*Dated 2 September 2026*

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# City Developments Limited's Sustainable Finance Framework

## 1. Corporate Profile[1]

City Developments Limited ("CDL" or "the Group", Singapore Stock Code: C09) is a leading global real estate operating company with a network spanning 167 locations in 28 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, retail malls and integrated developments.

With a proven track record of over 60 years in real estate development, investment and management, the Group has developed over 50,000 homes and owns around 23 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally. Its diversified global landbank offers 4.1 million square feet of land area. Along with its wholly-owned hotel subsidiary, Millennium & Copthorne Hotels Limited (M&C), the Group has over 160 hotels worldwide, many in key gateway cities.

Leveraging its deep expertise in developing and managing a diversified asset base, the Group is focused on enhancing the performance of its portfolio and strengthening its recurring income streams to deliver long-term sustainable value to shareholders. The Group is also developing a fund management business to further leverage its strengths. For more information about CDL's corporate profile, please refer to https://ir.cdl.com.sg/.

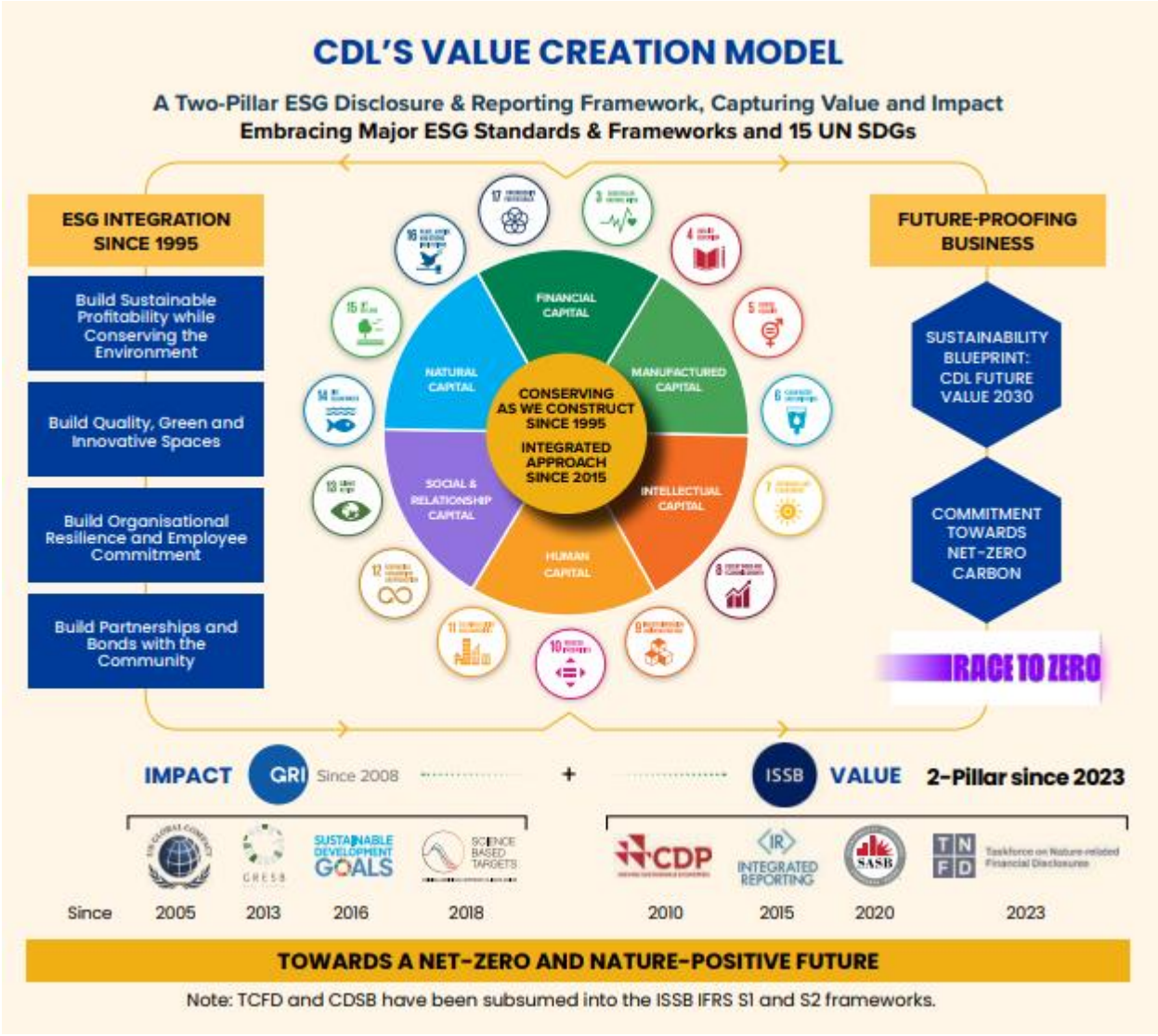
Founded on the ethos of 'Conserving as We Construct' since 1995, sustainability has been integrated into CDL's business to create enhanced value for its business and stakeholders. The Group's sustainability vision supports its business objectives and growth strategy as it evolves into the global real estate conglomerate of today. CDL remains committed to achieving three deliverables – Decarbonisation, Digitalisation & Innovation, and Disclosure and Communication. Its value creation business model, anchored on four key pillars – Integration, Innovation, Investment and Impact – has helped to establish a strong foundation for further advancement.

## 2. CDL's Longstanding ESG Track Record

As a testament to CDL's steadfast commitment to Environmental, Social and Governance (ESG) integration, the Group is acknowledged through inclusion in multiple global sustainability indices including the FTSE4Good Index Series (since 2002), MSCI ESG Leaders Indexes (since 2010) – highest AAA rating, Global 100 Most Sustainable Corporations (since 2010), Dow Jones Sustainability Indices (since 2011) and Bloomberg Gender-Equality Index (since 2018). More details on CDL's awards and accolades can be found on CDL's sustainability microsite (https://cdlsustainability.com/over-20-years-of-value-creation/esg-awards-and-accolades/).

[1] All information stated in this section is accurate as of 31 December 2025.

In 2017, the CDL Future Value 2030 Sustainability Blueprint was launched[1]. It underpins CDL's sustainability commitment and best practices of over 20 years and sets out clear ESG goals and targets towards 2030, a milestone year for the United Nations Sustainable Development Goals (UN SDGs) and the net zero climate agenda. Leveraging on six capitals – financial, organisational, natural, manufactured, human, and social and relationship, CDL's business operations and sustainability advocacy is well-aligned with 14 UN SDGs.




Over the years, CDL's robust sustainability reporting has evolved into a unique blended model using GRI Standards as its core since 2008, CDP since 2010, Global Real Estate Sustainability Benchmark (GRESB) since 2013, Integrated Reporting Framework since 2015, SDG Reporting since 2016, Task Force on Climate-Related Financial Disclosures (TCFD) framework since 2017, Science Based Targets initiative (SBTi) since 2018, Sustainability Accounting Standards Board (SASB) Standards since 2020 and Climate Disclosure Standards Board (CDSB) since 2021.

[1] https://cdlsustainability.com/cdl-future-value-2030/on-track-to-achieving-future-value-2030-goals-and-annual-targets

To enhance data credibility and instil confidence in readers, CDL's ISRs have been externally assured against GRI Standards since 2009, and the scope of assurance was expanded to cover SASB and CDSB in ISR 2021. Recognising the importance of TCFD reporting to investors and analysts, CDL became the first Singapore company to externally assure its TCFD disclosures in its ISR 2022. Since International Financial Reporting Standards (IFRS) S1 and S2 were introduced in 2023 as the global baseline for sustainability disclosure, CDL has been working to fully align with the standards. In 2024, CDL became the first corporate in Southeast Asia to publish a report aligned with the Taskforce on Nature-related Financial Disclosures (TNFD).

## 3. Overview of the CDL Sustainable Finance Framework

In April 2017, through its wholly owned subsidiary CDL Properties Ltd (CDLP), CDL launched the first green bond by a Singapore company. A Green Bond Framework was published by CDLP and the proceeds of the first green bond issuance was 100% allocated for the repayment of a S$100 million loan extended by CDL to CDLP. As an expansion to other green financing solutions that CDL can access, CDL published a Green Finance Framework in January 2019, covering green bonds and green loans.

With the increasing linkages between sustainability performance and corporate financing, CDL expanded its Green Finance Framework to the Sustainable Finance Framework in June 2019 to provide a more holistic framework that supports its sustainability ambitions and capital requirements. This reflects CDL's commitment to tap on the sustainable financing market to drive its continued investment in SDG-related and decarbonisation initiatives, including R&D, innovation and implementation of low-carbon technologies to further enhance its sustainable business model.

The bespoke Sustainable Finance Framework (the "Framework") provides guidance on how the Group and its entities enter into Sustainable Financing Transactions ("SFT") to fund projects that will deliver social and/or environmental benefits alongside the execution of the Group's business strategy and vision. Fundraising can include bonds, loans and other forms of debt financing and credit facilities with structures tailored to contribute to sustainable development through the application of the proceeds towards Eligible Green and Social Projects (the "Eligible Projects") as defined in this Framework and according to the following leading market guidelines. To align with international best practices, the Group will also adopt the core components set out in the relevant principles and guidelines applicable to the facility.

| **Type of facility** | **In accordance with, or as they may be subsequently amended** | **Core Components** |
|---|---|---|
| Green Loan | Green Loan Principles[2] | 1. Use of Proceeds<br>2. Process for Project Evaluation and Selection<br>3. Management of Proceeds<br>4. Reporting |
| Green Bond | Green Bond Principles[3] | 1. Use of Proceeds<br>2. Process for Project Evaluation and Selection<br>3. Management of Proceeds<br>4. Reporting<br>5. Green/Social/Sustainability Bond Framework<br>6. External Reviews |
| Social Bond | Social Bond Principles[4] | |
| Sustainability Bond | Sustainability Bond Guidelines[5] | |

[2] Green Loan Principles, March 2025
[3] Green Bond Principles, June 2025
[4] Social Bond Principles, June 2025
[5] Sustainability Bond Guidelines, June 2021

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| Sustainability-linked Bond | Sustainability-Linked Bond Principles[6] | 1. Selection of Key Performance Indicators (KPIs)<br>2. Calibration of Sustainability Performance Targets (SPTs)<br>3. Bond/Loan Characteristics<br>4. Reporting<br>5. Verification |
| Sustainability-linked Loan | Sustainability-Linked Loan Principles[7] | |

Other forms of debt financing and credit facilities may conform to other sustainable or green finance principles as may have been established at the time of such financing transaction being undertaken.

[6] Sustainability-linked Bond Principles, June 2024
[7] Sustainability-linked Loan Principles, March 2025

**a. Green Loans, Green Bonds, Social Bonds and Sustainability Bonds**

**i. Specific Use of Proceeds**

The net proceeds of each SFT will be used to fund or refinance, in whole or in part, new or existing Eligible Projects that meet one or more of the following categories of eligibility as recognised in the Green Loan Principles, Green Bond Principles, Social Bond Principles and Sustainability Bond Guidelines.

For Sustainability-linked Loan and Sustainability-linked Bonds, their proceeds can be used for general purpose as the use of proceeds is not a determinant in their categorisation.

| **Eligible Projects** | **Project Category** | **Eligible Assets and Projects** | **Examples** |
|---|---|---|---|
| Green Projects | Green Buildings | New development and/or redevelopment of existing buildings that have or will receive any one of the following certification systems:<br>• Singapore BCA Green Mark – minimum certification of Gold$^{PLUS}$; or<br>• BREEAM – minimum certification of 'Very Good' with an intent to upgrade acquired/existing assets with potential to 'Excellent or above' levels; or<br>• National Australian Built Environment Rating System (NABERS) – minimum 4 Star with an intent to upgrade acquired/existing assets with potential to 5 Star or above; or<br>• Green Building Council of Australia (GBCA) Green Star – minimum 4 Star with an intent to upgrade acquired assets to 5 Star or above; or<br>• Chinese Green Building Label – minimum certification of Two-star; | CDL Group's existing investment properties such as:<br>• Republic Plaza I and II (Green Mark Platinum)<br>• City Square Mall (Green Mark Platinum)<br>• 80 Anson Road (Residential) (former Fuji Xerox Towers) (Green Mark Platinum)<br>• M Social Singapore (Green Mark Platinum)<br><br>CDL's new developments:<br>• New developments to achieve good green building standards that are globally recognised<br>• Construction technologies and methods, green building design and features that will raise EHS performance |

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| | | • U.S. Leadership in Energy and Environmental Design (LEED) – minimum certification of Gold; or<br>• UK Energy Performance Certificate (EPC) – minimum rating of B; or<br>• Any other Green Building Certification, that is an equivalent as those above | |
| | Renewable Energy | • Installation and operation of infrastructure to generate renewable energy | • Any form of clean or renewable energy installation.<br>E.g. Electricity generation from solar photovoltaic panel or provision of Electric Vehicle charging facilities |
| | Energy Efficiency | • Projects relating to the adoption of smart technologies and/or systems for optimising energy management in new and existing buildings (e.g. Submetering, energy-efficient lighting and motion sensors or retrofitting projects such as replacing chiller plant or regenerative lift systems, Central District cooling systems, energy efficient lightings, AI and big data analytics for active monitoring and optimisation of operational performance) as well as adoption of renewable energy through harnessing on-site or off-site solar power or other renewable energy sources. Such projects will result in achieving a minimum 20% reduction in energy usage intensity for new and existing buildings compared to its baseline. | • Investment in raising performance of building fittings and equipment such as aircon chillers, lift systems, light fittings, glass curtain walls, ventilation and greening technologies that reduce interior heat and contribute to higher energy efficiency<br>• Support of research & development programmes in smart and green building technologies, innovation or solutions which can undergo testbed or applied in future developments |
| | Pollution Prevention | • Responsible sourcing of sustainable | • Sourcing building material derived from |

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| | and Control | materials and products<br>• Facilities, systems and equipment that are used for the collection, treatment, and recycling of waste (excluding landfilling) | recycled content, low carbon emissions, or certified by approved local certification body<br>• Management of waste for tenants and occupants |
| | Sustainable Water and Wastewater Management | • Water saving features to reduce domestic and commercial water consumption<br>• Facilities, systems, and equipment that are used for the collection, treatment, and recycling of wastewater<br>• Such projects will result in achieving a minimum 20% reduction in water usage intensity for new and existing buildings compared to its baseline | • Water recycling system such as rainwater harvesting<br>• Wastewater treatment systems to improve quality of treated wastewater |
| | Environmentally Sustainable Management of Living Natural Resources and Land Use | • Preservation or restoration of natural landscapes according to the BCA Green Mark 2021 Technical Guide, where relevant<br>• Provision of greenery for building rooftop or surfaces | • Conducting of Biodiversity Impact Assessment (BIA) during the planning stage of construction on voluntary basis (not a mandatory requirement in Singapore) |
| | Adoption of innovative solutions contributing towards low-carbon, climate resiliency, circular economy and SDGs | • Adoption of innovative solutions or technologies in the provision of smart, climate-resilient and/or green building features (e.g. Integrate AI and big data analytics)<br>• Support research & development programmes in smart and green building technologies, innovation or solutions which can be test bedded or applied in future developments.<br>• Key focus on:<br>  • Indoor air quality<br>  • Clean water<br>  • Thermal comfort | • Adoption of sustainability-linked innovations such as food waste digestors, Smart Building Mobile App, etc<br>• Investment in R&D with academics and researchers to develop green building, climate friendly solutions<br>• Partnered with SERIS and jointly applied for a Solar Competitive Research Programme in 2020 to testbed high-power density BIPV modules at Central Mall.<br>Collaborated with SUTD Architectural Intelligence Research Lab (AIRLAB) to pilot a functional vertical farming system, developed through 3D printing using |

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| | | • Lighting comfort<br>• Acoustics comfort<br>• Waste minimisation and circularity | sustainable bio-based materials at City Square Mall<br>The NUS-CDL Smart Green Home Lab is a unique indoor test-bed environment that serves as a platform for holistic and innovative experimental studies on smart features, green building technologies and design for sustainable living.<br>The Acoustic Friendly Ventilation Window (AFVW) allows for air change efficiency of up to four times more than conventional windows, allowing fresh air in while reducing noise. The AFVW prototype was installed at Irwell Hill Residences' showflat in March 2021 for test bedding and system refinement as part of the NUS-CDL Smart Green Home collaboration. |
| | Enhancing Climate Resiliency for Buildings and communities | • Potential investments to mitigate risks for communities in locations that are under threats of extreme weather<br>• Climate-resilient and mitigation features, methods and design incorporated into buildings to minimise and/or eliminate climate-related physical risks | • Design of climate change mitigation or adaptation measures such as flood gates, ramps, etc.<br>• Conduct climate change scenario analysis to identify and quantify climate-related risks<br>• Implementation of annual emergency response and flood drills to enhance resiliency |

| **Eligible Projects** | **Project Category** | **Eligible Assets and Projects** | **Examples** |
|---|---|---|---|
| Social Projects | Education for the Community | • Construction of educational and training facilities that provide elementary education to technical and higher education, which contributes to increased literacy, education and/or skills set of the community | Existing CDL projects<br>• CDL Green Gallery – the first zero-energy gallery in Singapore, which showcases Singapore's greening efforts through various exhibitions to catalyse change<br>• My Tree House – the world's first green library for kids<br>• Singapore Sustainability Academy – a sustainability hub dedicated to enhancing collaborations for the SDGs and climate action |
| | Employment and Capacity Building | • Job creation activities, as a result of green building developments, that result in decent work, fair income, social protection for families, freedom of opinion, provision of capacity building programmes | • Green building projects in developing countries. E.g. Vietnam |
| | Integrated Social Housing/Community Space | • Development of social housing/community spaces that are safe, affordable, has adequate amenities for a decent quality of life and integrated with community spaces that promote user well-being | • Property development projects in developing countries. E.g. Vietnam |
| | Aging Population | • Development of retirement homes, designed with elderly-friendly fittings, amenities and facilities, such as in-house medical or health and well-being support, exercise facilities and interaction spaces, etc<br>• Pilot or implementation of | Existing CDL project<br>• Waterbrook Bayview, a retirement village in Sydney, Australia |

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| | | innovative facilities, design features or equipment providing aids and convenience for aged users for residential or commercial properties | |
| | Health and Sanitation | • Provision of essential services that enhance the physical, mental, and social well-being of the building users<br>• Any facilities, design features or technologies or solutions that raise the standards of health and well- being of the built environment | • Health and social care facilities integrated to property developments<br>• Green lungs and green features such as parks and green wall<br>• Passive and active design measures to improve resiliency from climate impacts/ shocks.<br>• Monitoring and improvement of indoor air quality for building occupants<br>• Provision of facilities to support occupiers and community members during extreme weather events |
| | Mobility and Accessibility | • Creation of facilities that facilitate building users' adoption of low carbon transportation modes or accessibility to public transportation e.g. Metro, buses, bicycles, etc<br>• Any design or features or facilities that raise accessibility of users of buildings to amenities | Provision of<br>• Electric vehicle charging points<br>• Car sharing and bicycle parking spaces<br>• Universal design features<br>• In- house proprietary Home Sales and e-Balloting System. Piloted during Irwell Hill Residences' launch.<br>• Virtual Unit Handover initiative piloted at Forest Woods Residences<br>• 3D virtual tours of CDL's showflats as well as online sales presentations in the comfort of their homes.<br>• First-of-its-kind contactless lift eCall solution at Republic Plaza using CDL's proprietary smart building app, CityNexus |
| | Culture and Heritage | • Preservation of buildings (in part or in whole), which are of historical or cultural significance | • Existing CDL developments<br>• South Beach Commercial and South Beach Residences |

## 4. Process for Project Evaluation and Selection

Eligible Projects are identified and selected via a process that involves participants from relevant functional areas. Senior representatives from CDL's Property Development, Asset Management, Sustainability and Treasury departments will form a working group to shortlist Eligible Projects according to the criteria listed in section 3(a)(i). Additional factors such as applicability to green building certification, environmental impact, size of project, and tenant/building users' needs may also be considered, in accordance with CDL's Sustainable Investment Principles (SIP). The shortlisted projects will be presented for joint approval from CDL's Chief Sustainability Officer and Group Chief Financial Officer. If a project is approved as an Eligible Project in accordance with this Framework, the proceeds can be earmarked for its use as a SFT under this Framework.

## 5. Management of Proceeds

The net proceeds from each SFT will be managed by CDL's Treasury team, ensuring that an Eligible Project is not double counted towards multiple transactions. CDL will maintain an internal register managed and tracked by Group Finance Accounts with information including:

a) **SFT**: Key information including issuer/borrower entity, transaction date, principal amount of proceeds, maturity date, and interest or coupon, the ISIN number etc.;
b) **Allocation of Use of Proceeds:** Information including:
   - Summary detail of Eligible Projects to which the proceeds of the SFT have been allocated in accordance with this Framework
   - Amount of SFT proceeds allocated to each project
   - Endorsement from CDL's Chief Sustainability Officer and Group Chief Financial Officer that the project is an Eligible Project
   - Aggregate amount of proceeds of SFT allocated earmarked to Eligible Projects
   - The remaining balance of unallocated proceeds yet to be earmarked

Pending allocation, the net proceeds from the SFT(s) will be kept in CDL's general account and invested according to the Treasury department's general liquidity guidelines for deployment.

## 6. Reporting

On an annual basis, CDL will disclose the allocation of the borrowed funds or the net proceeds of its SFT(s) in its Integrated Sustainability Report available on CDL's sustainability website (http://www.cdlsustainability.com/). Such information will be provided until all the net proceeds have been allocated. The information will contain at least the following details:

a) Summary:
   A list of all SFT(s) executed in the reporting period and outstanding at the reporting date and summary terms of each transaction. Key information to be provided will include issuer/borrower

entity, transaction date, principal amount of proceeds, maturity date, and interest or coupon, the ISIN number etc.

b) Allocation Reporting – for each SFT:
- A list of Eligible Projects earmarked to be funded by the proceeds of the SFT
- Amount of proceeds allocated to the various Eligible Projects
- Description of major Eligible Projects
- Aggregate amount of proceeds of SFT allocated earmarked to Eligible Projects
- Lookback period of refinanced projects
- The remaining balance of unallocated proceeds yet to be earmarked

c) Impact Reporting – for each SFT:
Where possible, the Group will report on the environmental and social impacts (where relevant), including the impact on SDGs and their underlying targets, resulting from Eligible Projects. Subject to the nature of Eligible Projects and availability of information, the Group will consider the following impact indicators:

| **Eligible Sustainable Asset Categories** | **Impact Indicators** |
|---|---|
| Green Buildings | • Green building certification obtained |
| Renewable Energy | • Renewable energy generated (MWh)<br>• $CO_2$ and other GHG avoided (tonnes) |
| Energy Efficiency | • Energy saved (MWh)<br>• $CO_2$ and other GHG avoided (tonnes)<br>• Reduction in energy usage intensity for existing buildings compared to its baseline (%) |
| Pollution Prevention and Control | • Amount of waste reduced and/or diverted from landfills (tonnes) |
| Sustainable Water and Wastewater Management | • Amount of water saved ($m^3$)<br>• Efforts in providing facility for rainwater harvesting<br>• Reduction in water usage intensity for existing buildings compared to its baseline (%) |
| Environmentally Sustainable Management of Living Natural Resources and Land Use | • Efforts to assess biodiversity impact during development planning (e.g. Biodiversity Impact Assessment or environmental study)<br>• Good practices in provision of landscape according to BCA Green Mark 2021 or v7 Technical Guide, where relevant |
| Education for the Community | • Number of educational facilities catered for the aged, young, migrant workers or needy<br>• Digital literacy rate of the community where the property is situated<br>• Affordability of the educational and skills upgrading courses |

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| Employment and Capacity Building | • Types of skills training provided<br>• Jobs created from the development and construction of the green building or space<br>• Changes in commercial floor area<br>• Affordability of commercial spaces for SMEs or social enterprises |
| Integrated Social Housing | • Social housing units developed<br>• Units priced at local area median and/or affordable to median income earners<br>• Units set aside for low-income residents |
| Aging Population | • Residents' satisfaction level<br>• Occupancy rate |
| Health and Sanitation | • Number of health facilities and social care facilities provided and the number of users<br>• Increased work productivity from green and healthier workplaces<br>• New parks / green spaces and active recreation amenities provided |
| Mobility and Accessibility | • Utilisation rate of electric vehicle charging points and shared bicycles<br>• Electric vehicle charging points provided, or proximity to<br>• Equivalent amount of GHG emissions avoided<br>• Distance from, and number of available, mass transit services / routes |
| Culture and Heritage | • Square meters of conserved areas that are preserved |

The contents of the impact reporting will be reviewed and approved by CDL's Chief Sustainability Officer and Group Chief Financial Officer.

**7. External Review**

CDL obtained an external review of its Green Finance Framework, which precedes this Sustainable Finance Framework. Should the nature of the financial vehicle require the social impact indicators in this Framework can be reviewed externally. This Framework shall also be vetted by the financiers for comments and/or concurrence. All disclosures can be found in the relevant section at CDL's sustainability website (www.cdlsustainability.com).

**ANNEX**

**City Developments Limited's Sustainable Finance Initiatives: SDG/Low-Carbon Innovation Loan**

Aligned with international best practices, CDL's Sustainable Finance Framework has embraced leading global frameworks including the Green Bond Principles, Green Loan Principles and Sustainability-Linked Loan Principles. In September 2021, CDL was accepted as a signatory of the UN PRI, an investor initiative in partnership with UNEP Finance Initiative (UNEP FI) and the UN Global Compact. CDL also developed its own Sustainability Investment Principles (SIP) to provide clear operational guidance across functional units to assess and mitigate ESG risks and opportunities for potential investments. The SIP is in line with the Paris Agreement towards limiting global warming to 1.5°C as compared to pre-industrial levels. It considers comprehensive ESG indicators by referencing the SDGs, United Nations Principles for Responsible Investment Real Estate Investment[8], TCFD, United Nations Environment Programme Finance Initiative (UNEP FI)[9] survey findings and other relevant frameworks.

CDL is committed to achieving three key deliverables to meet urgent climate action required in this decisive decade: "Decarbonisation", "Digitalisation & Innovation" and "Disclosure and Communication". This provides us with a solid foundation to mitigate short, medium and long-term ESG risks and challenges, and are expanded in the following sections.

**1. Relationship to Borrower's Overall Sustainability and Decarbonisation Strategy**

Ambitious goals and significant capital will be required for effective decarbonisation. The built environment contributes to some 40% of annual $CO_2$ emissions globally. CDL has been decarbonising its operations since the early 2000s and renewed its commitment to align with a 1.5°C warmer scenario, by setting carbon reduction targets validated by the Science-based Targets Initiative (SBTi). In February 2021, CDL was the first real estate conglomerate in Southeast Asia to sign the WorldGBC's Net Zero Carbon Buildings Commitment. This is a global pledge to achieve net zero operational carbon by 2030, covering new and existing wholly owned assets under its direct management and operational control. In November 2021, during COP26, CDL joined 44 companies worldwide to sign the extended pledge towards a net zero whole life carbon emission. CDL aims to achieve maximum reduction of embodied carbon in new developments, compensating for any remaining residual operational and upfront embodied emissions via offsetting for new developments by 2030, with the eventual goal for all buildings to be net zero carbon by 2050.

CDL has leveraged digitalisation and emerging green building technology to transform the way properties are designed, built and managed. Innovation continues to be identified as the top material issue by CDL's stakeholders. Under the CDL Future Value 2030 Sustainability Blueprint, CDL supports SDG 9: Industry, Innovation, and Infrastructure by committing to "Double its commitment to adopt innovations and technology of green buildings" by 2030. As an interim target that paves the way towards its 2030 target, CDL aims to achieve an "average of two innovations or new technology adoptions per year"

[8] An Introduction To Responsible Investment – Real Estate

[9] Climate Risk & Commercial Property Values: A review and analysis of the literature

In September 2019, CDL pioneered a first-of-its-kind green financing concept called the SDG Innovation Loan. Through this initiative, CDL secured a S$250 million SDG Innovation Loan in the form of a three-year revolving credit facility provided by DBS Bank Ltd. This supports SDG 9: Industry, Innovation and Infrastructure, SDG 11: Sustainable Cities and Communities and SDG 13: Climate Action. It complements global sustainability trends and Singapore's Green Plan 2030, which aims for Singapore to be a leading centre for green finance and services by 2030.[10] In September 2021, CDL became the first Singapore entity to secure a discount for the abovementioned SDG Innovation Loan, following the successful R&D and pilot of DigiHUB, which is a predictive and integrated facilities management (FM) solution. It leverages three key technological advances in the digital age – the Internet of Things (IoT) Sensors, Edge Computing, combined with Artificial Intelligence (AI) and Machine Learning. Read more on CDL's website. As of 25th Aug 2026, CDL has secured over S$12.5 billion in Sustainable Finance since 2017.

**2. Target Setting – Measuring the Sustainability Commitments of the Borrower**

In the first year after its launch as a regular loan, CDL will identify impactful SDG Innovation and low-carbon innovation projects that CDL is test bedding, for inclusion into the SDG Innovation/Decarbonisation Loan where proceeds will be applied toward general corporate purpose. Eligible SDG/Low-Carbon Innovation Projects must contribute positively to at least 1 SDG target. Both CDL and the lender will mutually agree on the sustainability performance targets (SPTs) for each SDG/Low-Carbon Innovation Project.

The SPTs will be meaningful targets that capture the ambitious undertakings of the SDG/Low-Carbon Innovation Projects, which aim to benefit global business and sustainability impact linked to the SDGs.

*Discount mechanism:* CDL will qualify for discounts on the interest rates of the SDG/Low-Carbon Innovation Loan, upon CDL's demonstration of applying an innovation which is endorsed by an independent and authoritative expert/expert panel and the relevant SPTs achieved. Correspondingly, the discount will be greater if more innovations are applied and the relevant SPTs achieved. In addition, CDL must be listed on at least one leading global sustainability indices during the period of the loan tenor.

The SDG/Low-Carbon Innovation Project must be endorsed by an independent and authoritative expert/expert panel to prove that the SPTs are relevant and robust. They will endorse the innovative nature of the project, as compared to market norms. The expertise and independence of the expert/expert panel will uphold the integrity of the SDG/Low-Carbon Innovation Loan and CDL's qualification to the discounts, when CDL achieves the SPTs.

At the review date, CDL will provide an independent assessment on the achievement of the SPTs.

**3. Independent Review through Second Party Opinion**

CDL will track the achievement of the SPTs and submit documentary evidence acceptable to relevant industry expert and/or to the lender, at the pre-agreed review date(s). Refer to pages 5 to 11 for the list of potential impact indicators for reporting.

[10] Singapore Green Plan 2030 | Key Targets

The contents of the disclosure will be reviewed and approved by CDL's Chief Sustainability Officer and Group Chief Financial Officer. The Group will also engage an independent external reviewer to validate the contents of the disclosure via a Second Party Opinion.

**4. Tracking and Reporting**

According to the Sustainability-Linked Loan Principles, the requirement for external review is to be negotiated and agreed between CDL and its lenders on a transaction-by-transaction basis. In transactions where CDL seeks independent verification, CDL's performance will be measured against the independently verified SPTs by a qualified external reviewer such as an auditor, environmental consultant and/ or independent ratings agency, at least once a year, as agreed by the institutions participating in the loan. The external reviews will be made publicly available, where appropriate. If no external review is sought, CDL will demonstrate or build up internal expertise to substantiate the assessment and calculations of its ESG performance against the agreed SPTs. Basis for low-carbon innovation transactions will be studied against CDL's publicly disclosed net-zero goals, which include its renewed SBTi targets and the whole-life carbon approach pledged under the WorldGBC's Net Zero Carbon Buildings Commitment, in 2021.