

Global Reporting Initiative Content Index

Statement of use	Swire Properties has reported in accordance with the GRI Standards for the period from 1 January 2025 to 31 December 2025.
GRI used	GRI 1: Foundation 2021

GRI 2: General Disclosures 2021

GRI Standard	Disclosure	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
The organization and its reporting practices		
2-1	Organizational details	Cover Page Profile of Swire Properties Limited Places Annual Report 2025 – Company Profile
2-2	Entities included in the organization's sustainability reporting	ESG Reporting Standards and Principles Annual Report 2025
2-3	Reporting period, frequency and contact point	About this Report ESG Reporting Standards and Principles Table of Contents
2-4	Restatements of information	Performance Data Summary
2-5	External assurance	ESG Reporting Standards and Principles Assurance Report
Activities and workers		
2-6	Activities, value chain and other business relationships	Profile of Swire Properties Limited Places Partners ESG Reporting Standards and Principles Annual Report 2025 – Company Profile Annual Report 2025 – Management Discussion & Analysis – Review of Operations – Portfolio Overview Corporate website – About Us Corporate website – Partners Corporate website – Supplier Code of Conduct There were no significant changes in the location of suppliers, the structure of the supply chain, or relationships with suppliers, including selection and termination.
2-7	Employees	People Performance Data Summary
2-8	Workers who are not employees	People Partners Performance Data Summary
Governance		
2-9	Governance structure and composition	SD Governance People Performance (Economic) Annual Report 2025 – Corporate Governance
2-10	Nomination and selection of the highest governance body	Annual Report 2025 – Corporate Governance – Appointment and Re-election
2-11	Chair of the highest governance body	SD Governance Performance (Economic) Annual Report 2025 – Corporate Governance – The Board of Directors

GRI Standard	Disclosure	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
2-12	Role of the highest governance body in overseeing the management of impacts	SD Governance Performance (Economic) Annual Report 2025 – Corporate Governance
2-13	Delegation of responsibility for managing impacts	SD Governance Performance (Economic) Annual Report 2025 – Corporate Governance – Delegation by the Board
2-14	Role of the highest governance body in sustainability reporting	SD Governance
2-15	Conflicts of interest	Performance (Economic) Annual Report 2025 – Corporate Governance – Conflicts of Interest
2-16	Communication of critical concerns	SD Governance Performance (Economic) Annual Report 2025 – Corporate Governance – Conflicts of Interest
2-17	Collective knowledge of the highest governance body	SD Governance Annual Report 2025 – Corporate Governance Annual Report 2025 – Corporate Governance – Board Processes and Continuous Professional Development
2-18	Evaluation of the performance of the highest governance body	Annual Report 2025 – Corporate Governance
2-19	Remuneration policies	Performance (Economic) Corporate website – Remuneration Policy
2-20	Process to determine remuneration	Climate- and Nature-related Financial Disclosures Annual Report 2025 – Corporate Governance – Remuneration Committee Annual Report 2025 – Notes to the Financial Statements – Note 9 – Directors' and Executive Officers' Emoluments
2-21	Annual total compensation ratio	People Annual Report 2025 – Notes to the Financial Statements – Note 9 – Directors' and Executive Officers' Emoluments
Strategy, policies and practices		
2-22	Statement on sustainable development strategy	Chief Executive's Message SD 2050 Strategy SD Governance
2-23	Policy commitments	SD Governance Performance (Economic) Annual Report 2025 – Risk Management Corporate website – Corporate Code of Conduct Corporate website – Supplier Code of Conduct Corporate website – Sustainable Development Policy Corporate website – Human Rights Policy Corporate website – Respect in the Workplace Policy Corporate website – Staff Grievance Policy
2-24	Embedding policy commitments	SD Governance Performance (Economic) Performance Data Summary Corporate website – Anti-Fraud and Anti-Corruption Policy Corporate website – Board Diversity Policy Corporate website – Corporate Code of Conduct Corporate website – Supplier Code of Conduct Corporate website – Shareholders' Communication Policy Corporate website – Whistleblowing Policy Corporate website – Sustainable Development - Policies
2-25	Processes to remediate negative impacts	Materiality Corporate website – Whistleblowing Policy Corporate website – Staff Grievance Policy

GRI Standard	Disclosure	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
2-26	Mechanisms for seeking advice and raising concerns	Materiality Performance (Economic) Corporate website – Whistleblowing Policy Corporate website – Corporate Code of Conduct Corporate website – Staff Grievance Policy
2-27	Compliance with laws and regulations	In 2025, we were not subject to significant fines or non-monetary sanctions for non-compliance with laws or regulations.
2-28	Membership associations	External Charters and Memberships
Stakeholder engagement		
2-29	Approach to stakeholder engagement	Materiality Corporate website – Shareholders' Communication Policy
2-30	Collective bargaining agreements	Corporate website – Human Rights Policy There are no formal collective bargaining agreements in place within our Company. In Chinese Mainland, 49% of our employees are represented by trade unions. In Hong Kong, all of our employees have the right and freedom to form and join trade unions.

GRI 3: Material Topics 2021

GRI Standard	Disclosure	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
3-1	Process to determine material topics	Materiality ESG Reporting Standards and Principles
3-2	List of material topics	

Material Topics (Economic) & Management Approach

GRI Standard	Disclosure	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
GRI 201: Economic Performance 2016		
3-3	The management approach and its components	Performance (Economic) Annual Report 2025 – Key Business Strategies Annual Report 2025 – Management Discussion & Analysis – Review of Operations – Portfolio Overview
201-1	Direct economic value generated and distributed	Performance (Economic) Annual Report 2025 – Management Discussion & Analysis – Review of Operations – Portfolio Overview Annual Report 2025 – Financial Review
201-2	Financial implications and other risks and opportunities due to climate change	Climate- and Nature-related Financial Disclosures Performance (Economic)
201-4	Financial assistance received from government	In 2025, we did not receive significant financial assistance from any government.
GRI 203: Indirect Economic Impacts 2016		
3-3	The management approach and its components	Places Annual Report 2025 – Management Discussion & Analysis – Review of Operations – Portfolio Overview
203-1	Infrastructure investments and services supported	Places

GRI Standard	Disclosure	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
203-2	Significant indirect economic impacts	Places Annual Report 2025 – Management Discussion & Analysis – Review of Operations – Portfolio Overview
GRI 205: Anti-corruption 2016		
3-3	The management approach and its components	Performance (Economic) Corporate website – Anti-Fraud and Anti-Corruption Policy Corporate website – Corporate Code of Conduct
205-2	Communication and training on anti-corruption policies and procedures	Performance (Economic) Performance Data Summary Corporate website – Anti-Fraud and Anti-Corruption Policy
205-3	Confirmed incidents of corruption and actions taken	Performance (Economic) Performance Data Summary
GRI 206: Anti-competitive Behavior 2016		
3-3	The management approach and its components	Performance (Economic) Corporate website – Corporate Code of Conduct Corporate website – Whistleblowing Policy
206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Performance (Economic)

Material Topics (Environmental) & Management Approach

GRI Standard	Disclosure	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
GRI 101: Biodiversity 2024		
3-3	The management approach and its components	Performance (Environment) Corporate website – Biodiversity Policy
101-1	Policies to halt and reverse biodiversity loss	Partners Performance (Environment) Corporate website – Biodiversity Policy Corporate website – Water Policy Corporate website – Sustainable Procurement Policy Swire Group website – Swire Pacific Sustainable Food Policy
101-2	Management of biodiversity impacts	Performance (Environment) Climate- and Nature-related Financial Disclosures
101-4	Identification of biodiversity impacts	Performance (Environment) Climate- and Nature-related Financial Disclosures
101-5	Locations with biodiversity impacts	Climate- and Nature-related Financial Disclosures
101-8	Ecosystem services	Climate- and Nature-related Financial Disclosures
GRI 102: Climate Change 2025		
3-3	The management approach and its components	Performance (Environment) Climate- and Nature-related Financial Disclosures Performance Data Summary Corporate website – Climate Change Policy
102-5	Scope 1 GHG emissions	Performance (Environment) Performance Data Summary
102-6	Scope 2 GHG emissions	Performance (Environment) Performance Data Summary
102-7	Scope 3 GHG emissions	Performance (Environment) Performance Data Summary

GRI Standard	Disclosure	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
102-8	GHG emissions intensity	Performance (Environment) Climate- and Nature-related Financial Disclosures Performance Data Summary
G4-CRE3	GHG emissions intensity from buildings	
102-9	GHG removals in the value chain	Performance (Environment) Performance Data Summary
GRI 103: Energy 2025		
103-1	Energy policies and commitments	Performance (Environment) Corporate website – Energy Policy
103-2	Energy consumption and self-generation within the organization	Performance (Environment) Performance Data Summary
103-3	Upstream and downstream energy consumption	Performance (Environment) Performance Data Summary
103-4	Energy intensity	Performance (Environment) Performance Data Summary
G4-CRE1	Building energy intensity	
103-5	Reduction in energy consumption	Performance (Environment) Performance Data Summary
GRI 301: Materials 2016		
3-3	The management approach and its components	Partners Performance (Environment) Corporate website – Environmental Policy Corporate website – Sustainable Procurement Policy Swire Group website – Swire Pacific Sustainable Food Policy
301-1	Materials used by weight or volume	Partners Performance (Environment) Performance Data Summary
GRI 303: Water and Effluents 2018		
3-3	The management approach and its components	Performance (Environment) Corporate website – Water Policy
303-1	Interactions with water as a shared resource	Performance (Environment) Performance Data Summary
303-2	Management of water discharge-related impacts	Performance (Environment) Performance Data Summary
303-3	Water withdrawal	Performance Data Summary In this Sustainability Report, this is referred to as water consumption. It is defined as the water drawn from municipal services for direct use in our operations. It can include water used for flushing, cleaning and freshwater cooling tower. The majority of water consumed by our operations is from municipal water supplies provided by local water supply authorities. We do not directly extract surface and ground water. Disclosure on the breakdown of water withdrawn by source e.g. surface water, ground water, etc. is considered to be not applicable.
303-4	Water discharge	Performance Data Summary Water drawn from municipal services were 100% transported to municipal wastewater systems in the cities where we operate.
G4-CRE2	Building water intensity	Performance (Environment) Performance Data Summary

GRI Standard	Disclosure	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
GRI 306: Waste 2020		
3-3	The management approach and its components	Performance (Environment) Corporate website – Resource and Circularity Policy
306-1	Waste generation and significant waste-related impacts	Performance (Environment)
306-2	Management of significant waste-related impacts	Performance (Environment) Corporate website – Resource and Circularity Policy
306-3	Waste generated	Performance (Environment) Performance Data Summary
306-4	Waste diverted from disposal	Performance (Environment) Performance Data Summary
306-5	Waste directed to disposal	Performance (Environment) Performance Data Summary
GRI 308: Supplier Environmental Assessment 2016		
3-3	The management approach and its components	Partners Corporate website – Partners Corporate website – Supplier Code of Conduct Corporate website – Sustainable Procurement Policy Swire Group website – Swire Pacific Sustainable Food Policy
308-1	New suppliers that were screened using environmental criteria	Partners

Material Topics (Social) & Management Approach

GRI Standard	Description	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
GRI 401: Employment 2016		
3-3	The management approach and its components	People Corporate website – People Corporate website – Working with us Corporate website – Human Rights Policy Corporate website – Diversity and Inclusion Policy Corporate website – Respect in the Workplace Policy Corporate website – Parental Leave Policy and Guidelines Corporate website – Supplier Code of Conduct
401-1	New employee hires and employee turnover	People Performance Data Summary
401-3	Parental leave	Performance Data Summary
GRI 403: Occupational Health and Safety 2018		
3-3	The management approach and its components	People Partners Corporate website – Health and Safety Policy
403-1	Occupational health and safety management system	People Performance Data Summary
403-2	Hazard identification, risk assessment, and incident investigation	People Partners Performance (Economic)
403-3	Occupational health services	People

GRI Standard	Description	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
403-4	Worker participation, consultation, and communication on occupational health and safety	People Partners
403-5	Worker training on occupational health and safety	People Performance Data Summary
403-6	Promotion of worker health	People Partners
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	People Partners
403-8	Workers covered by an occupational health and safety management system	People Performance Data Summary
G4-CRE6	Percentage of the organisation operating in verified compliance with an internationally recognised occupational health and safety management system (ISO 45001 or OHSAS 18001)	
403-9	Work-related injuries	People Partners Performance Data Summary
403-10	Work-related ill health	Performance Data Summary
GRI 404: Training and Education 2016		
3-3	The management approach and its components	People
404-1	Average hours of training per year per employee	People Performance Data Summary
404-2	Programs for upgrading employee skills and transition assistance programs	People
404-3	Percentage of employees receiving regular performance and career development reviews	Performance Data Summary
GRI 405: Diversity and Equal Opportunity 2016		
3-3	The management approach and its components	People Corporate website – Corporate Code of Conduct Corporate website – Human Rights Policy Corporate website – Diversity and Inclusion Policy Corporate website – Respect in the Workplace Policy Corporate website – Staff Grievance Policy Corporate website – Board Diversity Policy
405-1	Diversity of governance bodies and employees	People Performance Data Summary Annual Report 2025 – Corporate Governance & Sustainability – Directors and Officers Corporate website – Directors and Officers
405-2	Ratio of basic salary and remuneration of women to men	People Performance Data Summary Corporate website – Remuneration Policy
GRI 406: Non-discrimination 2016		
3-3	The management approach and its components	People Performance (Economic) Corporate website – Corporate Code of Conduct Corporate website – Human Rights Policy Corporate website – Diversity and Inclusion Policy Corporate website – Respect in the Workplace Policy Corporate website – Whistleblowing Policy Corporate website – Staff Grievance Policy
406-1	Incidents of discrimination and corrective actions taken	Performance (Economic)

GRI Standard	Description	References and Remarks (Unless otherwise specified, references are made to sections of the Sustainability Report 2025)
GRI 413: Local Communities 2016		
3-3	The management approach and its components	Places People
413-1	Operations with local community engagement, impact assessments, and development programmes	Places People Two grievance cases were received during the year and are currently under investigation.
GRI 414: Supplier Social Assessment 2016		
3-3	The management approach and its components	Partners Corporate website – Partners Corporate website – Supplier Code of Conduct
414-1	New suppliers that were screened using social criteria	Partners
GRI 415: Public Policy 2016		
3-3	The management approach and its components	Materiality Performance (Economic)
415-1	Political contributions	No political contribution was made during the year.
GRI 416: Customer Health and Safety 2016		
3-3	The management approach and its components	Partners Performance (Environment)
416-1	Assessment of the health and safety impacts of product and service categories	Partners Performance (Environment)
GRI 417: Marketing and Labelling 2016		
3-3	The management approach and its components	Performance (Environment)
417-1	Requirements for product and service information and labelling	Performance (Environment) This disclosure has been made with respect to certification for our buildings under relevant green building assessment schemes.
G4-CRE8	Type and number of sustainability certification, rating and labelling schemes for new construction, management, occupation and redevelopment	Performance (Environment) Awards and Certification
GRI 418: Customer Privacy 2016		
3-3	The management approach and its components	Partners Performance (Economic) Corporate website – Corporate Code of Conduct Corporate website – Privacy Policy Corporate website – Whistleblowing Policy
418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	Partners Performance (Economic) In 2025, there were no confirmed incidents of non-compliance with information security related laws or regulations, which have a significant impact on Swire Properties.