

Second-Party Opinion

Ho Bee Land Green Finance Framework

Evaluation Summary

Sustainalytics is of the opinion that the Ho Bee Land Green Finance Framework is credible and impactful, and aligns with the four core components of the Green Bond Principles 2018 and Green Loan Principles 2018. This assessment is based on the following:



USE OF PROCEEDS The five eligible categories for the use of proceeds are aligned with those recognized by the Green Bond and Green Loan Principles. Sustainalytics considers that the financing of green buildings, renewable energy, energy efficiency in buildings, sustainable waste management and sustainable water management will lead to positive environmental impacts and advance the UN Sustainable Development Goals 3, 6, 7, 11 and 12.



PROJECT EVALUATION / SELECTION Ho Bee Land has a dedicated working group for project selection and evaluation including senior managers from Ho Bee Land’s project team, sustainability department and treasury department. The company’s sustainable steering committee is responsible for the final decision on the selected eligible projects. This is aligned with market practice.



MANAGEMENT OF PROCEEDS Ho Bee Land’s processes for management of proceeds is aligned with market practices. Ho Bee Land has an internal register to track the green finance transaction and intends to invest unallocated proceeds according to its Treasury’s general liquidity guidelines for short-term investments.



REPORTING Ho Bee Land intends to report allocation of proceeds in its Sustainability Report on an annual basis. In addition, Ho Bee Land is committed to reporting on a best effort basis on the impact of the eligible projects, including the number of green building certifications obtained, amount of energy (MW) and water saved, and CO2 (or other GHG) avoided (in tonnes). In Sustainalytics’ view reporting on these metrics is in line with market practice.

Evaluation date	July 2018
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Issuer Location	Singapore
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Introduction

Ho Bee Land Limited (Ho Bee Land), headquartered in Singapore, is a real estate development and investment company with property investments and developments in Australia, China and the United Kingdom. The company's real estate activities focus on residential, commercial and high-tech industrial projects.

Ho Bee Land has developed the Ho Bee Land Green Finance Framework (the "framework") under which it is issuing multiple green loans and green bonds and using the proceeds to finance and refinance, in whole or in part, existing and future projects that promote environmental responsibility and conserve depleting natural resources in the building sector. The framework defines eligibility criteria in five areas:

1. Green Buildings
2. Renewable Energy
3. Energy Efficiency
4. Sustainable Waste Management
5. Sustainable Water Management

A list of eligible projects and projected allocations for the 2018 green finance transaction is provided in Appendix 1.

Ho Bee Land engaged Sustainalytics to review the Ho Bee Land Green Finance Framework and provide a second-party opinion on the alignment of the Green Finance Framework with the Green Bond Principles 2018 (the "GBP"), as administered by the International Capital Market Association (the "ICMA"),¹ the Green Loan Principles 2018, administered by the Loan Market Association² and the framework's environmental credentials. This framework has been published in a separate document which will be available in the relevant section at Ho Bee Land's website.³

As part of this engagement, Sustainalytics held conversations with various members of Ho Bee Land's management team and the related underwriters to understand the sustainability impact of Ho Bee Land's business processes and planned use of proceeds, as well as management of proceeds and reporting aspects of Ho Bee Land's Green Finance Framework. Sustainalytics also reviewed relevant public documents and non-public information.

This document contains Sustainalytics' opinion of the Ho Bee Land Green Finance Framework and should be read in conjunction with that framework.

¹ ICMA's Green Bond Principles 2018 <https://www.icmagroup.org/green-social-and-sustainability-bonds/green-bond-principles-gbp/>

² LMA's Green Loan Principles 2018:

http://www.lma.eu.com/application/files/8415/2162/5092/LMA_Green_Loan_Principles_Booklet.pdf?utm_medium=email&utm_campaign=Press%20Release%20The%20LMA%20publishes%20Green%20Loan%20Principles&utm_content=Press%20Release%20The%20LMA%20publishes%20Green%20Loan%20Principles+Preview+CID_51b125e77a2eaf285bacd35d7e340a3a&utm_source=Campaign%20Monitor&utm_term=View%20Green%20Loan%20Principles

³ www.hobee.com

Sustainalytics' Opinion

Section 1: Sustainalytics' Opinion on the Ho Bee Land Green Finance Framework

Summary

Sustainalytics is of the opinion that the Ho Bee Land Green Finance Framework is credible and impactful, and aligns with the four core components of the Green Bond Principles 2018 (GBP) and the Green Loan Principles 2018 (GLP). Sustainalytics highlights the following elements of Ho Bee Land's green finance framework:

Use of Proceeds:

- The use of proceeds of the green loans and bonds, i.e. (i) green buildings, (ii) renewable energy, (iii) energy efficiency, (iv) sustainable waste management and (v) sustainable water management are recognized as impactful by the GBP and GLP.
- The eligible criteria for green buildings align with third-party certification such as LEED, BREEAM, the Singapore BCA Green Mark and Green Building Council of Australia. A detailed analysis of these certification schemes is provided in Appendix 2.
- While Ho Bee Land does not indicate a lookback period in its Green Finance Framework, it has committed to disclose the lookback period for refinancing to investors/lenders per transaction.

Project Selection Process:

- Ho Bee Land has a dedicated working group comprised of senior representatives from its treasury and sustainability department, as well as Ho Bee Land's project team, which is responsible for preselecting and evaluating eligible projects. The final approval of projects is conducted by the company's Sustainability Steering Committee, which is aligned with market practices.

Management of Proceeds:

- Ho Bee Land's processes for management of proceeds is aligned with market practices. Ho Bee Land has an internal register to track the green finance transaction and intends to invest unallocated proceeds according to its treasury's general liquidity guidelines for short-term investments.

Reporting:

- Ho Bee Land will report on an annual basis on the allocation of proceeds, including the amount of allocated proceeds, a list of projects financed and the amount of unallocated proceeds, in alignment with market practice. In addition, Ho Bee Land, on a best effort basis, will report annually on the impact of the projects financed and refinanced, including the number of green building certifications obtained, amount of energy (MW) and water saved, and CO₂ (or other GHG) avoided (in tonnes), which is aligned with market standards. Both allocation and impact reporting will be disclosed in the company's sustainability report.

Alignment with Green Bond Principles 2018 and Green Loan Principles 2018

Sustainalytics has determined that Ho Bee Land's green bonds and loans align with the four core components of the Green Bond and Green Loan Principles 2018. For detailed information please refer to Appendix 3: Green Bond/Green Bond Programme External Review Form.

Section 2: Sustainability Performance of the Issuer

Contribution of framework to Ho Bee Land's sustainability strategy and targets

Ho Bee Land has integrated sustainability into its business strategy and assigned board level responsibility for the company's sustainability initiatives. In 2017, the company developed an environmental policy, committing to integrate environmental considerations into its decision making. Furthermore, Ho Bee Land implemented innovations to foster sustainable building design, initiatives for energy and resource savings, and rolled out a recycling programme. In addition, Ho Bee Land monitors its environmental performance and reports on improvements in energy and water consumption⁴

Ho Bee Land's flagship project, the Metropolis in Singapore, includes a variety of design features to decrease the buildings environmental footprint, such as solar panels, natural ventilation, water recycling technology, and recycling options for tenants. The building received the Green Mark Platinum certification, which is the highest rating for energy efficient buildings offered by the Building & Construction Authority (BCA) of Singapore, demonstrating the company's efforts to improve the sustainability of buildings.

Given Ho Bee Land's commitments and initiatives to improve the environmental performance of its buildings, as well as board level responsibility for sustainability, Sustainalytics is of the opinion that issuing green bonds and loans will contribute to Ho Bee Land's sustainability strategy.

Well positioned to address common environmental and social risks associated with the projects

While the use of proceeds categories are recognized as having a positive environmental impact, Sustainalytics recognizes potential social and environmental risks related to the use of proceeds. These are mainly environmental and social impacts, such as biodiversity loss and community relations from large scale projects, as well as occupational health and safety of construction workers.

Ho Bee Land confirmed that it monitors the environmental impact of its business operations. While construction work is usually tendered out to contractors, Ho Bee Land confirmed to Sustainalytics that its selection process is consistent with its Environmental policy, in which it commits to include environmental impact in the decision-making process, to avoid the use of hazardous substances and to minimize social impact and damage from its activities.

Sustainalytics recommends that Ho Bee Land include clear environmental and social standards in its tendering and portfolio construction processes, including environmental and social impact assessments for infrastructure projects and health and safety standards for construction companies.

Section 3: Impact of Use of Proceeds

All five use of proceeds categories are recognized as impactful by GBP and GLP. Sustainalytics has focused on two below where the impact is specifically relevant in local context.

Contribution of green buildings and related energy efficiency improvements towards Singapore's climate commitments

Buildings in Singapore contribute to 16% of the country's GHG emissions,⁵ according to 2008 data. Singapore's Building and Construction Authority,⁶ under the Ministry of National Development of the Singapore Government, issued the country's third Green Building Masterplan,⁷ which aims to help the country become a leader in green buildings globally. In 2015, 25% of the total built-up areas in Singapore included green buildings and the country's Inter-Ministerial Committee on Sustainable Development set the target to

⁴ Ho Bee Land Annual Report 2017: http://hobee.com/wp-content/uploads/2018/03/HBL_AnnualReport_FY2017.pdf

⁵ Ministry of The Environment and Water Resources, State of the Environment 2008 Report Singapore, <https://www.mewr.gov.sg/docs/default-source/default-document-library/grab-our-research/026-039-climate-change.pdf>

⁶ Singapore's Building and Construction Authority website: <https://www.bca.gov.sg/>

⁷ Singapore's third Green Building Masterplan available at https://www.bca.gov.sg/GreenMark/others/3rd_Green_Building_Masterplan.pdf

ensure that 80% buildings in Singapore are green mark certified⁸ by 2030.⁹ Sustainalytics also highlights Singapore's Paris Climate Agreement commitments, committing the country to reducing its GHG emissions intensity by 36% by 2030.¹⁰ Sustainalytics is of the opinion that the addition of new green buildings, such as those developed or renovated by Ho Bee Land and the adoption of energy efficient measures in buildings contribute to Singapore's climate targets and the government's green building goals.

Assessment of Green Building Certifications

Ho Bee Land's Green Buildings eligibility criterion is based on third-party certification standards, specifically LEED (minimum certification of Gold), Singapore's BCA Green Mark (minimum certification of Gold Plus), BREEAM (minimum certification of Excellent), NABERS (minimum 5 Star or above), GBCA Green Star (minimum certification of 5 stars), Chinese Green Building Label (minimum certification of two-star), or any other equivalent standard. Sustainalytics considers that these certification schemes are credible and robust, and ensure the proper integration of environmental considerations during all stages of a building's life cycle. Sustainalytics has conducted an evaluation of these certifications, which is available in Appendix 2, and views the company's focus on the above-average green building certifications as market leading.

Importance of sustainable waste and water management projects to Singapore's built environment

In Singapore, total waste generated rose from 4.72 million tonnes to 7.70 million tonnes between 2002 and 2017, due to economic and population growth.^{11,12,13} While the recycling rate for non-domestic waste was 76% in 2016, only 21% of domestic waste was recycled in the same year,¹⁴ indicating the need to develop recycling and waste management systems in the country. Ho Bee Land's sustainable waste management initiatives and projects will contribute to ensuring that buildings financed by the proceeds of the bond will comply with green building certification obligations and align with Singapore's recycling targets.

Separately, Singapore's geographical and meteorological position expose the country to droughts and floods resulting from current and projected climate change induced intense heatwaves or storms. As such, its National Climate Change Secretariat raised concerns over the reliability of Singapore's water supplies.¹⁵ In response, Singapore diversified its water sources to include: water from local catchments, imported water, high-grade reclaimed water and desalinated water. Given that recycled water now covers 40% of Singapore's water needs, and is projected to account for 55% of its water consumption by 2060,¹⁶ Sustainalytics considers that Ho Bee Land's implementation of water recycling systems in its buildings will provide a meaningful environmental contribution and support Singapore's water independence.

⁸ The Green Mark Scheme was launched in 2005 and rates the environmental impact and performance of buildings based on internationally-recognized best practices. For further information please refer to Appendix 2.

⁹ Information retrieved from Singapore's Green Building Masterplan available at: https://www.bca.gov.sg/GreenMark/others/3rd_Green_Building_Masterplan.pdf; https://www.bca.gov.sg/GreenMark/others/BCA_BEER_Abridged_FA_2016.pdf

¹⁰ Singapore's Climate Paris Agreement commitments available at: <https://www.gov.sg/news/content/today-online-singapore-formally-joins-paris-climate-change-accord>

¹¹ Data.gov.sg, Solid Waste Management - Total Waste Generated: <https://data.gov.sg/dataset/solid-waste-management-total-waste-generated>

¹² Singapore Government, National Environmental Agency, Waste Statistics and Overall Recycling: <https://www.nea.gov.sg/our-services/waste-management/waste-statistics-and-overall-recycling>

¹³ Singapore Government, National Environmental Agency, Waste Management: Overview: <https://www.nea.gov.sg/our-services/waste-management/overview>

¹⁴ Singapore Government, Sustainable Singapore, Our Targets: <https://www.mewr.gov.sg/ssb/our-targets/resource-sustainability/domestic-recycling-rate>

¹⁵ Information retrieved from Singapore's National Climate Change Secretariat available at: <https://www.nccs.gov.sg/climate-change-and-singapore/national-circumstances/impact-of-climate-change-on-singapore>

¹⁶ Information retrieved from Singapore's National Water Agency available at: <https://www.pub.gov.sg/Documents/PUBOurWaterOurFuture.pdf>

Alignment with/contribution to SDGs

The Sustainable Development Goals (SDGs) were set in September 2015 and form an agenda for achieving sustainable development by the year 2030. This green finance framework advances the following SDG goals and targets:

Use of Proceeds Category	SDG	SDG target
Renewable Energy Energy Efficiency	7. Affordable and Clean Energy 12. Responsible Consumption and Production	7.2 By 2030, increase substantially the share of renewable energy in the global energy mix 12.4 By 2020, achieve the environmentally sound management of chemicals and all wastes throughout their life cycle, in accordance with agreed international frameworks, and significantly reduce their release to air, water and soil in order to minimize their adverse impacts on human health and the environment
Green Buildings	11. Sustainable Cities and Communities	11.6 By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality and municipal and other waste management
Sustainable water management Sustainable waste management	3. Good Health and Well-being 6 Clean Water and Sanitation	3.9 By 2030, substantially reduce the number of deaths and illnesses from hazardous chemicals and air, water and soil pollution and contamination 6.3 By 2030, improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, halving the proportion of untreated wastewater and substantially increasing recycling and safe reuse globally

Conclusion

Ho Bee Land has developed the Ho Bee Land Green Finance Framework under which it is issuing multiple green loans and green bonds and using the proceeds to finance and refinance projects that promote environmental responsibility and conserve depleting natural resources in the building sector. The eligible categories are recognized by the Green Bond Principles as impactful and include (i) Green Buildings, (ii) Renewable Energy, (iii) Energy Efficiency, (iv) Sustainable Waste Management, and (v) Sustainable Water Management.

In addition, Sustainalytics highlights the use of credible third-party certifications for green buildings, such as LEED, BREEAM, the Singapore BCA Green Mark and Green Building Council of Australia. Although the use of proceeds contributes to Singapore's GHG emissions and recycling targets, Sustainalytics encourages Ho Bee Land to introduce environmental and social risk mitigation measures into its tendering process for construction companies.

Furthermore, Ho Bee Land's project selection and evaluation, management of proceeds, allocation reporting and impact reporting are aligned with market practices.

Overall, Sustainalytics is of the opinion that Ho Bee Land is well positioned to issue green bonds and loans and that the Ho Bee Land Green Finance Framework is transparent, credible, and in alignment with the four core components of ICMA's Green Bond Principles 2018.

Appendices

Appendix 1: Examples of eligible projects for the 2018 green finance transaction




1. Acquisition of the Ropemaker Place (London, the United Kingdom) with LEED Platinum pre-certified, BREEAM Excellent rating
2. Refinancing of the Metropolis (Singapore) BCA with Green Mark Platinum certification

Appendix 2: Green Building Certification Schemes

	LEED	GBCA ¹⁷	NABERS
Background	Leadership in Energy and Environmental Design (LEED) is a US Certification System for residential and commercial buildings used worldwide. LEED was developed by the non-profit U.S. Green Building Council (USGBC) and covers the design, construction, maintenance and operation of buildings.	Established in 2003, the Green Building Council of Australia's Green Star system is the nation's authority on sustainable buildings, communities and cities. The rating system assesses buildings in one of four categories: Communities, Design & As Built, Interiors, and Performance.	National Australian Built Environment Rating System (NABERS) is a performance-based national rating system that measures the environmental performance of existing buildings, tenancies and homes.
Certification levels	Certified Silver Gold Platinum	1 Star (Minimum Practice) 2 Star (Average Practice) 3 Star (Good Practice) ¹⁸ 4 Star (Best Practice) 5 Star (Australian Excellence) 6 Star (World Leadership)	1 Star 2 Star 3 Star 4 Star 5 Star
Areas of Assessment: Environmental Performance of the Building	<ul style="list-style-type: none"> • Energy and atmosphere • Sustainable Sites • Location and Transportation • Materials and resources • Water efficiency • Indoor environmental quality • Innovation in Design • Regional Priority 	<ul style="list-style-type: none"> • Management • Indoor Environment Quality • Energy • Transport • Water • Materials • Land Use and Ecology • Emissions • Innovation 	<ul style="list-style-type: none"> • Annual Building Energy Consumption • Greenhouse Gas Emission Details
Requirements	Prerequisites (independent of level of certification) + Credits with associated points These points are then added together to obtain	Point system, "category score" awarded based on performance (% of points achieved) within a given category. For some categories there is a minimum threshold (ie GHG/sqm/yr) and points	NABERS assesses the energy efficiency of commercial buildings by comparing them against benchmarks developed using actual building performance data.




¹⁷ Green Building council of Australia: <https://new.gbca.org.au/>

¹⁸ Buildings assessed on the Design & As-Built, Interiors, and Communities criteria can achieve certifications 4-star and higher. Buildings assessed on the Performance Rating scale can achieve any score.

	<p>the LEED level of certification</p> <p>There are several different rating systems within LEED. Each rating system is designed to apply to a specific sector (e.g. New Construction, Major Renovation, Core and Shell Development, Schools-/Retail-/Healthcare New Construction and Major Renovations, Existing Buildings: Operation and Maintenance).</p>	<p>are awarded for exceeding the minimum. Categories are wighted based on building location (to reflect that in some areas of Autralia, certain metrics may be more relevant). Total score is then given out of 100. For the areas of Communities, Design & As Built, and Interiors, no certification is awarded for buildings scoring below 45 points/3 stars.</p>	
Performance display			

	BREEAM	Singapore BCA Green Mark	CHINA THREE STAR
Background	<p>BREEAM (Building Research Establishment Environmental Assessment Method) was first published by the Building Research Establishment (BRE) in 1990. Based in the UK. Used for new, refurbished and extension of existing buildings.</p>	<p>The BCA Green Mark Scheme provides real estate certifications in Singapore to promote sustainability in the built environment (during project conceptualisation and design, as well as during construction.)¹⁹</p>	<p>The Chinese 3-Star Green Building Standard is a Certification System used in China for residential and public buildings (including commercial, hotel and government-owned) that was introduced in 2006 by MOHURD (Ministry of Housing and Urban-Rural Development).</p>
Certification levels	<p>Pass Good Very Good Excellent Outstanding</p>	<p>Certified Gold Gold Plus Platinum</p>	<p>1-Star 2-Star 3-Star</p>
Areas of Assessment: Environmental Performance of the Building	<ul style="list-style-type: none"> • Energy • Land Use and Ecology • Pollution • Transport • Materials • Water • Waste • Health and Wellbeing • Innovation 	<ul style="list-style-type: none"> • Climate Responsive Design • Building Energy Performance • Resource Stewardship • Smart and Healthy Buildings • Advanced Green Efforts 	<ul style="list-style-type: none"> • Land savings and outdoor environment; • Energy savings and utilisation; • Water savings and utilisation; • Material savings and utilisation; • Indoor environment; • Operations and management.

¹⁹ https://www.bca.gov.sg/greenmark/green_mark_buildings.html

<p>Requirements</p>	<p>Prerequisites depending on the levels of certification + Credits with associated points</p> <p>This number of points is then weighted by item²⁰ and gives a BREEAM level of certification, which is based on the overall score obtained (expressed as a percentage). Majority of BREEAM issues are flexible, meaning that the client can choose which to comply with to build their BREEAM performance score.</p> <p>BREEAM has two stages/ audit reports: a 'BREEAM Design Stage' and a 'Post Construction Stage', with different assessment criteria.</p>	<p>Prerequisites for each performance area (to demonstrate minimum criteria met) + numerical scores achieved in accordance with the criteria in each performance area. Performance Areas have different weights.²¹</p> <p>Depending on the level of building performance and numerical score achieved in performance area, building's level of certification is determined.</p> <p>Assessment of compliance with Green Mark criteria is done by the Singapore Building and Construction Authority (BCA).</p>	<p>Prerequisites:</p> <p>The system functions on a checklist basis, with 1-Star buildings meeting 26 criteria, 2-Star an additional 43 items, and 3-Star on a further 14 items. Criteria and weighting differ for public and residential buildings. In public buildings, more weight is given to energy and material savings, while the standard for residential buildings places greater importance on urban land saving and outdoor environments.</p>
<p>Performance display</p>			

²⁰ BREEAM weighting: Management 12%, Health and wellbeing 15%, Energy 19%, Transport 8%, Water 6%, Materials 12.5%, Waste 7.5%, Land Use and ecology 10%, Pollution 10% and Innovation 10%. One point scored in the Energy item is therefore worth twice as much in the overall score as one point scored in the Pollution item

²¹ https://www.bca.gov.sg/GreenMark/others/Green_Mark_NRB_2015_Criteria.pdf

Appendix 3: Green Bond / Green Bond Programme - External Review Form

Section 1. Basic Information

Issuer name:	Ho Bee Land Limited
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Green Bond ISIN or Issuer Green Bond Framework Name, if applicable: <i>[specify as appropriate]</i>	Ho Bee Land Green Finance Framework
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Review provider's name:	Sustainalytics
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Completion date of this form:	August 2018
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Publication date of review publication: <i>[where appropriate, specify if it is an update and add reference to earlier relevant review]</i>	August 2018
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Section 2. Review overview

SCOPE OF REVIEW

The following may be used or adapted, where appropriate, to summarise the scope of the review.

The review assessed the following elements and confirmed their alignment with the GBPs:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Use of Proceeds | <input checked="" type="checkbox"/> Process for Project Evaluation and Selection |
| <input checked="" type="checkbox"/> Management of Proceeds | <input checked="" type="checkbox"/> Reporting |

ROLE(S) OF REVIEW PROVIDER

- | | |
|---|--|
| <input checked="" type="checkbox"/> Consultancy (incl. 2 nd opinion) | <input type="checkbox"/> Certification |
| <input type="checkbox"/> Verification | <input type="checkbox"/> Rating |
| <input type="checkbox"/> Other <i>(please specify)</i> : | |

Note: In case of multiple reviews / different providers, please provide separate forms for each review.

EXECUTIVE SUMMARY OF REVIEW and/or LINK TO FULL REVIEW *(if applicable)*

Please refer to Executive Summary above.

Section 3. Detailed review

Reviewers are encouraged to provide the information below to the extent possible and use the comment section to explain the scope of their review.

1. USE OF PROCEEDS

Overall comment on section (*if applicable*):

Ho Bee Land plans to issue green loans and green bonds under the Ho Bee Land Green Finance Framework. The use of proceeds of the green loans and bonds, i.e. (i) green buildings, (ii) renewable energy, (iii) energy efficiency, (iv) sustainable waste management and (v) sustainable water management are recognized as impactful by the GBP and GLP.

Aligned with best practice, the eligible criteria for green buildings align with third-party certification such as LEED, BREEAM, the Singapore BCA Green Mark and Green Building Council of Australia.

Use of proceeds categories as per GBP:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Renewable energy | <input checked="" type="checkbox"/> Energy efficiency |
| <input checked="" type="checkbox"/> Pollution prevention and control | <input type="checkbox"/> Environmentally sustainable management of living natural resources and land use |
| <input type="checkbox"/> Terrestrial and aquatic biodiversity conservation | <input type="checkbox"/> Clean transportation |
| <input checked="" type="checkbox"/> Sustainable water and wastewater management | <input type="checkbox"/> Climate change adaptation |
| <input type="checkbox"/> Eco-efficient and/or circular economy adapted products, production technologies and processes | <input checked="" type="checkbox"/> Green buildings |
| <input type="checkbox"/> Unknown at issuance but currently expected to conform with GBP categories, or other eligible areas not yet stated in GBPs | <input type="checkbox"/> Other (<i>please specify</i>): |

If applicable please specify the environmental taxonomy, if other than GBPs:

2. PROCESS FOR PROJECT EVALUATION AND SELECTION

Overall comment on section (if applicable):

Ho Bee Land has a dedicated working group comprised of senior representatives from its treasury and sustainability department, as well as Ho Bee Land's project team, which is responsible for preselecting and evaluating eligible projects. The final approval of projects is conducted by the company's Sustainability Steering Committee, which is aligned with market practices.

Evaluation and selection

- | | |
|--|--|
| <input checked="" type="checkbox"/> Credentials on the issuer's environmental sustainability objectives | <input checked="" type="checkbox"/> Documented process to determine that projects fit within defined categories |
| <input checked="" type="checkbox"/> Defined and transparent criteria for projects eligible for Green Bond proceeds | <input type="checkbox"/> Documented process to identify and manage potential ESG risks associated with the project |

- Summary criteria for project evaluation and selection publicly available Other (*please specify*):

Information on Responsibilities and Accountability

- Evaluation / Selection criteria subject to external advice or verification In-house assessment
- Other (*please specify*):

3. MANAGEMENT OF PROCEEDS

Overall comment on section (*if applicable*):

Ho Bee Land's processes for management of proceeds is aligned with market practices. Ho Bee Land has an internal register to track the green finance transaction and intends to invest unallocated proceeds according to its treasury's general liquidity guidelines for short term investments.

Tracking of proceeds:

- Green Bond proceeds segregated or tracked by the issuer in an appropriate manner
- Disclosure of intended types of temporary investment instruments for unallocated proceeds
- Other (*please specify*):

Additional disclosure:

- Allocations to future investments only Allocations to both existing and future investments
- Allocation to individual disbursements Allocation to a portfolio of disbursements
- Disclosure of portfolio balance of unallocated proceeds Other (*please specify*):

4. REPORTING

Overall comment on section (*if applicable*):

Aligned with market practice, Ho Bee Land will report on an annual basis on the allocation of proceeds, including the amount of allocated proceeds, a list of projects financed and the amount of unallocated proceeds. In addition, Ho Bee Land, on a best effort basis, will report annually on the impact of the projects financed and refinanced, including the number of green building certifications obtained, amount of energy (MW) and water saved, and CO2 (or other GHG) avoided (in tonnes), which is aligned with market standards.

Use of proceeds reporting:

- Project-by-project
 On a project portfolio basis
 Linkage to individual bond(s)
 Other (*please specify*):

Information reported:

- Allocated amounts
 Green Bond financed share of total investment
 Other (*please specify*):

Frequency:

- Annual
 Semi-annual
 Other (*please specify*):

Impact reporting:

- Project-by-project
 On a project portfolio basis
 Linkage to individual bond(s)
 Other (*please specify*):

Frequency:

- Annual
 Semi-annual
 Other (*please specify*):

Information reported (expected or ex-post):

- GHG Emissions / Savings
 Energy Savings
 Decrease in water use
 Other ESG indicators (*please specify*): Green building certification obtained, Renewable energy generated (MW), Amount of waste reduced and/or diverted from landfills (tonnes)

Means of Disclosure

- Information published in financial report
 Information published in sustainability report
 Information published in ad hoc documents
 Other (*please specify*):
 Reporting reviewed (if yes, please specify which parts of the reporting are subject to external review):

Where appropriate, please specify name and date of publication in the useful links section.

USEFUL LINKS (e.g. to review provider methodology or credentials, to issuer's documentation, etc.)

Corporate website: <https://hobee.com/>

SPECIFY OTHER EXTERNAL REVIEWS AVAILABLE, IF APPROPRIATE

Type(s) of Review provided:

- | | |
|--|--|
| <input type="checkbox"/> Consultancy (incl. 2 nd opinion) | <input type="checkbox"/> Certification |
| <input type="checkbox"/> Verification / Audit | <input type="checkbox"/> Rating |
| <input type="checkbox"/> Other (<i>please specify</i>): | |

Review provider(s):

Date of publication:

ABOUT ROLE(S) OF INDEPENDENT REVIEW PROVIDERS AS DEFINED BY THE GBP

- i. **Second Party Opinion:** An institution with environmental expertise, that is independent from the issuer may issue a Second Party Opinion. The institution should be independent from the issuer's adviser for its Green Bond framework, or appropriate procedures, such as information barriers, will have been implemented within the institution to ensure the independence of the Second Party Opinion. It normally entails an assessment of the alignment with the Green Bond Principles. In particular, it can include an assessment of the issuer's overarching objectives, strategy, policy and/or processes relating to environmental sustainability, and an evaluation of the environmental features of the type of projects intended for the Use of Proceeds.
- ii. **Verification:** An issuer can obtain independent verification against a designated set of criteria, typically pertaining to business processes and/or environmental criteria. Verification may focus on alignment with internal or external standards or claims made by the issuer. Also, evaluation of the environmentally sustainable features of underlying assets may be termed verification and may reference external criteria. Assurance or attestation regarding an issuer's internal tracking method for use of proceeds, allocation of funds from Green Bond proceeds, statement of environmental impact or alignment of reporting with the GBP, may also be termed verification.
- iii. **Certification:** An issuer can have its Green Bond or associated Green Bond framework or Use of Proceeds certified against a recognised external green standard or label. A standard or label defines specific criteria, and alignment with such criteria is normally tested by qualified, accredited third parties, which may verify consistency with the certification criteria.
- iv. **Green Bond Scoring/Rating:** An issuer can have its Green Bond, associated Green Bond framework or a key feature such as Use of Proceeds evaluated or assessed by qualified third parties, such as specialised research providers or rating agencies, according to an established scoring/rating methodology. The output may include a focus on environmental performance data, the process relative to the GBP, or another benchmark, such as a 2-degree climate change scenario. Such scoring/rating is distinct from credit ratings, which may nonetheless reflect material environmental risks.

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