

**SD in Action:
INDIGO**

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The first mixed-use development in the world to receive Final Platinum LEED Existing Buildings: Operations and Maintenance Version 4.1 certification, INDIGO is a 1.89 million sq ft retail-led complex located in Beijing’s Chaoyang District. Opened in 2012, INDIGO was a joint venture between Swire Properties Limited and Sino-Ocean Group Holding Limited.

Comprised of a shopping mall with over 170 shops, a 25-storey Grade-A office tower called ONE INDIGO and a 369-room business hotel — EAST Beijing, INDIGO has a sustainable management ethos, and features contemporary architecture, innovative green features and quality public spaces.

In December 2020, Swire Properties announced that we will collaborate with our long-term partner, Sino-Ocean Group, to develop Phase Two of INDIGO. To be located adjacent to the existing complex, Phase Two will be an office-led, mixed-use extension comprised of a shopping mall, office towers and a hotel with an expected total GFA of approximately 393,550 sqm.

Portfolio Highlights:



Low-carbon operations

- Over 11,000 sq ft of solar panels generate 200,000 kWh of renewable energy annually
- 52m long LED mesh video display, capable of high definition video and holographic projection with a low energy footprint



Liveability

- Over 53,000 sq ft of green space surrounding the complex
- Comprehensive measures to improve indoor air quality – from the selection of building materials to continuous air quality measurements during day-to-day operations



Green mobility

- Connected to Line 14 of the Beijing Subway and more than 20 bus routes
- More than 1,000 bicycle parking spaces
- Priority parking for electric vehicles and carpool vehicles

INDIGO Highlight Stories

Click to explore INDIGO's global-leading SD features



The Winter Garden: A Stunning Space Between Indoors and Outdoors

Rooftop Farming and Gardening

Sustainability Leads at Swire Properties' New INDIGO Office

Engaging Food and Beverage Tenants in Green Initiatives

Solar Panels Generate Power for the Complex

Recycling Reigns in the Renovated Refuse Room

The Winter Garden: A Stunning Space Between Indoors and Outdoors



INDIGO's 26,000 sq ft Winter Garden features an organically styled sweeping glass rooftop that floods the interior with natural light, providing a gradual transition between the mall and the open park beyond. Home to a wide variety of restaurants and frequent exhibits and events, the Winter Garden is a popular lifestyle destination.

Highlights

- Fine porous glass panels on the roof and skylight provide thermal insulation and create unique shading patterns
- 52m x 9m LED mesh video display that is highly transparent to preserve natural lighting and views, but that also provides video effects, including holographic projection
- Space for events like 2018's award-winning "Neighbourhood Earth" space-themed exhibit and this year's "A Magic Harry Potter Holiday", which saw experts create artistic interpretations of several locations from the iconic film series



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Rooftop Farming and Gardening



Opened in 2018, the INDIGO Roof Garden is a place where staff and office tenants can plant and harvest vegetables and flowers. The 3,200 sq ft garden has 30 separate plots and incorporates numerous eco-friendly elements, like a composting box and automatic irrigation system as well as an "insect hotel" in the vegetable garden, which has become an important part of the garden's ecology.

The Domain Restaurant at EAST Beijing composts fruit and vegetable peel and pulp to create fertilizers. Management hopes that the garden will become an ecological community where people can re-establish their connection with the land and create a lively community.



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Sustainability Leads at Swire Properties' New INDIGO Office



This year, Swire Properties' Beijing office at INDIGO re-opened in a new space. This is our most sustainable office to date, and we are aiming for WELL and LEED certifications. The 20,000 sq ft space was designed and built after obtaining extensive feedback from colleagues at all levels, with the design based on five pillars: wellness, collaboration and innovation, openness and equity, sustainability, and technology. Using Internet of Things-driven occupancy sensors, data was collected on office usage in our previous office, which was then used to optimise the utilisation of space and determine the layout and design of the new office. The goals were to improve efficiency and productivity while keeping staff wellbeing as a top priority.

Highlights

- Activity-based working allows staff to choose from multiple in-office work stations instead of having a fixed desk
- Shared private offices and desks drive overall efficiency, with total area and total monthly utility charges reduced by 20%
- Meeting rooms were built to match typical meeting sizes and can easily be converted from a brainstorming space into an exercise area or yoga studio
- Focus booths allow for private or small-scale videoconferences



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Engaging Food and Beverage Tenants in Green Initiatives



Our [Green Kitchen Initiative](#) allows portfolio management teams and tenants to discuss sustainability before fit-out and renovation projects. We give tenants technical guidelines to help design green kitchens and then run them in a resource efficient way. This initiative is flourishing at INDIGO, with 10 restaurants having received the Green Kitchen Award to date. Our food and beverage tenants also benefit from our free energy audit programme, which helps them identify energy-saving opportunities.



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Solar Panels Generate Power for the Complex

In 2016, solar PV panels were installed on the roof of both INDIGO and ONE INDIGO, with additional high-efficiency panels installed in 2019. These panels also have material on their undersides that absorbs energy from scattered and reflected sunlight, resulting in higher power generation efficiency. In 2020, 200,000 kWh of renewable energy was generated from these panels. Read more about [INDIGO's energy saving strategies](#).



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To comply with new Beijing city trash separation rules which came into effect on 1 May 2020, INDIGO's newly renovated smart refuse room now sorts waste into four categories: kitchen, recyclable, hazardous and other waste, allowing us to collect valuable resources for recycling or further waste treatment.



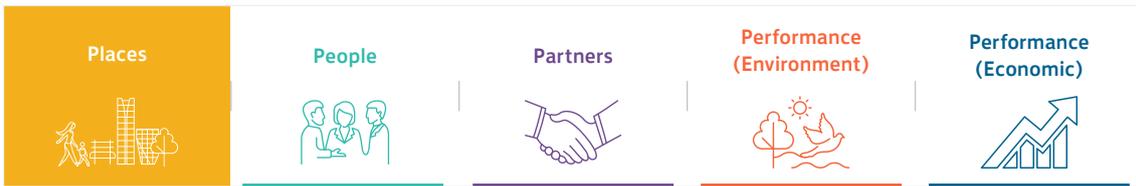
Highlights

- Smart refuse room captures tenant-level waste data
- Automatic weighing and data recording (including the time, type of waste and weight) for individual tenants
- Rotary drum compresses waste to less than two-thirds of its original volume
- INDIGO Management Office and each tenant can access an app to view waste data and patterns
- EAST Beijing ran a "sorting competition" to prepare staff and test their knowledge of how to separate different kinds of garbage
- INDIGO's recycling performance rate is now at 19.6%



Five Pillars

INDIGO is an excellent example of how each of the five pillars of Swire Properties' SD 2030 Strategy work in harmony to create sustainable places.



Places

INDIGO connects and engages those who shop, stay and work there, while also supporting and creating real value for the surrounding community.

INDIGO Blooms for its Eighth Anniversary

2020 marked INDIGO's eight-year anniversary, and the celebrations focused on thanking and rewarding our loyal tenants and customers through entertainment, art installations and the opening of several new stores. The "Keep Blooming" campaign saw a "magical garden" installed in the mall, along with a colourful flower-inspired art installation by illustrator and designer Kim Sielbeck.

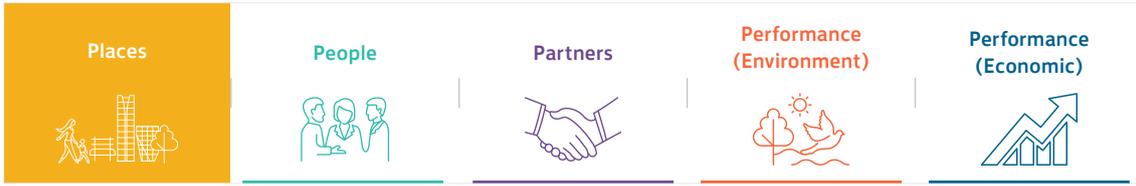
The mall's live streaming events and the INDIGO Online Mall, a mini-programme hosted on a social media platform, helped boost digital interaction with shoppers by promoting new products or offering a range of rewards.

During the campaign, restaurants also teamed up to fight food waste. Diners who wasted no food at restaurants recognised by our Green Kitchen Awards saved RMB50 off their meals. This campaign also included a charity bazaar, a concert for office workers during their lunch break, and a harvest festival held at the rooftop farm.



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Celebrating Culture and the Arts with the Beijing Music Festival



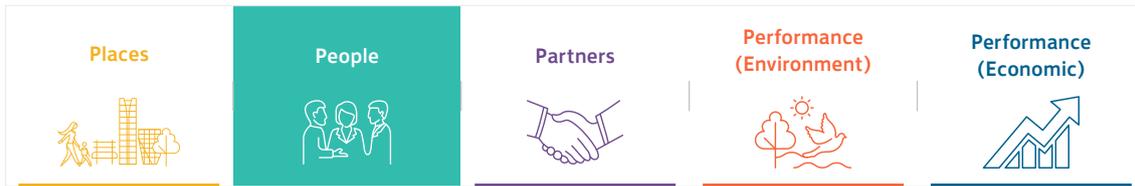
For years, INDIGO has partnered with the Beijing Music Festival to bring the delights of classical music and opera to the public. From performances by international orchestras, to operas performed entirely by children, to partnerships between professional musicians and budding young musicians, the BMF has helped the sound of music resonate throughout INDIGO for years.

- 2020: The “Music at Noon” BMF Lunch Time Concert Series hosted two lunchtime piano concerts by young pianist Sun Jaya. Held in the ONE INDIGO lobby, the concerts were broadcast live on the Internet and in a radio programme.
- 2019: Presented Tales of Hoffmann by Jacques Offenbach, a re-imagined opera created and performed entirely by children, staged in the Winter Garden.
- 2018: Three “Hello! Mozart” concerts presented in partnership with artists from the Magic Circle Mime company and the Beijing Musical College’s Middle School Orchestra.
- 2017: INDIGO hosted the BMF’s Weekend Family Day, featuring a performance by the Hong Kong Philharmonic Orchestra Brass Ensemble at the Winter Garden, along with student musicians from Jiuxianqiao Second Primary School.



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People

Our people enable us to grow and succeed. By investing in their learning and development as well as their health and wellbeing, we ensure they are best placed to help INDIGO thrive.

New Office Prioritises Staff Health and Wellness



The new Swire Properties office at ONE INDIGO was designed specifically to nurture the health, wellness and comfort of our staff, while also optimising sustainability and efficiency. Extensive consultations were conducted with staff, along with analysis of data from the old office, to ensure an optimal space. Features of the office include:

- The selection of locally-sourced, low-volatile organic compound (“VOC”) materials that were matched with natural, biophilic colours – scientifically proven to improve performance;
- Improving work flexibility by moving to laptops instead of desktop computers;
- A meditation and mothering room;
- Smart lighting that adapts to daylight hours and human circadian rhythms;
- Air purification devices that ensure minimal levels of pollution; and
- Height-adjustable desks and monitor arms and ergonomic furniture to enable comfortable working.

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Sustaining our Community Ambassador Activities

The Swire Properties Community Ambassador Programme is thriving at INDIGO. For the past eight years, there have always been plenty of community outreach activities between INDIGO staff and the surrounding community, and this goodwill has continued until the present. From working with NGOs, schools and community organisations on environmental awareness campaigns, to collaborating with social welfare organisations, INDIGO's Community Ambassadors have been very active.



Though the 2020 pandemic curtailed many in-person activities, INDIGO staff still made positive contributions through:

- As part of [Sustainability We All Count](#), children from the community participated in Zero Waste Day in August 2020. The activities included learning about waste management and designing a reusable tote bag, hoping to spread the message of mindful consumption among more people.
- Continuing the Little Flower Project, which benefits premature infant orphans and orphans with complex medical needs. Since 2018, INDIGO volunteers have visited these children, kept them company and donated items that they needed. While face-to-face visits were not possible in 2020 due to the COVID-19 pandemic, we hope to resume these important in-person visits soon.
- Launching the “Sustain the Beauty of Life” campaign, aiming to involve more people in community service. Several events were carried out, including releasing an “empty plate” coupon to reduce food waste, the Roundabout charity bazaar, Beijing Music Festival concerts, and senior care events.

Five Pillars

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A Tenacious Focus on Safety



INDIGO views occupational safety as a cornerstone of SD, meaning safety has always been paramount at INDIGO. Regular safety training sessions are conducted, along with a monthly staff safety meeting and tenant safety training programmes.

Highlights

- 2020 was the third consecutive year that we promoted the “INDIGO Safety Management Award” among our retail tenants.
- In 2019, INDIGO was recognised for workplace safety with the Swire Properties internal Zero Lost-Time Injury Silver Award, marking 500 days straight with no loss of work time due to injuries.
- Also in 2019, INDIGO received the “Advanced Unit of Fire Fighting Work” award for Chaoyang District.
- In 2017, INDIGO was recognised as a “Company Advanced in Safety Operation and Management” by the Chaoyang District Association of Work Safety.

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Partners

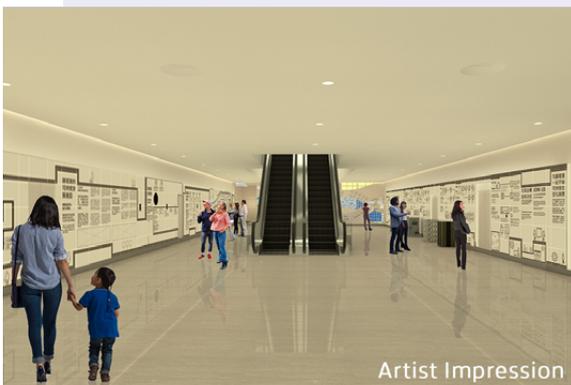
Swire Properties believes in cultivating trust and long-term, mutually beneficial relationships with all our stakeholders. INDIGO's many partners form a strong and tightly-knit community within the development and the wider local community.

INDIGO X Roundabout Craft Bazaar

In 2020, INDIGO once again cooperated with Roundabout, a Beijing-based social enterprise that connects donors with people in need. The mall hosted their annual two-day charity bazaar to raise funds for children with leukaemia. More than 40 artisans participated, while children from the community were invited to take part in arts and craft classes. Employees from the ONE INDIGO office building also joined in by donating goods to the bazaar to be sold. The event was a success, with over 2,000 people visiting the bazaar and raising nearly RMB20,000 for children with leukaemia.



Launch of the INDIGO Sustainable Development Centre

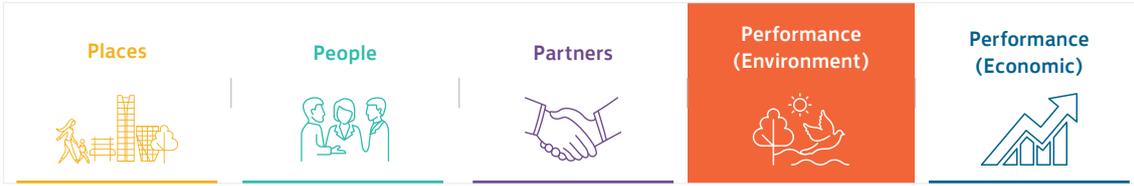


Artist Impression

This year INDIGO developed an innovative SD Centre within the mall – a space devoted to increasing environmental awareness among all our partners: tenants, office staff and the wider community. The Centre is comprised of three parts: a history wall showcasing INDIGO's SD history and initiatives, a material wall with detailed information on waste sorting and the recycling process, and co-create wall, which contains an art piece made from repurposed waste.

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Performance (Environment)

INDIGO's environmental monitoring system uses smart technology and data analysis to continuously enhance building performance, increase energy savings and work towards continuous improvements.

Enhancing our Energy Saving Strategies

Since its opening, INDIGO has been a leading light for energy efficiency – locally, regionally and globally. We have a long-term partnership with Tsinghua University through the Joint Research Centre for Building Energy Efficiency and Sustainability, where we develop and test new methods for increasing energy efficiency and improving environmental performance in our projects. Between 2013 and 2018, consumption of natural gas at this property decreased by nearly 50%, from 1.54 million m³ during the winter of 2012/13 to 0.77 million m³ during the winter of 2017/18.



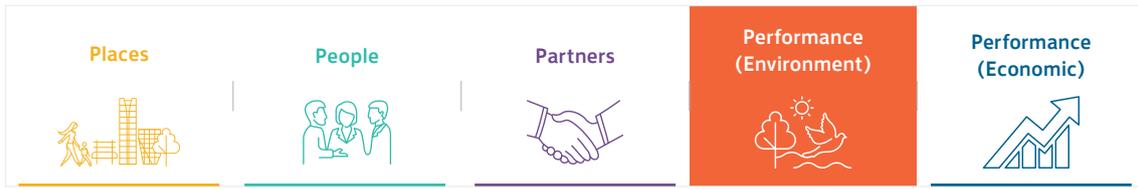
In 2018, our work with Tsinghua University to improve the environmental performance of INDIGO was featured in the 2018 Annual Report on China Building Energy Efficiency. INDIGO was the only commercial complex to be identified as one of the six “best practice” case studies in the report for its continuous adoption of energy efficiency improvements and low consumption of energy for heating.

Today, from energy efficient lighting to insulation, to optimised lifts and escalators, INDIGO's management team continues to create efficiencies and energy savings at every level, including:

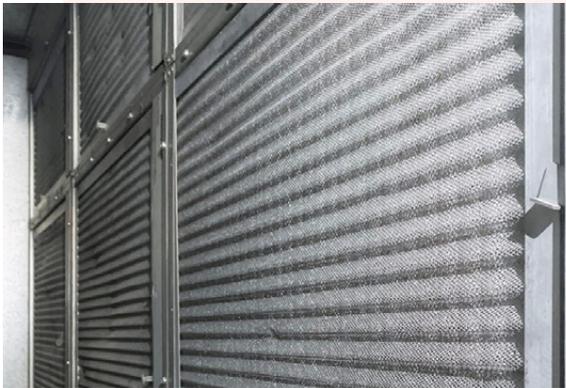
- A pilot cloud-based smart energy management platform which monitors and optimises energy efficiency using artificial intelligence;
- Retrofit of chiller plant pumping system and water heating system with high efficiency equipment;
- Retro-commissioning of HVAC systems to improve heating and cooling efficiency;
- The use of low-e glazing and insulated glass units to reduce heat loss and optimise thermal insulation;
- Solar PV panels on both retail and office roof; and
- Solar-powered landscape lighting fixtures and streetlamps.

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Continuously Improving Indoor Air Quality



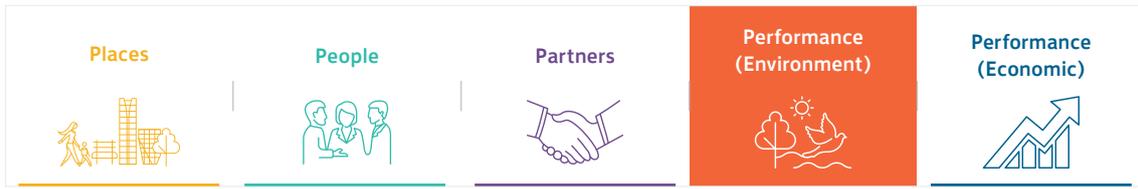
In 2017, INDIGO was rated one of the two best performing shopping malls in Beijing with respect to indoor air quality. INDIGO's management team prides itself on having achieved consistently excellent indoor air quality performance, and on the team's motivation to continuously improve.

Some of the many air quality-related measures we have taken include:

- Installing electrostatic filters and enhancing the HVAC system to improve purification efficiency;
- Photoplasma purification devices installed in the office and mall air conditioning systems;
- A cloud-based system that provides continuous indoor air quality monitoring;
- Filtering and flushing of the central air conditioning system during construction and before occupancy;
- Use of low-VOC or VOC-free paints; and
- Monitoring and mitigating indoor PM 2.5 levels.

Five Pillars

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Reducing, Recovering and Recycling Water

INDIGO has installed a rainwater and wastewater recovery and recycling system to capture water from multiple places around the complex. This creates grey water for toilet flushing and landscape irrigation. Water consumption reduction measures include:

- Use of dual flush and auto flush systems for water closets, and infrared sensors for faucets and urinals; and
- The installation of 500 high-efficiency water flow restrictors on bathroom faucets, lowering the flow rate of each faucet by approximately 60%.



Five Pillars

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Performance (Economic)

INDIGO consistently sets benchmarks for success. The complex continuously works to attract shoppers, visitors and diners through high-quality experiences.

Stimulating Economic Growth in the Surrounding Community



Evolving in step with the development of INDIGO has been the growth of businesses in the surrounding community. Over the past eight years, the growth and development of INDIGO has been an important part of the transformation of the area, helping to bring prosperity to the neighbourhood.

As the first mixed-use complex in the area, INDIGO has brought new shopping choices to customers, new spaces to companies and

retailers, and new opportunities for workers and entrepreneurs. In short, INDIGO has become a new driving force for the local economy.

In 2018, INDIGO launched a new brand slogan "LIVE THE LIFE", concurrently placing emphasis on its entertainment, fashion and food and beverage options to boost enjoyment and satisfaction among mall customers, and rolling out schemes to build closer links with them so as to keep track of people's changing tastes and needs.

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Diversifying Revenue Streams Through Digital Transformation

This year, 47 live streaming events were held to promote the mall's quality brands and provide a contactless method of entertaining and engaging with customers during a time when most people were shopping from their homes. As of 31 December, more than 80 mall tenants participated in these events, which included fashion, cosmetics, food and beverage, lifestyle brands, EAST Beijing, and ONE INDIGO. The events attracted in excess of 16.7 million views and more than 1.5 million interactions, which directly and indirectly drove offline and online sales.



Taking on a Local Energy Conservation Challenge



In early 2018, to encourage clean, low-carbon, safe and efficient built environments, the local Chaoyang District Government announced that subsidies would be given to companies that employ energy conservation and carbon reduction measures in their projects. INDIGO rose to the challenge and implemented extensive green measures, which also aligned with our SD 2030 Strategy.

These efforts resulted in INDIGO Mall, ONE INDIGO and EAST Beijing being awarded LEED EBOM v4.1 Platinum in May 2019. This milestone was a crucial factor in INDIGO's receipt of a RMB5 million subsidy, the single largest amount given to a project in the Chinese mainland for energy conservation and emissions reduction achievements.