

Background

Swire Properties is a wholly owned subsidiary of Swire Pacific Limited; a Hong Kong listed company within the Swire Group. Originally incorporated in 1972, Swire Properties is one of Hong Kong's leading property development and management companies employing over 2,000 staff.

We plan, design, develop and manage commercial and residential properties in prime locations throughout Hong Kong. We recognise that we play a significant role in Hong Kong's development, and that our activities can significantly affect the environment as well as the local community. This awareness of social and community implications has led to social responsibility becoming one of our corporate values that we adhere to in all aspects of our business.

In exercising this responsibility, we ensure that we address potentially adverse environmental impacts of our operations, while taking advantage of environmental opportunities, to achieve state-of-the-art design. We also adopt new technologies wherever possible. In addition, we are determined to ensure the health & safety of our employees and contractors who work with us throughout all phases of our construction projects and in our property developments.

Reasons for Reporting

Central to our management philosophy, we recognise that transparency in our work and accountability are essential to good governance. Consequently we have prepared this Environmental, Health & Safety (EHS) Report, covering our business activities and operations located in Hong Kong. Through this report we wish to demonstrate our commitment to environmental

protection and health & safety issues, and to inform our stakeholders and interested parties of our performance in these areas including the challenges that we face and our plans for the future.

As this is our first EHS report, we have devoted significant space to explaining our achievements to date, but with a focus on our 2003 achievements (the last full year of operations). To provide a balanced report, we have also included information on areas where our performance needs improvement. Although not a sustainability report, we have incorporated the core reporting elements recommended by the Global Reporting Initiative (GRI)'s *Sustainability Reporting Guidelines* into this EHS report. It is our intention to continue reporting in the future and to further develop our reporting process.

Report Audience

We recognise the importance of communicating our EHS performance to our stakeholders. Our tenants, staff, investors and customers are the main target audience for this report. It is with this in mind that we have developed the report structure. Wherever practicable, we have illustrated our work and demonstrated performance through providing examples and case studies.

Our Stakeholders

- Tenants of Our Buildings
- Residential Owners
- Investors
- Our Staff
- Our Contractors and Suppliers
- The Construction Industry
- The Property Sector
- The Local Community
- Government
- Legislators
- Non-Governmental Organisations
- Green Groups
- Academia and Professional Associations
- The General Public



Victoria Barracks circa 1870
(Original site of Pacific Place)



Pacific Place Today



Taikoo Dockyard circa 1972
(Original site of Island East Development)



Island East Today