

[For Immediate Release]



Great Eagle Group Powers Sustainability with AI Innovation Across Its Portfolio

Pilot delivers 6.1% energy savings and full payback within six months

(12 September 2025, Hong Kong) – **Great Eagle Group** has achieved a major milestone in its sustainability journey by leveraging artificial intelligence (AI) to optimise building operations across its Hong Kong portfolio, marking a key step in the Group's 2030 sustainability roadmap.

By implementing the AI-enabled optimisation at its portfolio buildings, including the Group's headquarters at Great Eagle Centre, and Three Garden Road, a landmark property of Champion Real Estate Investment Trust (Champion REIT), the Group continues to pioneer smart building technologies and scalable climate solutions to drive long-term environmental leadership and operational resilience.

The AI solution, developed by Jardine Engineering Digital Insights (JEDI) — the digital innovation arm of Jardine Engineering Corporation (JEC) — was delivered in close collaboration with Keysen Property Management Services Limited (KPMS), a wholly owned subsidiary of Great Eagle Group responsible for day-to-day building operations.

The pilot project at Three Garden Road reduced energy consumption by over 435,000 kWh annually. By enhancing the performance of the 7,150 RT chiller plant serving the 47-storey Champion Tower and 37-storey ICBC Tower — totalling 1.6 million square feet in Central — the project delivered:

- 6.1% reduction in energy usage (equivalent to 435,000 kWh annually)
- Approximately 287,000 kg reduction in carbon emissions
- Full payback within six months

"This initiative represents more than a technical breakthrough — it sets a new benchmark for smart, scalable decarbonisation in real estate," said **Dr Amie Lai, General Manager, Sustainability, Great Eagle Group**. "As part of our 2030 sustainability roadmap, we are committed to high-performance, low-carbon operations. The project demonstrates how digital innovation can deliver tangible environmental impact — and we are now scaling this AI-powered approach across our Hong Kong portfolio."

Mr Philip Chiu, Executive Director, Digital and Sustainability at JEC, added: "We are proud to partner with Great Eagle Group on this transformative project. Our AI solution is

purpose-built to help forward-looking organisations meet their climate and operational goals. This pilot proves what’s possible when technology meets ambition.”

“We are excited to embark on this AI journey with JEDI,” said **Ir Timothy Chu, Director and General Manager of KPMS**. “We will continue to explore opportunities to expand AI-enabled energy optimisation across our wider property portfolio, further strengthening the Group’s leadership in sustainable, intelligent building management — fully aligned with our core values of sustainability, innovation, and operational excellence.”

Great Eagle Group’s 2030 sustainability roadmap targets a 30% reduction in energy consumption and 46% reduction in carbon emissions against the 2019 baseline in its key Hong Kong portfolio. By embracing advanced digital solutions, the Group continues to set industry benchmarks for environmental stewardship while enhancing operational performance in the future.

Press Photo



Dr Amie Lai (3rd from left), Ir Timothy Chu (2nd from right), and Ms Christina Hau, Chief Executive Officer of Champion REIT (3rd from right), gathered with Mr Philip Chiu (center) and the project teams to mark the success of the AI energy optimisation initiative.

Pilot Project Highlights

- **Scope:** AI-powered energy optimisation of a 7,150 RT chiller plant
- **Location:** Three Garden Road, Central
- **Floor Area:** 1.6 million square feet
- **Energy Savings:** 435,000 kWh annually (6.1%)
- **Reduction in Carbon Emissions:** 287,000 kg

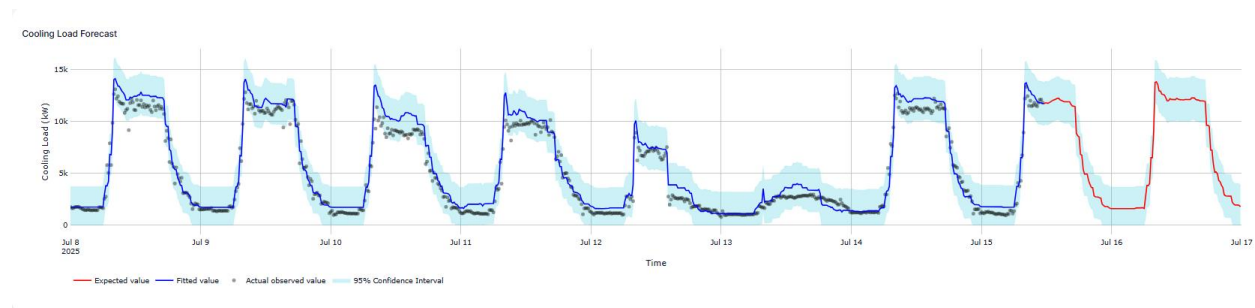


Figure 1: Cooling Load Forecast continuously within the 95% confidence interval at Three Garden Road enables JEDI to accurately predict cooling demand and allowing AI to optimise system operation, reduce energy wastage and lower costs.

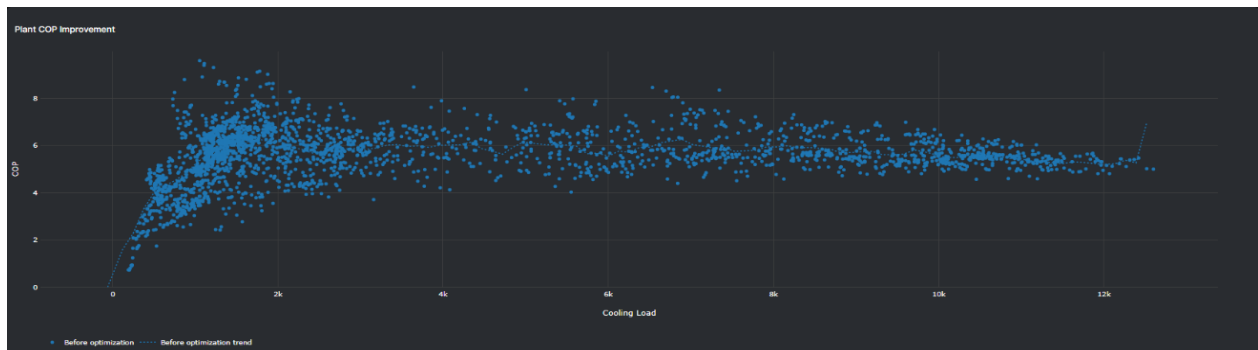


Figure 2: Since the deployment of JEDI, improvement was noted in plant coefficient of performance (COP) at different cooling load. JEDI AI optimisation ensures the most efficient equipment is selected based on the cooling load requirement without compensating long term performance issue.

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About Great Eagle Group

Great Eagle Group was founded by the late Mr Lo Ying Shek in 1963, and was listed on the Hong Kong Stock Exchange in 1972 (Stock Code: 41). The Group's principal holdings include Champion Real Estate Investment Trust (Champion REIT) (Stock Code: 2778) and Langham Hospitality Investments and Langham Hospitality Investments Limited (LHI) (Stock Code: 1270), which were listed in Hong Kong in 2006 and 2013, respectively. Being a Hong Kong developer, the Group also owns and manages an extensive international hotel portfolio under "The Langham" and affiliate brands. Founded and headquartered in Hong Kong, the Group develops, invests in and manages high quality residential, office, retail and hotel properties across Asia, North America, Australasia and Europe.

Website: www.greateagle.com.hk

About Champion REIT

Champion Real Estate Investment Trust (Stock Code: 2778) is a trust formed to own and invest in income-producing office and retail properties. The Trust focuses on Grade-A commercial properties in prime locations. It currently offers investors direct exposure to nearly 3 million sq. ft. of prime office and retail area. These include two Hong Kong landmark properties, Three Garden Road and Langham Place, as well as a joint venture stake in 66 Shoe Lane in Central London. The Trust has been awarded the top five-star rating by GRESB since 2023. Champion REIT is managed by Eagle Asset Management (CP) Limited, a member of the Great Eagle Group.

Website: www.championreit.com

About KPMS

Keysen Property Management Services Limited (KPMS), previously The Great Eagle Properties Management Company Limited, serves as Great Eagle Group's property management division. Established in 1973, KPMS has built over five decades of expertise in comprehensive property management. KPMS's portfolio encompasses properties owned by Great Eagle Group, Champion REIT, and independent property owners. The Company currently manages approximately 3.7 million square feet of retail and commercial area, 1.6 million square feet of industrial area, and multiple residential buildings and estates.

Website: www.keysen.com.hk

About JEC

JEC (Jardine Engineering Corporation) is a member of the Jardine Matheson Group. JEC is a leading provider of products and services that engineer a better Asia. The group provides products & sourcing, engineering contracting, and technical services for buildings, the energy and transport sectors, and environmental infrastructure. JEC specialises in the provision of electrical, mechanical, and building technologies. The group provides contracting expertise to deliver large-scale installations and ongoing operation and maintenance services which help our customers to operate their facilities to a world-class standard. Established in 1923, JEC is now headquartered in Hong Kong and operates throughout Asia.

Website: www.jec.com

About JEDI

JEDI (Jardine Engineering Digital Insights) is the digital arm of Jardine Engineering Corporation (JEC), specialises in offering AI-powered energy optimisation solutions for clients across different sectors. JEDI's Energy Suite enables clients to achieve energy and cost efficiency and predictive maintenance. JEDI's one-stop solutions are customisable and have supported clients in public transportation, property developments, universities, and healthcare. By empowering clients' energy management strategies, JEDI helps them achieve their decarbonisation goals and sustainable business development.

Website: www.jedi-tech.co