

SWEDISH SMART AND CIRCULAR CITY DELEGATION

Hong Kong
13 – 15 October 2025

Business Sweden Hong Kong

The objective of this delegation is to provide a platform for dialogue, knowledge sharing, and business collaboration in smart and sustainable urban solutions

Objectives of the delegation

- **Strengthen Sweden's profile in Hong Kong**
Position Sweden as a leader in innovative, sustainable, and circular urban solutions; showcase Swedish expertise in technology, policy, and business to Hong Kong stakeholders
- **Foster dialogue and knowledge exchange**
Create a platform to share Swedish cutting-edge solutions in circular economy practices, waste management, renewable energy, and smart infrastructure with Hong Kong decision-makers
- **Drive business opportunities**
Demonstrate how Swedish circular solutions can support Hong Kong's carbon neutrality goals and urban development; boost short- and long-term sales for Swedish companies in the Hong Kong market

Values for Swedish companies

- **Timely advantage**
Capitalize on the Northern Metropolis' timeline and Hong Kong's sustainability push, securing a first-mover edge in a market eager for Swedish innovation
- **Direct access to key buyers**
Meet senior government officials shaping the Northern Metropolis and public projects, plus top developers and other important stakeholders
- **Exclusive market intelligence**
Gain insights from local experts on government tenders, developer pipelines, and construction needs.
- **Pitch your solutions**
Showcase your energy-efficient systems, waste management tech, or smart city solutions directly to decision-makers in roundtables, positioning you as a frontrunner for government and private contracts
- **Panel and networking spotlight**
Speak at the Hong Kong-Swedish Sustainability Dialogue panel to showcase your expertise to government officials and industry leaders; network to build partnerships driving circular solutions in Hong Kong's urban landscape

Hong Kong's urban challenges intensify demand for cutting-edge smart and sustainable innovations

Key urban challenges



High population density and limited land. Hong Kong's area of 1,108 km² keep 7.5 million people (6,777 people/km²), but only 24% of the land is developable due to hilly terrain and country parks, causing congestion, pollution, and space constraints



Waste and resource overload. Hong Kong generates 15,637 tonnes of municipal solid waste daily (67% landfilled), with landfills reaching capacity by 2030; rapid economic growth increases energy use and emissions, threatening habitats



Climate change impact. Rising temperatures, frequent typhoons, and heavy rainfall exacerbate urban heat island effects, increasing cooling demands and straining infrastructure resilience



Aging infrastructure and population. Over 50% of buildings predate the 1980s, with inefficient systems unable to integrate RE; an aging population demands better accessibility



Energy inefficiency. Buildings drive 60% of carbon emissions, consuming 90% of electricity (coal 25%, gas 50%), with high energy use from air conditioning (40% of building energy) and lighting

In-demand solutions



Smart urban planning. AI-driven analytics and IoT-enabled compact technologies optimize high-rise urban spaces, reducing congestion and enhancing sustainable transport



PropTech. PropTech innovations such as AI-powered energy management systems and property management services focused on environmental and operational efficiency



Circular waste management technologies. Waste-to-energy technologies and recycling innovations; circular supply chains, sustainable finance models, and habitat preservation strategies to reduce landfill reliance and promote resource circulation



Smart sustainable retrofitting. Digital twins and IoT-enabled retrofits upgrade aging buildings with renewable energy and accessibility features, supporting an aging population

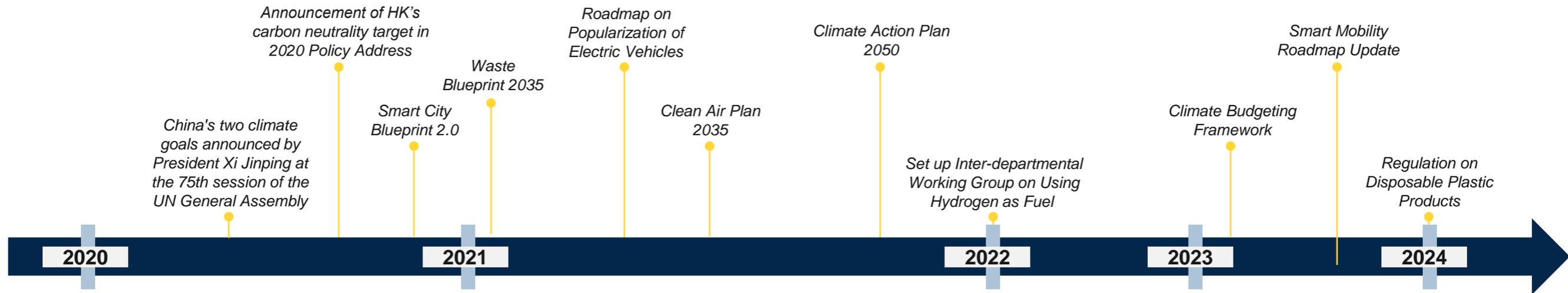


Smart energy and resilience optimization. AI-driven Building Management Systems and IoT-enabled smart technologies optimize energy use and enhance climate resilience in high-rise buildings, reducing emissions and cooling demands

Source: Hong Kong Government, Business Sweden analysis and desktop research

Government initiatives and timeline unveil Hong Kong's bold ambition for a sustainable smart future

Key government initiatives



Smart City Blueprint 2.0 – Outlines over 130 initiatives across six areas: Smart Mobility, Living, Environment, People, Government, and Economy, aiming to enhance urban management and quality of life through innovation and technology



Clean Air Plan 2035 – Sets a vision of “Healthy Living · Low-carbon Transformation · World Class,” aiming for air quality on par with major international cities by 2035, with strategies in green transport, clean energy, and scientific management



Waste Blueprint 2035 – Targets “Waste Reduction · Resources Circulation · Zero Landfill” by reducing per capita municipal solid waste by 40-45% and achieving a 55% recovery rate by 2035, promoting circular economy practices



Climate Action Plan 2050 – Sets four decarbonization strategies — net-zero electricity, energy-saving buildings, green transport, and waste reduction — to achieve carbon neutrality by 2050

Source: Hong Kong Government, Business Sweden analysis and desktop research

Industry funding in Hong Kong supports adoption of sustainable smart technologies for transformation

Key government fundings

New Re-industrialization Funding Scheme

- Subsidizes manufacturers with up to HKD15 million on a 1:2 matching basis (government funds one-third, companies fund two-thirds) to set up smart production lines in Hong Kong, promoting advanced manufacturing and sustainability
- As of March 2024, 38 applications supported, involving 62 smart production lines, with HKD271 million from the Innovation and Technology Fund (ITF) and HKD696 million from companies

Green Tech Fund

- Provides up to HKD25.6 million per project to support R&D in green technologies for decarbonization, e.g., hydrogen energy and waste-to-energy solutions, encouraging industry adoption of sustainable practices
- As of February 2024, the Green Tech Fund had approved 30 projects, disbursing approximately HKD130 million from the ITF

Green and Sustainable Fintech Proof-of-Concept Funding Support Scheme

- Offers up to HKD150,000 per project for technology companies to develop green fintech solutions (e.g., carbon trading, ESG analytics), fostering industry collaboration and commercial adoption of sustainable financial technologies

Pilot Green and Sustainable Finance Capacity Building Support Scheme

- Subsidizes training for industry practitioners in green finance, extended to 2027, to enhance adoption of sustainable financial practices, supporting Hong Kong's carbon neutrality goal by 2050

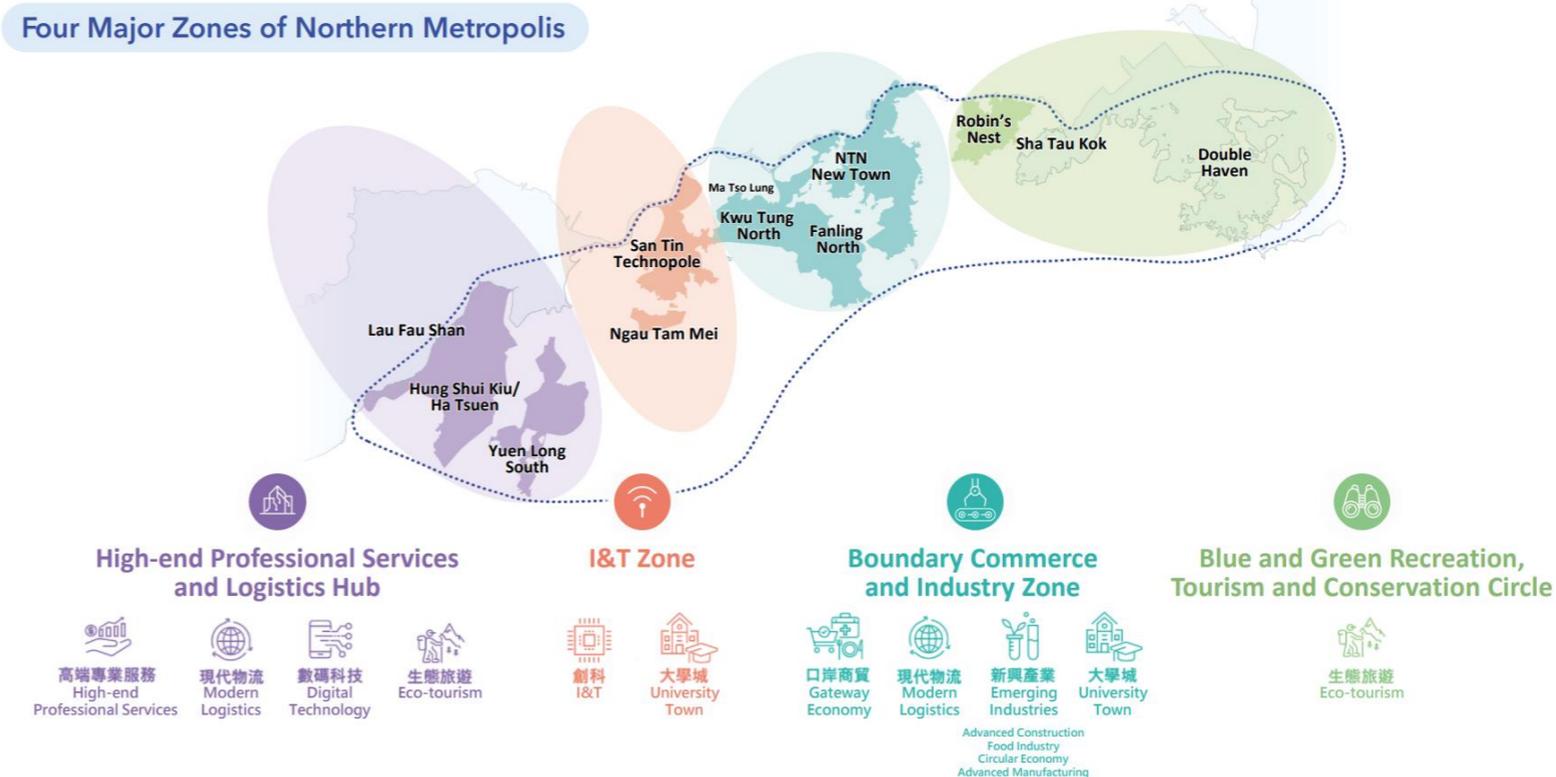
Hong Kong's Northern Metropolis aims to transform 30,000 hectares into a highly advanced sustainable city ecosystem

Northern Metropolis (NM) overview

30,000 hectares (1/3 of Hong Kong's total area)	2,500,000 Population
500,000 New residential units	500,000 New jobs
HKD224B* Gov. expenditure/estimates for known projects	New intl. I&T city Vision

Development goals

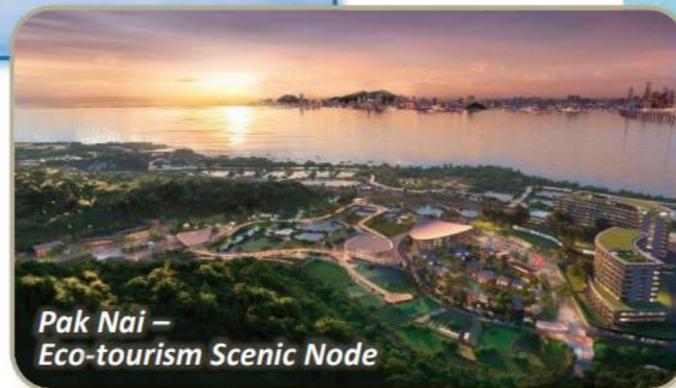
- Providing land and housing
- Industry-driven planning and better home-job balance
- Promoting integrating of the GBA
- Infrastructure-led, railways as backbone
- Developing “Northern Metropolis University Town”
- Ecological conservation, urban-rural integration
- Developing diversified arts, culture, sports and youth facilities
- Establishing presence of government departments to drive development



* Around SEK280 billion as of 2025-05-15.

Source: Hong Kong Government, Business Sweden analysis and desktop research

Northern Metropolis - Lau Fau Shan



流浮山 數碼新海岸
Lau Fau Shan - New Digi Bay

Northern Metropolis - San Tin Technopole

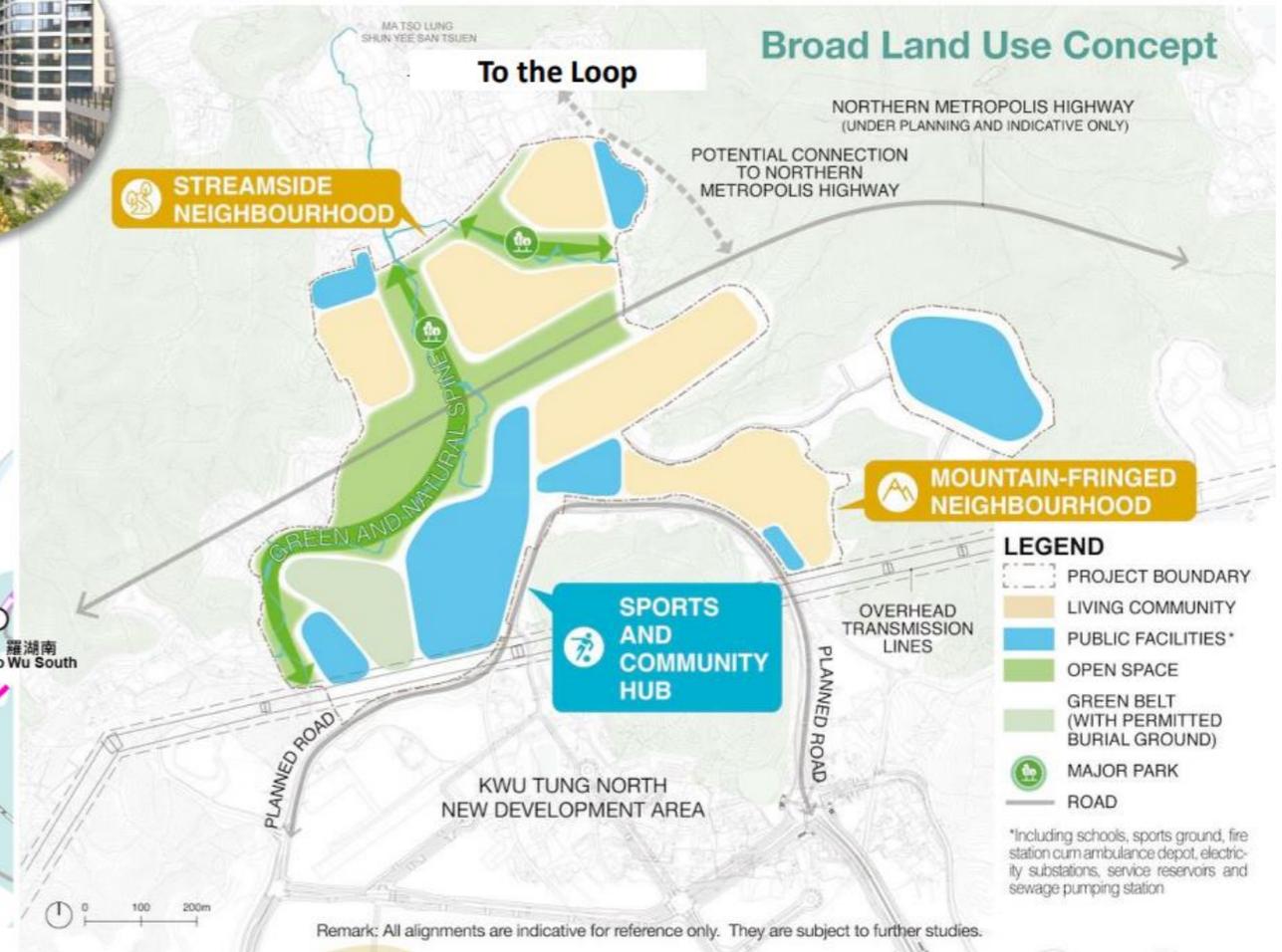


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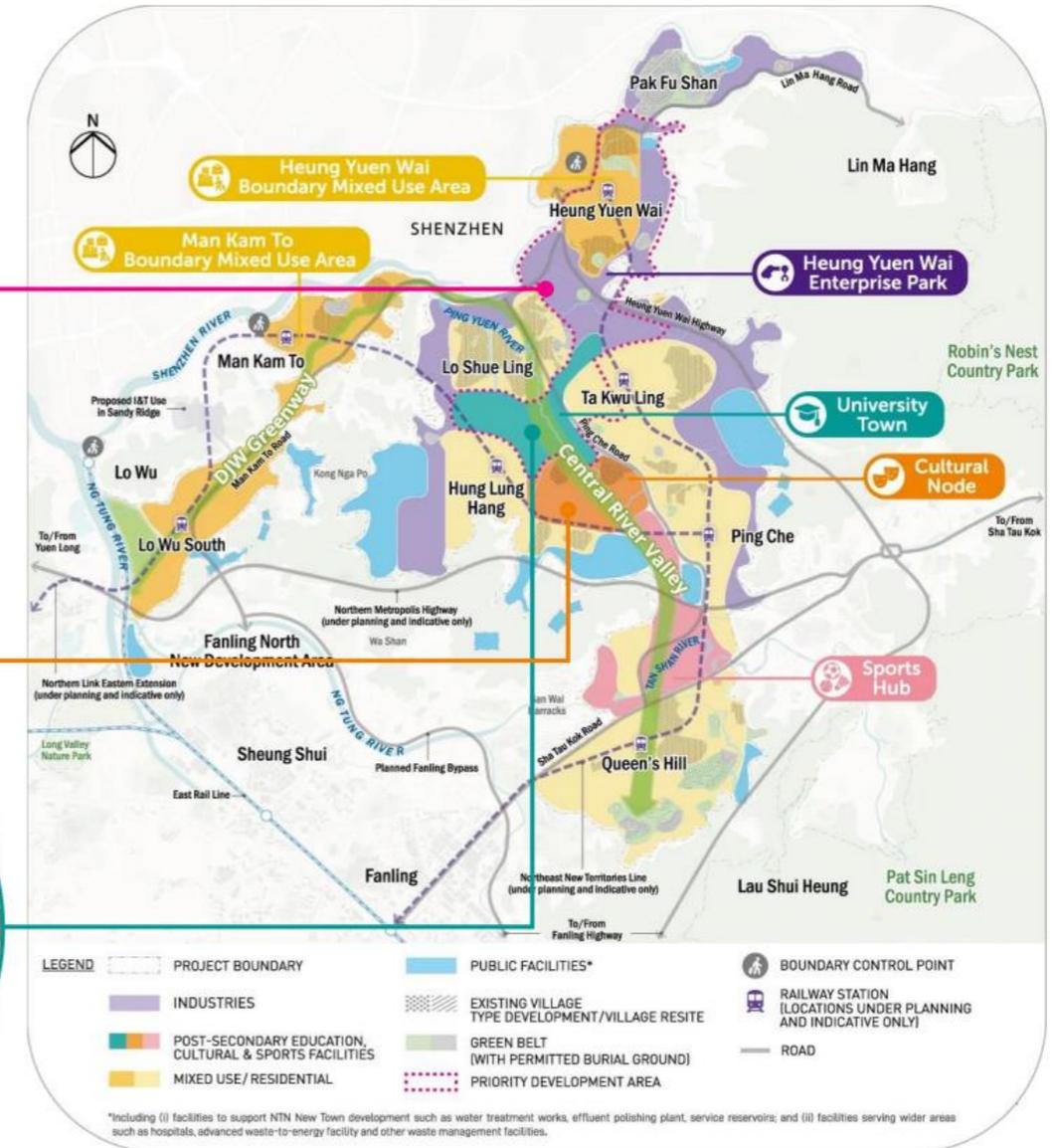
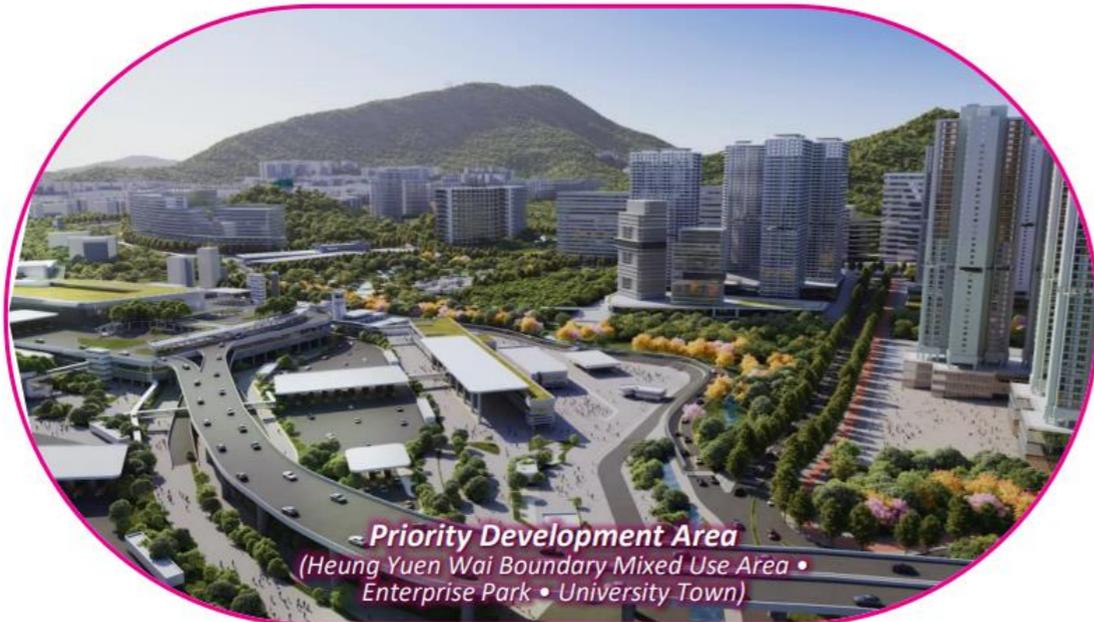
Northern Metropolis - Ngau Tam Mei



Northern Metropolis - Ma Tso Lung



Northern Metropolis - New Territories North (NTN) New Town



NM project is projected to be finished over phases, with 40% of the development scheduled to be done by 2032 and a 6-8 year project development lead-time

Overall timeline for development areas

Stage 1: -2024	Stage 2: 2024-2027	Stage 3: 2027-2032	Stage 4: 2032-2041
Release land use and development proposals for all new land development projects	Commence land resumption procedures for all major development	Finalize 40% of new development land and complete 40% of new flats	Finalize the rest of the development

Key highlights

- Development of the various zones and parts are done in phases
 - Macro planning starts around 8 years before completion of the development
 - A typical timeline for a project development to complete is 6 years from the end of the initial macro planning stage
- Contractors who wish to bid for tenders need to be admitted into the approved list, and are evaluated based on set criteria:
 - Technical and management capability
 - Finance capability
 - Integrity management
 - Quality management
 - Safety
 - Set-up in Hong Kong as place of business

High-level phasing of each development project

	Y-8	Y-7	Y-6	Y-5	Y-4	Y-3	Y-2	Y-1	Y0
Phase 1: Macro Planning	█								
Phase 2: Zone Planning			█						
Phase 3: Development and construction					█				
Phase 4: Completion and operation									█

Source: Hong Kong Government, Business Sweden analysis and desktop research

Top developers show strong commitment to vast Northern Metropolis, driving sustainable urban transformation forward

Developer commitment overview

- On November 29, 2024, a landmark signing ceremony involved 85 enterprises committing to the NM
 - Included prominent Hong Kong, mainland Chinese, and international companies signing letters of intent with the SAR government
 - Additionally, 37 companies finalized 32 inter-business deals, valued at an impressive HKD100 billion, for the project
- Implications
 - Signalled a robust partnership between public and private sectors to drive this ambitious urban project forward
 - Demonstrated significant private sector investment and confidence in the NM's sustainable urban transformation potential
 - Highlighted the project's role as a leading hub for sustainable development in the GBA

Key developers in NM

- New World Development:**
 - Partners with CR Land for a Yuen Long South residential project (150,000 square feet, 720,000 square feet buildable, 1,800 units by 2027, construction starting 2025, with sustainable and smart city features)
 - Partners with China Merchants Shekou Group for a mixed-use project near Fanling and Sheung Shui (150,000 square feet, over 1 million square feet buildable, 2,000 flats, HKD15 billion, enhancing connectivity and sustainability)
- Sun Hung Kai Properties, CK Asset, Henderson Land, and New World Development:** Signed letters of intent, collectively holding 106.3 million square feet of farmland to transform into sustainable urban communities
- Sino Land, Wheelock Properties, and China Overseas:** Focus on innovation-driven residential and commercial developments, particularly in university town and innovation zones

The developers' strong commitment accelerates the NM's transformation into an innovation hub, prioritizing sustainability through smart city principles and green infrastructure, setting a new standard in the GBA

These projects align with Hong Kong's goal of carbon neutrality by 2050, incorporating eco-friendly infrastructure like energy-efficient buildings and sustainable transport, making the NM a model for environmentally conscious growth



Signing Ceremony for Enterprise Participation in Northern Metropolis Development on November 29



The Financial Secretary, Mr Paul Chan, led a delegation of enterprise representatives to visit the NM on November 29

Source: Hong Kong Government, Business Sweden analysis and desktop research

Property developers are keen in exploring technologies to revolutionize sustainable real estate growth

Key interest areas of developers



PropTech

- Create smarter properties to enhance tenant experiences and sustainability
 - Streamline operations for efficiency while ensuring healthier, energy-saving environments
 - Prioritize tenant satisfaction with personalized, technology-driven living spaces



Robotics

- Revolutionize construction practices for greater efficiency, sustainability, and safety
 - Automate processes to cut costs and minimize environmental impact
 - Enhance worker safety by reducing on-site risks and hazards



ESG

- Build a responsible ecosystem for sustainability, community, and ethical governance
 - Strengthen community engagement through inclusive, aesthetically pleasing building designs
 - Ensure transparency in governance to meet regulatory and ethical standards



ConTech

- Redefine construction practices to prioritize sustainability and innovative delivery
 - Accelerate project timelines while reducing waste for greener outcomes
 - Foster innovation to meet evolving demands for sustainable buildings



AI

- Empower smarter decision-making across the entire property development lifecycle
 - Optimize investments and operations with data-driven insights for efficiency
 - Support sustainability by reducing energy use through intelligent systems



Sustainability

- Lead real estate toward a net-zero future with liveable designs
 - Minimize environmental impact through energy-efficient systems and eco-friendly materials
 - Promote healthier living with spaces designed for well-being and cleanliness

“

We are interested in PropTech, for example, to save energy, enhance user experience, improve operational efficiency, with sterilization/cleaning tech and AI, alongside ConTech, art tech, social tech, and sustainability, for innovative real estate

Senior Innovation Manager, Sino Group

Source: Business Sweden interview, analysis and desktop research

Hong Kong's strategic position amplifies Swedish solutions for sustainable urban growth across the region

Map of Greater Bay Area



Hong Kong – strategic entry to the GBA

- The Guangdong-Hong Kong-Macao Greater Bay Area (GBA) is a vibrant region in Southern China, covering 56,000 sq. km and home to over 86 million people
 - Includes nine cities in Guangdong Province, Hong Kong and Macao
 - Aims to create a world-class city cluster by leveraging the unique strengths of each city, fostering economic integration, promoting sustainable development, enhancing global competitiveness, and improving residents' quality of life
 - One of China's most economically dynamic areas (GDP exceeded RMB 14 trillion in 2023)
- Swedish companies can use Hong Kong as a launchpad for the GBA
 - Hong Kong's financial hub status and legal framework make it an ideal base for Swedish tech firms targeting the GBA's RMB 14 trillion market
 - Projects like the Northern Metropolis' integration with Shenzhen creates opportunities to sell tech solutions in Hong Kong, amplifying regional impact, positioning Swedish firms as key players across the GBA's innovation ecosystem
 - Hong Kong's global reputation showcases Swedish tech solutions, earning confidence from GBA partners in cities like Shenzhen

The delegation will meet with government officials, as well as key stakeholders in the development value chain for insights and network for business dialogues

3-day program in Hong Kong, 13-15 October
Tentative program to be confirmed

Day 1	Day 2	Day 3
<p>Welcoming briefing by Business Sweden</p> <p>Purpose: Walk through program and practicalities, Q&A</p>	<p>2 Meetings with leading property developers (e.g., Sun Hung Kai Properties, Sino Group, Henderson Land, MTR etc.)</p> <p>Purpose: SE companies to introduce their solutions; Discuss topics, e.g. developers' pain points and demand, and potential cooperations with Sweden</p>	<p>Meeting with multi-disciplinary consultant (e.g., AECOM, Arup)</p> <p>Purpose: SE companies to introduce their solutions; Discuss topics, e.g. Sustainable urban design trends, circular economy applications, and consultancy needs for NM and beyond</p>
<p>Roundtable(s) with the Environment and Ecology Bureau and potentially other relevant government authorities</p> <p>Purpose: SE companies to introduce their solutions; Discuss topics, e.g. Circular economy policies, waste management strategies, renewable energy targets, and potential tenders for green urban projects</p>		<p>Meeting with leading construction company (e.g. Gammon Construction, Leighton)</p> <p>Purpose: SE companies to introduce their solutions; Discuss topics, e.g. Sustainable construction methods, waste reduction technologies, and integration into public/private projects like NM</p>
<p>Lunch</p>	<p>Lunch</p>	<p>Wrap-up lunch meeting</p> <p>Purpose: Reflections and discuss on potential next steps</p>
<p>Roundtable(s) with the Development Bureau and the Northern Metropolis Coordination Office + Site visit to NM</p> <p>Purpose: SE companies to introduce their solutions; Discuss topics, e.g. NM master plan, sustainable infrastructure needs (e.g., smart grids, green buildings), and partnership opportunities</p>	<p>2 Meetings with leading property developers (e.g., Sun Hung Kai Properties, Sino Group, Henderson Land, MTR etc.)</p> <p>Purpose: SE companies to introduce their solutions; Discuss topics, e.g. developer's pain points and demand, and potential cooperations with Sweden</p>	<p>End of program</p>
<p>Hong Kong-Swedish Sustainability Dialogue: Panel & Networking</p> <p>Purpose: Co-hosted with relevant local association(s), featuring a panel of government official and industry leaders, followed by a networking cocktail with local stakeholders</p>		

Note: The final program may subject to change based on local stakeholders' interest and availability

The delegation targets leading stakeholders for engagement during delegations to foster strategic partnerships

Examples of key local stakeholders

GOVERNMENT STAKEHOLDERS



- EEB oversees policies on environmental protection, conservation of natural ecology, climate actions, environmental hygiene, food safety, agriculture and fisheries, animal welfare
- In 2023, an Office of Climate Change and Carbon Neutrality was set up to manage the operation of government departments, take forward and coordinate the Government's strategies, policies and action plans for combating climate change
- Relevant areas to EEB: Decarbonization strategy, promotion and development of renewable / new energy
- Examples of strategies and funds led by EEB: Clean Air Plan for Hong Kong 2035, Hong Kong's Climate Action Plan 2050, Green Tech Fund



- DEVB is responsible for planning, land and building development, and infrastructure development
- Relevant areas to DEVB: Land use planning, supply of land, optimum use of land resources, urban renewal, planning, management and implementation of public sector infrastructure development, Kau Yi Chau Artificial Islands, Northern Metropolis
- Examples of strategies led by DEVB: Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030, Northern Metropolis Action Agenda 2023

PROPERTY DEVELOPERS



- A leading listed developer delivering residential, commercial, and retail properties across HK
- Operates in HK and China, with projects in cities like Guangzhou and Shanghai
- In May 2022, SHKP submitted three applications to the Town Planning Board for NM projects in Yuen Long, totalling nearly 27,000 units, indicating significant planned development
- Completed a land exchange agreement in July 2024 for a site in Fanling North, covering 98,898 sq. ft with a permissible gross floor area of 308,144 sq. ft, for a residential and commercial project expected to finish in phases from 2030
- SHKP's farmland reserves (23.6 million sq. ft under development as of 2021) position them to benefit from NM's growth



- Leading listed developer in HK, known for residential, commercial, and retail projects
- Operates a diverse portfolio across HK, China, Singapore, and Australia, with over 250 projects
- Drives NM innovation through Sino Inno Lab, fostering GBA tech collaboration



- Major listed developer with extensive residential and commercial projects in HK
- Operates across HK and China's key cities, including Beijing and Shanghai
- Actively shapes NM with developments in Fanling North and Hung Shui Kiu, enhancing GBA integration



- Prominent listed corporation, blending rail and property development in HK
- Manages projects in HK and China, with a focus on transit-oriented developments
- Key player in NM, integrating rail and urban projects for GBA growth

OTHER KEY PLAYERS



- A global listed firm providing infrastructure consultancy for urban and transport projects
- Operates across HK, China, Australia, and Southeast Asia with extensive project portfolios
- Selected by the Civil Engineering and Development Department (CEDD) for engineering services in 2021 and, in a joint venture, for Package 3 of the New Territories North – San Tin/Lok Ma Chau Development Node in March 2025. Additionally, they are tasked with the Sam Po Shue Wetland Conservation Park study in 2025, part of NM's ecological strategy



- An independent engineering consultancy delivering structural and urban planning solutions
- Covers HK, China, Singapore, and Australia with a broad project footprint
- In 2021, MTR Corp awarded Arup and AECOM a consultancy contract for the primary design of the Northern Link, a rail project integral to NM's connectivity, with construction planned for 2025–2034



- A major construction firm specializing in buildings, infrastructure, and civil engineering, with a history of large-scale infrastructure like airports, tunnels, and buildings
- Active in HK, China, and Singapore, managing large-scale construction projects



- A prominent contractor under CIMIC Group, focused on construction and infrastructure projects
- Spans HK, China, Southeast Asia, and Australia with diverse project experience

Note: The final program may subject to change based on local stakeholders' interest and availability

Source: Company websites, Business Sweden desktop research

For further information about the delegation and to sign up, please reach out to:

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