent to a 25 basis points increase in the coupon of the NWD Sustainability-Linked Bond

⁵ For further details on the Sustainability-Linked Bond Framework established in January 2021, please refer to: <https://sustainability.nwd.com.hk/sustainable-finance/>.

⁶ For further details on the scope of the GBA Rental Properties, please refer to Appendix I of NWD's Sustainability-Linked Bond Framework established in March 2026, available at: <https://sustainability.nwd.com.hk/sustainable-finance/>.

for the remaining life of the bond until it is fully redeemed, as set out in the NWD Sustainability-Linked Bond Framework.

CCXGFI is of the opinion that NWD achieved the SPT of the Sustainability-linked Bonds in FY2025/2026, which demonstrates significant sustainable development benefits.

Appendix

I – About CCXGFI

CCX Green Finance International Limited (CCXGFI) is a third-party service organisation under China Chengxin International Credit Rating Co., Ltd. (CCXI) that specializes in green and sustainable finance-related businesses and focuses on business development in Hong Kong and overseas regions.

In June 2023, CCXGFI was the first to obtain the external review qualification of the Hong Kong Monetary Authority's Green and Sustainable Finance Grant Scheme. The services currently provided by CCXGFI include green bond and green loan assessment and certification services, green financial services for financial institutions, comprehensive green financial development services for local governments, ESG reports, ESG ratings and data services.

II –Document Checklist for the Sustainability-Linked Bond Verification

NO.	Document
1	↘ New World Development Sustainability-Linked Bond Framework published in March 2026
2	↘ New World Development Company Limited Second Party Opinion – Sustainability-Linked Bond Framework published in May 2026
3	↘ New World Development Sustainability-Linked Bonds Collection Request List
4	↘ Green Electricity Certificate Transaction Vouchers
5	↘ Renewable Energy Green Electricity Certificate Retirement Information Statement

III – Methodology

CCXGFI conducted research, verification, and analysis of the assessed entity and the relevant project materials. Based on the actual circumstances of the assessed entity, CCXGFI carried out a limited assurance procedure of the achievement of the sustainability performance targets, the realization of sustainability benefits, and the resulting impact on the financial characteristics of the bond.

➤ Assessment Standards

CCXGFI's assessment work follows the standards below:

- The Sustainability-Linked Bond Principles 2024, Guidelines for Green, Social, Sustainability Bonds, Sustainability-Linked Bonds, Sustainability-Linked Loans financing Bonds and Climate Transition Bonds External Reviews issued by the International Capital Market Association (“ICMA”) and External Review Guidance for Green, Social, and Sustainability-Linked Loans issued by the Asia Pacific Loan Market Association (“APLMA”), the Loan Market Association (“LMA”) and the Loan Syndications and Trading Association (“LSTA”);
- The Sustainability-Linked Bond Assessment Methodology released by CCXGFI.

➤ Project Team

CCXGFI formed an assessment team to conduct the Sustainability-Linked bond verification for Borrower. The team members include Ivy Zhang (Project Manager) and Teresa Miao, whose expertise covers fields such as finance and the environment. The specific division of responsibilities is shown in Table below.

No.	Name	Responsibilities
1	Ivy Zhang	Responsible for the overall coordination of verification assessment, as well as the evaluation of the achievement of the sustainability performance targets and the resulting impact on the financial characteristics of the bond.
2	Teresa Miao	Responsible for the disclosure of bond profiles, borrowers' recent conditions, and verification and evaluation of the achievement of sustainable development benefits and significant changes.

Document Review

To improve evaluation efficiency and quality, the assessment team provided Borrower with a checklist of required documents. Borrower submitted the relevant materials accordingly. This verification assessment focused primarily on document review and data collection in the following key areas:

- New World Development Sustainability-Linked Bond Framework published in March 2026;
- New World Development Company Limited Second Party Opinion – Sustainability-Linked Bond Framework published in May 2026;
- New World Development Sustainability-Linked Bonds Collection Request List;
- Green Electricity Certificate Transaction Vouchers;
- Renewable Energy Green Electricity Certificate Retirement Information Statement.

For more information, please visit: <https://www.ccxgfi.com/>

In preparing this Verification, CCX Green Finance International Limited (CCXGFI) has complied with applicable laws, relevant regulations, and internal rules. It has also observed internal workflows and operating standards, fulfilling its duties related to due diligence and integrity. As a result, CCXGFI considers the Opinion to be independently produced, objective, and unbiased.

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The Sustainability-Linked Bond Verification differs from corporate credit ratings, as it does not assess a Group/Company's financial solvency. The assessment results are independent of corporate credit ratings.

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