



2018

朗詩綠色集團

環境、社會及管治報告

2018 Landsea ESG Report

# Contents

## 目錄

<b>1</b>	<b>Message from the Chairman</b>	<b>董事局主席致辭</b>	P02
<b>2</b>	<b>About Landsea Green Group</b>	<b>關於朗詩綠色集團</b>	P05
2.1	About the Company	公司概況	
2.2	Sales and margin condition of various businesses	各項業務銷售額及利潤情況	
2.3	Orgnizational structure of the company	公司組織架構	
2.4	Highlights of Public Comments	2018年度外界主要評價	
<b>3</b>	<b>Theme 1: Following Five Core Values and Adhering to Sustainable Development</b>	<b>專題 1: 秉承五項核心價值, 驅動永續發展</b>	P10
<b>4</b>	<b>Theme 2: Landsea Creates Shanghai Landsea Green Center</b>	<b>專題 2: 朗詩打造上海朗詩綠色中心</b>	P13
<b>5</b>	<b>Emark on a Green journey</b>	<b>開啟綠色生活之旅</b>	P16
<b>6</b>	<b>Topic 3: Continue to Advance the Real Estate Green Supply Chain</b>	<b>專題 3: 持續推動打造房地產業綠色供應鏈</b>	P35
<b>7</b>	<b>Operation Practice of Green Life</b>	<b>綠色生活運營實踐</b>	P39
7.1	Green Operation	綠色經營	
	Green Building Planning and Design	綠色建築規劃與設計	
	Green Procurement	綠色採購	
	Green construction	綠色施工	
	Green decoration	綠色裝飾	
	Green operation and maintenance	綠色運營與維護	
	Green fund management	綠色物業	
	Green office	綠色辦公	
7.2	High-level Quality Management	高標準的品質管理	
	Quality management system	品質管理體系	
	Whole-process customer service system	全流程客戶服務體系	
	Responsible marketing	負責任地行銷推廣	
7.3	Compliant Operation	貫徹合規經營	
	Compliant operation and audit supervision	合規經營與審計監督	
	Anti-corruption	反貪污	
<b>8</b>	<b>Special Report 4: People and Health Oriented - Long-term Indoor Environmental Quality Research by Landsea</b>	<b>專題 4: 以人為本, 健康至上 ——朗詩開展長期室內健康環境調研</b>	P59
<b>9</b>	<b>Social Value Co-creation Practices</b>	<b>社會價值共創實踐</b>	P61
9.1	Co-development with Employees	與員工共享發展	
	Employee Rights, Interests and Benefits	員工權益與福利	
	Occupational health and safety	職業健康與安全	
	Employee Training and Development	員工培訓與發展	
9.2	Continuing Public Welfare	持續推進公益事業	
	“Landsea Seedling Aid” Project	「朗詩綠苗助學」公益項目	
	Actively Promoting Community Integration	積極開展社群融合	
9.3	Promoting Sustainable Development of the Real Estate Industry	推動房地產行業永續發展	
	Promoting Industry Communication	促進行業交流	
	Upholding the Sustainable Development Philosophy	宣導永續發展理念	
9.4	Promoting the Development of Business Ethics	推動商業道德的發展	
<b>10</b>	<b>ESG Management and Performance</b>	<b>企業社會責任管理與績效</b>	P72
10.1	ESG Leading Group	ESG領導小組	
10.2	Communication with Stakeholders	利益相關方溝通	
10.3	ESG Material Topics	社會責任實質性議題管理	
10.4	Three-year Data Performance	三年數據績效	
	Environmental Data	環境數據	
	Social Data	社交數據	
<b>11</b>	<b>Index Table</b>	<b>索引表</b>	P81
11.1	Index Table of the Environmental, Social and Governance Reporting Guide of the Stock Exchange of Hong Kong Ltd. (SEHK)	聯交所《環境、社會及管治報告指引》索引表	
11.2	GRI Standards Index Table	《永續發展報告標準》索引表	
<b>12</b>	<b>About the report</b>	<b>關於本報告</b>	P84
<b>13</b>	<b>Report verification statement</b>	<b>報告審驗意見聲明書</b>	P85



# 1 Message from the Chairman

## 董事局主席致辭



Looking back on 2018, great changes have taken place in both the domestic and international economic environment. Faced with the latest changes in the new era as well as an increasingly complicated and changeable business environment, Landsea Green Group has chosen to continue on the path of retaining its competitive edge while focusing on sustainable development. It has actively assumed its corporate social responsibilities, dedicating itself to becoming a green life operator that covers customers' full life cycle while ensuring the continuous growth of the company. For Landsea, the year 2018 was a year of deepening green transformation, as well as a year of adhering to its original mission.

回望 2018，國內外經濟環境都發生了巨大變化，面對新時代、新變化，面對複雜多變的商業環境，朗詩選擇繼續兼顧競爭力和永續發展的路徑，在確保企業持續增長的同時積極踐行企業社會責任，致力於成為覆蓋客戶全生命週期的綠色生活引領者。2018年，對於朗詩來說，是深化綠色轉型的一年，也是堅持初心的一年。

Landsea Green Group upholds a "people-oriented" corporate and operational philosophy and embraces the shared value of "being people-oriented, positive and transparent, green and sustainable." It also holds to its long-term goal of becoming an excellent corporate citizen. First of all, as the core value of Landsea, the "people-oriented" spirit is reflected in two aspects. On the one hand, by insisting on an orientation toward the customer, Landsea takes "meeting customers' need" as its duty and is committed to making products that exceed customers' expectations. On the other hand, Landsea values the welfare of its employees by providing a clean and relaxed work place, creating an effective incentive system and offering employees a promising platform that can give full play to their talents. Secondly, "being positive and transparent" means retaining positive attitudes, adopting transparent policies, conducting transparent operations and strictly following the rules of not offering or accepting bribes, not manipulating accounts, not evading taxes and not deceiving customers. Finally, the "green and sustainable" principle indicates our belief in the harmonious co-existence of people, society and the environment. We are devoted to contributing to environmentally and socially responsible business and to the corporate vision of "a sustainable green company."

While pursuing profits, Landsea also attaches great importance to following and solving major environmental and social issues. In the course of more than a decade of development, Landsea has integrated the undertaking of social responsibilities into its corporate culture and strategies. It has managed to keep its vigor and vitality as a company with its invariably high product quality and the ability to change with the times.

In the development of China's housing industry and its urbanization, Landsea has always been a green house builder that focuses on the human need for better housing and has constantly explored the development of green housing products. Adhering to geography and people-oriented principles, the company revolves around fundamental human needs and aims to develop high-quality residential areas and communities that feature the quality of being healthy, comfortable, energy-efficient, environmentally friendly and smart as well as humane.

While we continue to explore the development of green housing, in which we enjoy competitive advantages, Landsea has also adopted a strategy of differentiated green products in order to build a healthy, environmentally friendly and sustainable green business ecology. In China, we follow the development strategy of "varied products, light assets and diversified revenues." Based on our main capacity of "varied products," we have explored multiple business models including small stock trading, collaborative development, commissioned development, etc.

朗詩堅持貫徹「以人為本」的企業理念和經營哲學，秉持「人本、陽光、綠色」的價值觀是朗詩恪守不變的品質，成為優秀的企業公民是朗詩矢志不渝的理想。「人本」作為朗詩的價值原點，一方面體現在朗詩堅持客戶導向，以滿足客戶的需求為己任，始終為客戶打造超預期的產品；另一方面則體現在對員工的重視，為他們營造簡單、乾淨的企業環境，創造有效的激勵機制，提供大有可為的事業平臺。「陽光」是堅持陽光心態，恪守陽光政策，踐行陽光運作，堅持「不行賄受賄、不做假賬、不偷稅漏稅、不欺騙客戶」的四不鐵律。「綠色」則寓示朗詩遵循天人合一、和諧共生的理念，旨在貢獻環境與社會友善型業務，構建「百年綠公司」。

朗詩堅持在追求實現經濟價值的同時，關注並解決影響環境和社會的重大議題。縱觀朗詩十多年的發展，朗詩已將承擔社會責任內化到企業文化和戰略中，以「恪守不變」的品質和「因時而變」的能力保持企業的生命力。

在中國住房和城市發展中，朗詩一直扮演著關注人居需求的綠色家園建造者角色，在綠色住宅產品的研發上不斷探索創新，秉承「因地制宜，因人制宜」的原則，以更加注重人本身的需求為出發點，為居住者營造健康、舒適、節能、環保、智慧、人文六個維度平衡發展的高品質住宅和社區。

在擁有競爭優勢的綠色住宅領域持續深耕的同時，朗詩也積極從戰略層面以綠色差異化為引領，構建「健康、綠色、永續」的綠色商業生態圈。在中國市場，貫徹執行「產品差異化、資產輕型化、收益多樣化」的發展戰略，借助於「產品差異化」的核心能力，大力開展「小股操盤、合作開發、委託開發」等合作模式。





In the United States, our US real estate business unit is devoted to exploring new markets, passing down and disseminating Landsea's green genes based on its continuous efforts to develop the markets on the east and west coasts, which has increased the popularity of the Landsea Homes brand. Continuous innovation constitutes Landsea's core advantage to retain our green business. In addition to green real estate, we have gradually explored and developed green-related projects, such as green city renewal, green work places and real estate finance. Currently, all business modules have been well coordinated and mutually supported by each other.

With the growth and expansion of Landsea, its green sustainable development is no longer limited to the company itself, but widely involves the welfare and interests of all stakeholders. Its fulfillment of corporate social responsibility is reflected on three levels. The first is to ensure the company's healthy operation, providing high-quality products and service for customers, facilitating employee development and creating more benefits for stockholders. The second level involves the well-being of the public. Landsea has always been actively engaged in community building and is willing to contribute to solutions for major environmental and social issues. The third entails inspiring and gathering more people, through its own actions and words, to contribute to the welfare of the masses and better environment and sustainable social development.

Landsea has always believed that the best way for a company to achieve sustainable development and undertake its social responsibilities is to actively seek solutions for the urgent social responsibility issues facing its own industry and field. Therefore, Landsea is dedicated to achieving harmony between company, society and environment and continuously offering more benefits. It also voluntarily meets the social demands for improving public well-being and contributes its share to public welfare undertakings. Today, Landsea has integrated the fulfillment of social responsibilities into its all business operations. The willingness to assume social responsibilities is deeply entrenched in the mind of its employees, which in return create positive effects for our company's operations.

Landsea is always on the way.

在美國市場，則以朗詩美國事業部為依託，在繼續深耕東、西海岸的基礎上，拓展新區域，傳承並傳播朗詩的綠色基因，Landsea Homes品牌知名度穩步提升。持續創新能力是朗詩永葆綠色的核心，圍繞綠色地產業務，朗詩也在城市更新、綠色辦公、地產金融等領域漸次展開工作，目前各個業務版塊間協調發展，互為依託。

隨著朗詩的發展壯大，綠色永續發展已不再僅僅是企業自身的事情，而關乎更廣泛的利益相關者的發展福祉。在社會責任的踐行上，朗詩堅持三步走：第一，實現企業的健康運轉，為客戶提供優質的產品和服務，滿足員工的發展需求，以更優異的市場表現回報股東；第二，關注更廣泛的大眾福祉，積極參與社區建設，對於環境或社會亟待解決的重要議題，朗詩願意貢獻力量；第三，通過企業切實的言行，感召凝聚更多的人，參與改進社會大眾的福祉，做有利於環境、社會永續發展的事情。

朗詩始終堅信，積極承擔企業自身所在行業和領域中亟待解決的社會責任議題，是企業實現永續發展和踐行社會責任的最好方式。朗詩致力於實現企業、社會和環境的和諧，持續創造價值；亦積極回應社會號召，為公益事業添磚加瓦。當前，朗詩的社會責任工作已經融入到公司所有經營活動以及全體員工意識當中，並對公司的經營帶來良性的結果。

朗詩，永遠在路上。



## 2 About Landsea Green Group

關於朗詩綠色集團



## 2 About Landsea Green Group

### 關於朗詩綠色集團

#### 2.1 About the Company

Landsea Green Group Co., Ltd. (hereinafter referred to Landsea, or the Group) is the sole listed platform of Landsea Group that operates green housing development business. Established in 2001, Landsea ranks among the top 100 Chinese property companies and is an international property development service provider with green building technologies and vertically-integrated business portfolio.

Since 2004, Landsea has been implementing the strategy of differentiated green technologies in buildings. With residential property development as its main business, Landsea Group is also actively conducting business such as green elderly care, green financial services, green design, green property management, green decoration, and long-term apartment rental. It also proactively expands its overseas property business in the US and Germany. Landsea is a founding member of the China Green Building Council, and also a member of the German Sustainable Building Council and the US Green Building Council.

Company name:	Landsea Green Group, Co., Ltd.
Share code:	HKEX:106
Registration Address:	Clarendon House, 2 Church Street, Hamilton, HM11, Bermuda
HK main office & address of major operation:	Room 5103, Level 51, The Center, 99 Queen's Road Central, Central, Hong Kong
Date of incorporation:	December 24, 2001
Capital:	CNY 38,702,000
Total number of shares issued:	4,722,307,545
Total market value:	CNY 3.795 billion
Number of employees:	2,662
Total Floor Area Of Land Reserves:	15,709,907 Square Meters; Calculate According To Equity Interests: 4,435,863 Square Meters

##### Business footprints:

More than 30 major cities in China, including Beijing, Shanghai, Shenzhen, Tianjin, Chongqing, Nanjing, Hangzhou, Wuhan, Chengdu, Xi'an and Guangzhou, as well as tier-one gateway regions in the US.

#### 2.1 公司概況

朗詩綠色集團有限公司（簡稱「朗詩」或「集團」）是朗詩綠色住宅發展業務的唯一上市平臺。朗詩創立於2001年，中國地產百強企業，是一家具有綠色環保、縱向一體化專業能力的國際性開發服務商。

朗詩自2004年開始實施綠色科技差異化發展戰略，目前主營業務為住宅地產開發。同時，集團正積極開展綠色養老、綠色金融服務、綠色設計、物業服務、綠色裝飾、長租公寓等相關業務，並在美國和德國積極拓展海外地產業務。朗詩是中國綠色建築委員會創始會員，同時也是德國、美國綠色建築委員會成員。

公司名稱:	朗詩綠色集團有限公司
股份代碼:	香港聯合交易所: 106
註冊地址:	Clarendon House, 2 Church Street, Hamilton, HM11, Bermuda
香港總辦事處及主要營業地址:	香港中環皇后大道中99號中環中心51樓5103室
成立日期:	2001年12月24日
資本額:	人民幣 38,702,000元
已發行股票總數:	4,722,307,545股
總市值:	37.95億元
員工人數:	2,662人
土地儲備總建築面積:	15,709,907平方米; 權益下計算: 4,435,863平方米

##### 業務範圍:

覆蓋北京、上海、深圳、天津、重慶、南京、杭州、武漢、成都、西安、廣州等全國三十多個主要城市，以及美國主要一線門戶地區。2018年，新增28個項目，其中，中國境內20個，境內項目分別位於中國廣州、杭州、南京、成都、蘇州、武漢、西安等城市。美國項目分別位於西部和東部一線門戶城市，2018年，美國地產在深耕東、西海岸的基礎上，拓展高成長型的鳳凰城新市場。

#### 2.2 Sales and margin condition of various businesses

Indicators 指標	2016	2017	2018
Revenue (yuan) 收入 (元)	4,845,008,000	6,213,931,000	7,560,526,000
Profit before tax 除稅前利潤 (元)	832,467,000	1,127,411,000	2,261,739,000
Profit for the year 年度利潤 (元)	606,836,000	720,841,000	1,440,570,000

#### 2.2 各項業務銷售額及利潤情況

#### 2.3 Orgnizational structure of the company



#### 2.3 公司組織架構

#### 2.4 Highlights of Public Comments

##### Landsea Green Group

- In April, Landsea Green Group was rated as one of the "Top 100 Hong Kong Stocks and Top 10 Revenue Growth Stocks". Landsea Green Group first launched its green bonds and obtained the Standard & Poor's highest level for green rating certification.
- In May, Landsea was included in the list of China' top 100 listed companies as the top third fast developing company.
- In June, Landsea was included in the list of 2018 China green real estate top 10 and operational model top 10.
- In November, the "China real estate industry green supply chain activity" launched by Landsea was granted the 2018 "Social Value Creation" Corporate Social Responsibility Award.
- In December, Landsea was included in the 2018 China real estate green credit top 10.

#### 2.4 2018年度外界主要評價

##### 朗詩綠色集團

- 4月，朗詩綠色集團入圍「港股100強營業額增長10強」朗詩首發綠債並獲標普全球最高等級綠色評級認證
- 5月，朗詩蟬聯中國房地產上市公司百強，發展速
- 6月，朗詩綠色集團獲2018中國綠色地產TOP10、運行典範TOP10
- 11月，朗詩發起的「中國房地產行業綠色供應鏈行動」榮獲2018年度企業「社會價值共創」社會責任案例卓越獎
- 12月，朗詩綠色集團被評為2018中國房企綠色信用TOP10



Landsea Projects

- In **March**, Landsea's Beijing Yangqing passive house project was certified by Germany's PHI Plus Gold Award as the first of its kind in China.
- In **December**, Landsea's three projects, Chengdu Landsea Xihua Mansion, Hangzhou Le Mansion, and Tianjin Langhong Garden, were granted the Excellent Prize of the ELITE Award for Beautiful Community.
- In **December**, Landsea's Chengdu Landsea Xihua Mansion was rated as the "sample of China's green architecture innovation".  
Landsea's New West Suburb project was award the top 1 international healthy architecture solution in the sixth Construction21.

Architecture Design Awards

Awards	Granted by
Shanghai Excellent Housing Design Award	Shanghai Exploration & Design Trade Association
15th Long-term Rental Apartment Full Decoration Excellent Award	ELITE Habitat Development Foundation
2018 World Design Excellence Award	APDC*IDA
Jiangsu Province Green Architecture Innovation Project	Jiangsu Provincial Department of Housing and Urban Rural Construction
APDC Asia Pacific Interior Design Award for Elite Invitational Competition	Asia Pacific Design Center
Excellent Prize for Beautiful Community	ELITE Habitat Development Foundation
2018 Green Architecture Design Leading Company	Private Design Company Branch of Shanghai Exploration & Design Trade Association
2018 Best Green Architecture	Committee for Promotion of Green Building
2018 Best Green Architecture Design	Committee for Promotion of Green Building
2018 Best Green Architecture Design Unit	Committee for Promotion of Green Building
2018 Outstanding Contribution Award	Passive House Specilized Committee of China Association of Building Energy Efficiency

朗詩項目

- 3月**，朗詩綠色集團北京延慶被動式房屋項目獲得德國PHIPlus金獎認證，國內首個PHIPlus金獎認證的項目
- 12月**，成都朗詩熙華府、杭州朗詩樂府、天津朗泓園三個項目獲得精瑞獎美好社區優秀獎
- 12月**，朗詩成都熙華府被評為「中國綠色建築創新樣本」  
朗詩新西郊項目榮獲第六屆「Construction21」國際健康建築解決方案全球第一

綠建設計類獎項

獲獎名稱	頒獎單位
上海市優秀住宅設計獎	上海市勘察協會
第15屆長租公寓全裝修優秀獎	北京精瑞人居發展基金會
2018世界設計冠軍聯賽獎	APDC*IDA
江蘇省綠色建築創新項目	江蘇省住房和城鄉建設廳
APDC亞太室內設計精英邀請賽	APDC亞太設計中心
美好社區優秀獎	北京精瑞人居發展基金會
2018綠色建築設計專業領先企業綠色建築設計	中國勘察設計協會民營設計企業分會
2018年度最佳綠色建築	中國綠色建築促進會
2018年度十佳綠色建築設計	中國綠色建築促進會
2018年度十佳綠色建築設計單位	中國綠色建築促進會
2018年度傑出貢獻獎	中國建築節能協會被動式建築專委會

Landsea US Real Estate

- In **January**, Avora won The Nationals National Community of the Year Award, The Nationals is the largest and most prestigious annual award of the American Society of Housing and Construction.
- In **April**, BIA Bay Area Awards  
The Vale was granted the "Excellent Award for Resident Building" by the Bay Area Architecture Trade Association
- In **September**, IronRidge was granted the "Best New Community" by OCR.
- In **October**, Landsea was granted the SoCal Awards for "annual sales team", "annual customer services", and "best interior decoration community".

朗詩美國地產

- 1月**，Avora获得The Nationals全美年度最佳社区金奖，The Nationals是美国住建协会最大、最负盛名的年度奖项
- 4月**,BIA Bay Area Awards  
TheVale獲得灣區建築行業協會頒發的「住建卓越獎」
- 9月**，IronRidge獲得OCR評選的「最佳新社區」
- 10月**，南加州獎項SoCal Awards「年度銷售團隊」、「年度客戶服務」、「最佳內裝社區」三項大獎



# 3 Theme 1 Following Five Core Values and Adhering to Sustainable Development

專題1：秉承五項核心價值  
驅動永續發展

## 3 Theme 1 Following Five Core Values and Adhering to Sustainable Development

專題1：秉承五項核心價值，驅動永續發展

Following the "people-oriented" corporate value and mission of "leading a green life", Landsea pays more attention to people's needs and the internal needs of the sustainable development of the environment and the society both product-wise and service-wise by integrating and coordinating the five-dimensional core values.

朗詩本著「以人為本」的企業理念，以及「引領綠色生活」的企業使命，朗詩透過5個維度的核心價值的循環和協同，在產品和服務維度上更關注人性的需求，以及環境和社會永續發展的內在需求。

### 5 Core Values and SDGs

4 Values, 13 Guidelines and SDGs

### 5項核心價值與SDGs

4項價值、13個方針和SDGs（透過業務直接、間接做出貢獻的項目）



#### SOCIAL VALUE 社會價值

- Mutual Benefit and Win-Win  
互利共贏
- Promotion of Environmental Protection and Low-carbon Lifestyle  
宣揚環保理念、促進低碳的生活方式
- Talent Cultivation  
人才培養
- Promotion of the Formulation of Relevant Policies and Industrial Standards  
推動相關政策和行業標準的制定

5

Gender Equality  
性別平等

8

Decent Job and Economic Growth  
體面工作和經濟增長

11

Sustainable City and Community  
可持續城市和社區

17

Partnership that Promotes the Realization of Goals  
促進目標實現的夥伴關係



RESIDENTIAL  
VALUE  
客戶價值

- Healthy 健康
- Comfortable 舒適
- Intelligent 智慧
- Energy-saving 節能
- Environmentally Friendly 環保
- Humanistic 人文

6

Clean Drinking Water and Sanitary Facility  
清潔飲水和衛生設施

7

Affordable Clean Energy  
經濟適用的清潔能源

INNOVATIVE  
VALUE  
創新價值

- Technology and R&D 技術與研發
- Intelligence-oriented 智慧化
- Commercial Pattern 商業模式

9

Industry, Innovation and Infrastructure  
產業、創新和基礎設施

ENVIRONMENTAL  
VALUE  
環境價值

- Resource and Energy Utilization  
資源與能源利用
- Ecological System Maintenance  
生態系統維護
- Air Pollution Monitoring  
空氣污染監控

12

Responsible Consumption and Production  
負責任消費和生產

13

Climate Action  
氣候行動

15

Terrestrial Creatures  
陸地生物

ECONOMIC  
VALUE  
經濟價值

- Sustainable Reasonable Benefits  
可持續的合理化利益
- Regional and Industrial Economic  
Contribution  
區域與行業經濟貢獻

3

Good Health and Wellbeing  
良好健康與福祉

4

Quality Education  
優質教育

## Corresponding Goals

SDGS

Talent Cultivation

Responsible Consumption  
and Production

LANDSEA'S  
MEASURES

Landsea pays great attention to the protection of the rights and interests of its employees, adheres to the principles of fairness and justice, and makes continuous efforts to improve the staff training and development system.

Landsea continues to leverage innovative technologies to offer distinctive "healthy, comfortable, energy-saving, and environmentally-friendly" products and deliver growing customer value. Landsea has been adhering to the "green-building life-cycle development process," and, by consolidating internal and external resources, is implementing green technologies throughout various processes, including land acquisition, planning, design, procurement, construction, and operation.

LANDSEA'S  
PERFORMANCE  
IN 2018

- Coverage of staff training 100%
- Average staff training

- Developed a total of 123 green technology real estate projects by 2018
- Conducted supplier assessment by using third-party platforms
- Educated unqualified suppliers

LANDSEA'S  
GOALS IN 2020

- Coverage of staff training maintains at 100%
- Average staff training time increased by 15%

- Publicized the concept of green supply chain towards stakeholders except suppliers, including but not limited to other companies in the same industry.

## 對應SDGs 的目標

SDGS

培養人才

負責任消費和生產

朗詩的舉措

朗詩高度重視員工權益的保護，堅持公平公正的原則，不斷完善員工培訓和發展體系。

朗詩的綠色住宅產品以「健康、舒適、節能、環保」為特色，注重客戶價值的提升，並不斷融入創新技術。

朗詩在產品開發中堅持「綠色開發全流程」，透過聯合各種內外資源，從拿地、規劃、設計、採購、施工、運營等各個環節把控項目的綠色技術實施。

朗詩2018年  
績效

- 員工培訓覆蓋率100%
- 員工人均培訓時長13小時

- 至2018年累積開發123個綠色科技地產項目
- 利用協力廠商平臺開展供應商審核
- 對於不合格的供應商進行教育

朗詩2020年  
目標

- 培訓員工覆蓋率保持100%
- 人均培訓時常提升15%

- 對除供應商方外的利益相關者，包含但不僅限於同行業內的其他企業進行綠色供應鏈宣傳

4

## Theme 2 Landsea Creates Shanghai Landsea Green Center

專題2：朗詩打造  
上海朗詩綠色中心



4

Theme 2

Landsea Creates

Shanghai Landsea Green Center

專題2：朗詩打造上海朗詩綠色中心

Located at No. 280 Linhong Road, Changning Distict, Shanghai, the Shanghai Landsea Green Center is a green architecture project which is based on an existing building and represents humanized needs and urban renewal.

The Landsea Green Center adopts 14 technology systems which include 108 architectural science and technology items to realize the five core values, namely, healthy environment, comfortable office work, energy conservation and environmental protection, intelligent management, and humanized design. 56% of the technology system has broken Landsea's inherent and conventional experience and marks another innovative exploration in the field of green architecture.

- ▶ The first reconstruction office building with four certificates, including LEED and WELL, in the world
- ▶ The energy consumption of the project is over 50% lower than other office buildings in Shanghai under the premise of the same comfort level for users

### Smart building management system

The center conducts real-time monitoring on the temperature, humidity, formaldehyde, PM 2.5, CO<sub>2</sub>, and other environmental parameters, and connects the monitoring system with air conditioning and ventilation equipment.

- The center conducts real-time monitoring on the illumination of the offices and connects it with roller blinds, lighting equipment, and others.
- Common scenario settings: office work, meeting, reception, rest, and others. They can be customized and defined by users.
- Entrance control is connected with office scenarios
- The healthy drinking water system conducts real-time monitoring on the water quality and the use of the filtering equipment.
- The displaying system shows the operational data and energy consumption of the buildings through the big screen. It can be connected with the central control system data of the Landsea project and display the data as well.

上海朗詩綠色中心位於上海市長寧區臨虹路280號，是一棟利用既有建築改造，高度體現人性化需求和城市更新的綠色建築項目。

朗詩綠色中心採用14大技術體系共108項建築科技實現健康環境、舒適辦公、節能環保、智慧管理、人性設計共5大核心價值點。56%的技術體系突破了朗詩固有和常規的經驗，是朗詩在綠色建築新領域上的又一次創新探索。

- ▶ 全球首個四認證（LEED、WELL）改造類辦公建築
- ▶ 在為消費者帶來同等舒適度前提下，其能耗低於上海辦公寫字樓均值50%以上

### 智慧管理建築體系

智慧辦公區域溫濕度、甲醛、PM2.5、CO<sub>2</sub>等環境參數即時監測，並聯動冷氣機、新風等設備。

- 即時監測辦公室照度，聯動遮陽捲簾、燈光等設備
- 常用場景設置：辦公、會議、會客、休息等，可自訂、編輯
- 入口控制與辦公室場景聯動
- 健康飲用水系統，即時監測水質，並監測過濾設備使用方式
- 展示系統，透過大顯示幕展示大樓的運行資料及能耗情況，可接入朗詩項目中央控制系統資料並進行展示



### Ergonomics office system

The design concept is mainly based on natural elements including water, land, mountains, forests, and sky, with which residents are surrounded with healthy natural factors such as air, water, nutrients, light, fitness, comfort, and wellbeing. The exterior facade is covered with vertical greening while the interior space is also decorated with greening walls. The workspace is also equipped with highly flexible electric office furnitures and fitness office chairs. The center also has an underground activity area (with functions such as dining, leisure, temporary office, and others), a fitness area, cafe, rest areas at each floor, and a rooftop garden.



Roof Garden 屋頂花園



Meeting Room 会议室



# 5 Embark on a Green Journey

開啟綠色生活之旅

## 5 Embark on a Green Journey

### 開啟綠色生活之旅

By adopting a people-oriented approach and designing measures to suit conditions in terms of the locality and people involved, Landsea offers a superior living environment by adopting green technologies on the basis of passive buildings. Landsea has its roots in “being green” and it has been on a journey of green development since 2004 when it introduced advanced houses from Europe, featuring more comfort and less energy-consumption. For 15 years, Landsea has been focusing on the exploration and practices of green buildings. The first Three-star Green Building Projects in nine cities, such as Shanghai, Hangzhou, Nanjing, Wuxi, etc., were launched by Landsea, among which 35 projects got National Three-star Green Building Design and Operation Certifications. In order to meet various demands of customers, Landsea develops four product lines, including Landsea Crystal, Landsea Green, Landsea Lime and Landsea Aqua, which contributes to its leading role in China’s green building market.

While focusing on green buildings, Landsea makes full use of its edges in resources to build [Landsea Apartments], a long-term rental business platform, [Landsea Chang Qingteng Aged Care], an elderly care business platform, [Green Fir Investment], a specialized investment and financing management platform in the green industrial chain, and [Landsea Green Property Management], an excellent property service provider. Various segments of Landsea Group carry on the essence of its corporate culture: while forming the corporate vision of “a sustainable green company”, Landsea advocates the harmonious co-existence of people, society and nature, consistently exploring a path of sustainable development in order to serve the society and realize sustainable development and growth.

#### Excellent Green Life Service Provider

- ▶ Among China’s top 10 green real estate developers, Landsea owns the largest proportion of houses featuring more comfort and less energy-consumption in its total development area at 64%.
- ▶ Landsea has developed 123 green technology-based real estate projects with the total development area totaling over 22.88 million square meters.
- ▶ It has provided healthy, comfortable, intelligent, energy-saving, and environmentally friendly green residential properties to 300,000 homeowners.

Landsea serves as a benchmark in the green building industry and has been granted multiple certifications and awards both domestically and internationally.

朗詩以人為本，以被動式建築為基礎，因地制宜、因人制宜用綠色科技為客戶打造優秀的人居環境。綠色是朗詩的基因，自2004年起，朗詩引進了歐洲先進的高舒適度低能耗住宅，開啟綠色發展之路。15年來朗詩專注於綠色建築產品的探索和實踐，上海、杭州、南京、無錫等九個城市的第一個綠色三星項目均由朗詩建造，其中35個項目獲得了國家綠色三星設計認證和運營認證。針對不同客群的人居需求，朗詩逐步完善「樂府系、熙華府系、玲瓏郡系、未來街區系」四大產品線，領跑中國綠色建築住宅市場。

在深耕綠色建築住宅的同時，朗詩充分發掘自身資源稟賦，打造長租公寓業務平臺「朗詩寓」、養老服務業務平臺「朗詩常青藤」、綠色產業鏈的專業投融資管理平臺「青杉資本」以及提供卓越物業服務的「朗詩綠色物業」。朗詩各業務板塊均傳承朗詩企業的文化精髓：以「百年綠公司」為願景，推崇人、社會、自然和諧共生的理念，透過探索並堅持永續發展道路，實現服務社會、基業長青的企業願景。

#### 卓越綠生活服務商

- ▶ 在全國排名前10的綠色地產開發商中，使用低能耗高舒適科技系統的住宅面積占其開發面積占比最高達64%
- ▶ 累積開發123個綠色科技地產項目，開發總面積逾2,288萬平方米
- ▶ 為30萬業主提供健康、舒適、智慧、節能、環保的綠色住宅產品

朗詩具有綠色建築標杆地位，獲得國內外的多項認證和獎項。

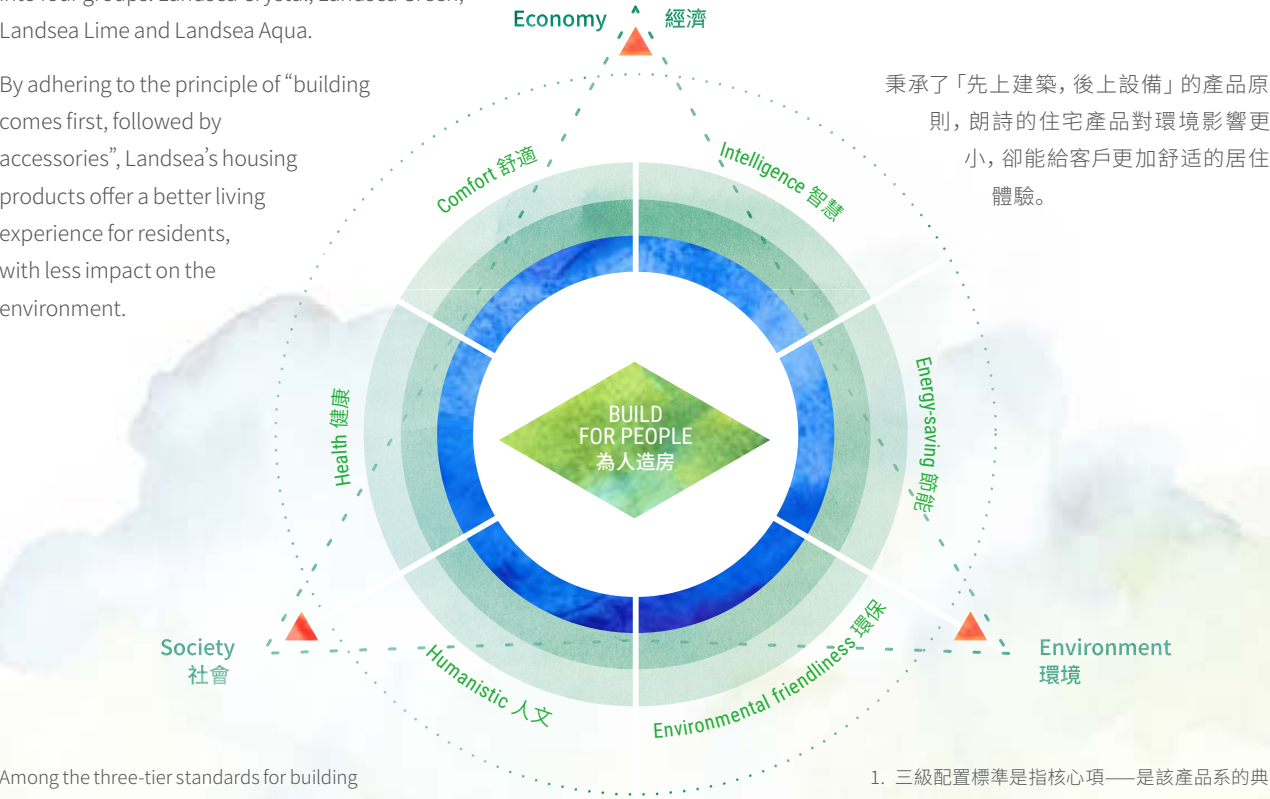


International Awards and Certifications:	Domestic Awards and Certifications:	國際獎項和認證:	國內獎項和認證:
<ul style="list-style-type: none"><li>Health &amp; Comfort Prize hosted by “Construction 21 International”</li><li>Ashden Award for Sustainable Development and Energy</li><li>Green Asia Habitat Award</li><li>Japan BELS Certification</li><li>Germany PHI Certification</li><li>EDGE Certification</li><li>DGNB Certification, etc.</li></ul>	<ul style="list-style-type: none"><li>Elite Habitat Award</li><li>Excellent Design Award for Building</li><li>Construction Technology Award</li><li>National Three-star Green Building Design and Operation Certifications, etc.</li></ul>	<ul style="list-style-type: none"><li>Construction21健康建築獎</li><li>國際艾希頓永續能源獎</li><li>綠色亞洲人居獎</li><li>日本BELS認證</li><li>德國PHI認證</li><li>EDGE認證</li><li>DGNB認證等</li></ul>	<ul style="list-style-type: none"><li>精瑞人居獎</li><li>優秀住宅設計獎</li><li>建設科技獎</li><li>國家綠色三星設計認證和運營認證等</li></ul>

The Triple Bottom Line Principle Upheld by Landsea Buildings

By taking “build for people” as its mantra, Landsea’s housing products have financial, social and environmental factors as their three bottom lines and these can be further divided into six main features – health, comfort, intelligence, energy-saving, eco-friendliness and humanistic, which identify three-tier standards for building accessories (core, average and selective items<sup>1</sup>). In accordance with various customers, building types and applied technologies, Landsea’s buildings are divided into four groups: Landsea Crystal, Landsea Green, Landsea Lime and Landsea Aqua.

By adhering to the principle of “building comes first, followed by accessories”, Landsea’s housing products offer a better living experience for residents, with less impact on the environment.



1. Among the three-tier standards for building accessories, the core items, standard features of the building series, are indispensable; the average items, also essential parts of the building series, may not be canceled without a reasonable explanation; the selective items, non-organic parts of the building series, are optional.

認識朗詩住宅產品秉承的三重底線原理

以「為人造房」為核心，朗詩的住宅產品兼顧了經濟、社會、環境三重底線，並進一步分解為健康、舒適、智慧、節能、環保、人文6個主要領域，確定三級不同的配置標準（核心項、標準項、可選項<sup>1</sup>），作為產品特徵分類。根據面向客群不同、住宅類型和技術配置差異，朗詩的住宅產品分為四個系列，分別為：樂府系、熙華府系、玲瓏郡系、未來街區系。

秉承了「先上建築，後上設備」的產品原則，朗詩的住宅產品對環境影響更小，卻能給客戶更加舒適的居住體驗。

1. 三級配置標準是指核心項——是該產品系的典型特徵，不可或缺；標準項——是該產品的有機組成，無恰當理由不可取消配置；可選項——是該產品的非有機組成，可選擇性配置。

Value of Landsea’s Differentiated Products

Landsea aims to create the differentiated product value featuring “health, comfort, intelligence, energy-saving, environmental friendliness, and humanistic” on the basis of realizing normal value of buildings, so as to “make perfection more perfect”.

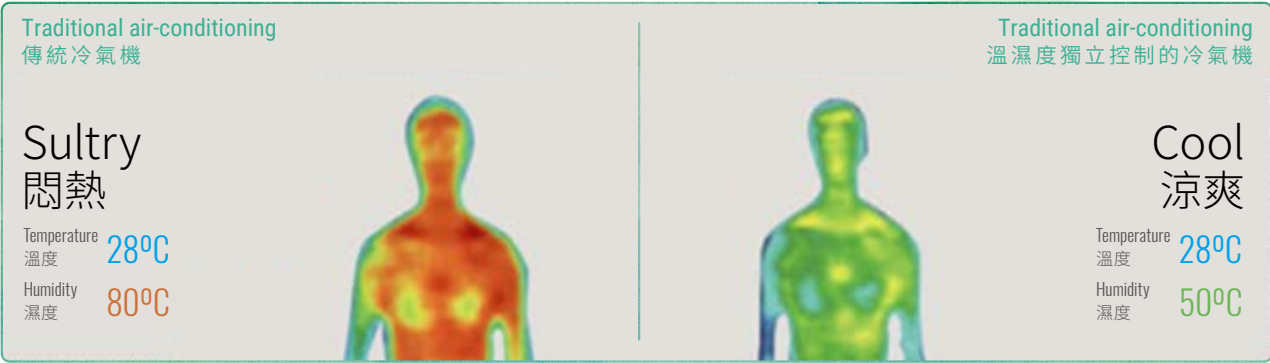
朗詩差異化產品價值

朗詩在實現建築常規價值的基礎上，打造「健康、舒適、智慧、節能、環保、人文」的差異化產品價值，做到「好上加好」。

Six dimensions 6個維度	Health 健康	Comfort 舒適	Intelligence 智慧	Energy-saving 節能	Environmentally friendly 環保	Humanistic 人文	
Improved “perfection” 更精益的「好」	Air 空氣健康 Water 水健康 Site 場地健康	Temperature and humidity 溫濕度嚴控 Sound and light 聲光嚴控 Difference in temperature 溫差控制	Environmental visualization 環境可視 Remote control 遠端控制 Automatic regulate & control 自動調控 Profile 情景模式	Passive & energy-saving building 被動式低能耗建築 Advocate energy-saving behaviors 宣導行為節能 Utilize renewable energy 可再生能源利用	Green supply chain 綠色供應鏈 Reduction of carbon emission 減少碳排放	Humanistic storage space 人性化收納空間 Design suited to the elders 適老化設計 Good property service 貼心物業服務	... etc. 等等
Traditional “perfection” 傳統的「好」	Location 地段	Matching facilities 配套	Buildings 建築	Decoration 裝修	Scenery 景觀		

Meanwhile, Landsea’s differentiated products focus more on customer’s living experience.

同時，朗詩的差異化產品，更關注客戶的居住體驗。



Temperature and humidity independent control system ensures people’s healthy and comfortable experience 溫濕度獨立控制系統保證人體健康舒適



朗诗·乐府  
LANDSEA CRYSTAL

Targeting at high-end customer groups, Landsea offers newly-built neighborhoods with comfortable and energy-saving air conditioning systems installed at every household. These buildings are divided into Yuefu Villa (villas and villa-like buildings) and Yuefu House (condominiums at the central district of the city).

面向頂級客群，採用分戶式高舒適低能耗冷氣機系統的新建社區。  
產品分為樂府墅（別墅及類別墅）、樂府宅（城市核心地段集合式住宅）。

Characteristics	特點
<ul style="list-style-type: none"><li>Buildings' energy-saving system exceeds local standards</li><li>Household fresh air (air purifier, humidity control, and synergy of intelligent CO<sub>2</sub> detecting system) supply system</li><li>Comfortable household temperature control system</li><li>Landsea screen</li><li>Pollutants generated from ornaments and decoration meet the S1 standard of Finland for formaldehyde concentration and international standards for TVOC concentration</li></ul>	<ul style="list-style-type: none"><li>超過當地標準的節能建築</li><li>戶式新風（除霾、濕度控制、CO<sub>2</sub>智慧聯動）系統</li><li>戶式高舒適溫控制系統</li><li>朗詩屏</li><li>裝飾裝修污染物控制達到甲醛芬蘭S1級、TVOC國際標準</li></ul>
Product value	產品價值

Yuefu Villa 樂府墅



Unique  
稀缺

Unique scenery and resources  
獨特的景觀及資源



Low density  
低密

Villa-level community  
別墅級社區



Heath  
健康

Home health system, community health system, passive system, and active system  
家居健康系統、社區健康系統、被動體系、主動體系



Luxurious & comfortable  
奢適

Brand and label  
品牌標籤



Characteristics  
個性

Intelligent system, decoration system  
智慧系統裝修體系

Yuefu House 樂府宅



City center  
城心

Located at the central district of cities, complete supporting facilities  
位於城市中心完善的生活配套



Heath  
健康

Home health system, community health system, passive system, and active system  
家居健康系統、社區健康系統、被動體系、主動體系



Luxurious & comfortable  
奢適

Brand and label, design with a strong sense of ritual (refined interior decoration for delivery, double-lobby design)  
品牌標籤、強儀式感設計（室內精裝交付、雙大堂設計）



Characteristics  
個性

Intelligent system  
智慧系統

TYPICAL PROJECT

Hangzhou Landsea Yue Mansion  
典型專案: 杭州朗詩樂府

The Hangzhou Landsea Yue Mansion is located in Wenhui region, a prosperous city center in Hangzhou, Zhejiang. It is 3 kilometers away from Wulin Plaza and 5 kilometers away from the West Lake. Surrounded by the large-scale complex of City Star, it features modern prosperity and cultural richness.

It is based on passive buildings and features excellent heat preservation and insulation performance, coupled with high air-tightness of the building, ensuring that:

- It brings comfortable temperatures for most time of the year by using only the quadruple effect fresh air supply system
- It increases the haze elimination effect 3 to 4 times compared to conventional housing; no accumulation of dust in comers
- Excellent noise insulation and reduction effect
- By combining the temperature, humidity, air purifier, and fresh air control, the quadruple-effect fresh air supply system is designated to each household, meeting the personalized needs of each property owner
- Application of S1 standard of Finland for formaldehyde concentration and international standards for TVOC concentration ensures the healthy indoor environment
- Intelligent Landsea screen
- Water purification system for the whole household

位於浙江杭州市中心金三角之一的文暉板核心區，距離武林廣場3公里，距離西湖5公里，為大型綜合體城市之星所環繞，既有市中心的繁華，又不失杭州的文化底蘊。

以被動式建築為基礎，亦擁有優異的保溫隔熱性能與高氣密性建築之特性，實現了：

- 全年大部分時間僅需四效新風系統就能維持室內舒適溫度
- 高於普通住宅3-4倍的除霾效果，衛生死角不易積灰塵
- 優異的隔聲降噪效果
- 四效新風系統能將溫度、濕度、除霾、新風控制於一體，戶式化控制，滿足業主個性化要求
- 芬蘭國標S1級甲醛控制標準，以及TVOC的控制保證健康的室內環境
- 智慧朗詩屏運用
- 全屋淨水系統運用

[Scene 1] Hangzhou Landsea Yue Mansion [景觀1] 杭州朗詩樂府

20

5 開啟綠色生活之旅 Embark on a Green Journey

21

Embark on a Green Journey 開啟綠色生活之旅 5





Targeting at high-end customer groups, Landsea Green launches newly-built centralized, comfortable, and energy-saving collective residential neighborhoods. Buildings are categorized as western-style houses and high-rises.

面向高端客群，採用集中式、高舒適、低能耗系統的新建集合式住宅社區。產品分為洋房、高層。



#### Characteristics

- ✓ Energy-saving buildings are in line with the local criteria and environmental standards
- ✓ The fresh air supply system serves as the air purifier and humidity controller
- ✓ The collective indoor temperature control system featuring great comfort
- ✓ Landsea screen
- ✓ Kitchen exhaust system

#### 特點

- ✓ 同時滿足當地標準及建築內環境系統要求的節能建築
- ✓ 配有集中式置換新風系統，達到除霾及濕度控制效果
- ✓ 集中式高舒適室溫控制系統
- ✓ 朗詩屏
- ✓ 廚房排風系統

#### Product value



Excellence  
優越

Unique scenery and resources  
位於城市中心  
完善便捷的生活、交通  
和教育資源



Health  
健康

Community health system, healthy building planning system,  
home health system, health service system  
社區健康系統、健康建築規劃體系、  
家居健康系統、健康服務體系



Comfort  
舒適



Intelligence  
智慧

Intelligent screen system,  
community intelligence  
智慧屏系統  
社區智慧化



Environmental  
friendliness  
環保

Passive concepts,  
energy utilization,  
green supply chain  
被動式理念、能量利用、  
綠色供應鏈

#### TYPICAL PROJECT

### Nanjing Landsea Huaxi Mansion

典型項目：南京朗詩熙華府

#### Three-star Healthy Building Certified Project

Nanjing Landsea Huaxi Mansion is located at Hexi New Town, Nanjing, Jiangsu, and is near to the west extension of Line 2, as well as Line 7 and Line 12 of the Nanjing Metro, and Line 2 of the streetcar. Four expressways like Yangzjiang Avenue, Jiangdong Road, Fengtai South Road, and express highway circling city offers the Mansion easy access to regions in the city. The surrounding natural scenic spots include the riverside of New Qinhuai River, urban green parks, public green spaces, etc.

Based on passive buildings, it is characterized by highly-efficient, energy-saving system and high air-tightness, which enables it to:

- ✓ Achieve 95% anti-haze efficiency
- ✓ Meet the S1 standard of Finland for formaldehyde concentration
- ✓ Control of TVOC concentration
- ✓ The equipment system includes radiant ceilings and floor fresh air supply systems and exhaust and return air systems are installed in kitchens.
- ✓ The intelligent system of Landsea screen displays the real-time indicators of indoor temperature and humidity, PM 2.5, formaldehyde and TVOC concentration, and integrates outdoor weather data, property management info, video communication, and intelligent control; the indoor environmental data can be delivered to the backstage and customers' mobile devices with mobile Internet technologies.

#### 健康建築三星認證項目

南京朗詩熙華府項目位於江蘇省南京市河西新城，臨近地鐵2號線西延線、7號線、12號線，以及有軌電車2號線，另有揚子江大道、江東路、鳳台南路、繞城高速四大快速幹線，快速接駁城市各區域。景觀資源擁有秦淮新河濱河帶、城市綠地公園、公共綠地等自然景觀。

以被動式建築為基礎，亦擁有優異的保溫隔熱性能與高氣密性建築之特性，實現了：

- ✓ 95%除霾效率
- ✓ 芬蘭國標S1級甲醛控制標準
- ✓ TVOC控制
- ✓ 設備系統採用天棚輻射+地板新風，廚房增加排風回風裝置
- ✓ 採用朗詩屏智慧系統，將室內溫濕度、PM2.5、甲醛、TVOC等指標即時顯示，還將室外氣候指標、物業資訊、可視對講、智慧化控制等集於一身；室內環境品質指標透過移動互聯技術會傳到後臺和客戶的移動終端上



[ Scene 2 ] Nanjing Landsea Huaxi Mansion [ 景觀2 ] 南京朗詩熙華府





Targeting at medium-end customer groups, the Landsea Lime offers newly-built collective residential community featuring household air conditioning and fresh air supply systems.

面向中端客群的，採用戶式冷氣機和新風系統的新建集合式住宅社區。



### Characteristics

- ✓ Energy-saving buildings meet or exceed the local criteria
- ✓ Equipped with household fresh air supply systems and household temperature control systems
- ✓ Landsea screen monitors the indoor environment so as to realize haze elimination and synergy of intelligent CO<sub>2</sub> detecting system
- ✓ Pollutants generated from ornaments and decoration meet the S2 standard of Finland for formaldehyde concentration

### 特點

- ✓ 滿足或超過當地標準的節能建築
- ✓ 配有戶式新風、戶式室溫控制系統
- ✓ 朗詩屏室內環境監控，達到除霾、除CO<sub>2</sub>智慧聯動效果
- ✓ 裝飾裝修污染物控制達到甲醛芬蘭S2級標準

### Product value



Sharing  
樂享

Spatial planning of the neighborhood, passive system, and humanistic indoor design  
社區空間規劃、被動體系、人性化戶內設計



Balance  
均衡

Perfect traffic and living supporting facilities, perspective future for regional development  
完善的交通和生活配套、區位發展前景較好



Health  
健康

Air health, moderate and controllable temperature, water health, community health system  
空氣健康、溫度適宜可控、水健康、社區健康系統



Intelligence  
智慧

Intelligent screen, community intelligence  
智慧屏 社區智慧

### TYPICAL PROJECT

## Nanjing Landsea Sapiential Life Scenery

典型項目：南京朗詩玲瓏郡

Nanjing Landsea Sapiential Life Scenery is located at the central area of Shangfang Hi-tech Park, Jiangning District, Nanjing - Qinglong Mountain International Eco-city, with Fengju Road to the north, Tianyou Road to the east, Tianhuan Road to the south, and Runlin Road to the west.

Based on the design philosophy of passive buildings, it adopts the household system design, which is consisted of household temperature adjustment system, fresh air supply system, and control system, so as to:

- ✓ Keep the fresh air supply system-based anti-haze efficiency at over 90%
- ✓ Keep maximized air changes per hour at above 0.5 times per hour
- ✓ Adjust indoor temperature and fresh air automatically via the control system in line with the indoor comfort level so as to realize active energy-saving
- ✓ Adjustment of the fresh air supply system for separate households and rooms, party mode, and energy-saving mode
- ✓ Intelligent remote control technology

南京朗詩玲瓏郡項目位於江蘇省南京市江寧上坊片區核心板塊——青龍山國際生態新城內，北至鳳舉路，東側為天佑路，南臨天環路，西側為潤麟路。

以被動式建築設計理念為基礎，採用戶式系統設計，戶式系統由戶式溫度調節系統、新風系統、控制系統構成，實現了：

- ✓ 新風除霾率在90%以上
- ✓ 新風最大置換保持每小時0.5次以上
- ✓ 室內溫度、新風由控制系統根據室內舒適度自主調節，從而在舒適度滿足的條件下，達到主動節能的目標
- ✓ 新風分戶、分檔調節，聚會模式及睡眠模式的運用
- ✓ 智慧化遠端控制技術運用



[ Scene 3 ] Nanjing Landsea Sapiential Life Scenery [ 景觀3 ] 南京朗詩玲瓏郡





Targeting at customers with rigid demand, Landsea Aqua offers newly-built collective residential communities by adopting the green philosophy.

面向剛需客戶的，採用綠色理念的新建集合式住宅社區。

## Characteristics

- ✓ Landsea Aqua meets the local criteria in energy-saving
- ✓ Equipped with household haze elimination and fresh air supply system that meets the national standard on indoor formaldehyde control

## 特點

- ✓ 未來街區是滿足當地標準的節能建築
- ✓ 配有戶式除霾新風系統，達到室內甲醛控制國家標準

## Product value



### Applicability 適用

Humanistic household design  
人性化戶型設計



### Growth 成長

Perfect and convenient traffic  
and living supporting facilities  
完善便捷的交通和生活配套



### Humanistic 人文

Landsea branding, overall planning,  
green building,  
cultural landscape, and property  
with the first-grade qualification  
朗詩品牌、整體規劃、綠色建築、  
人文景觀、一級資質物業



### Health 健康

Haze elimination and  
fresh air supply system  
除霾新風

## TYPICAL PROJECT

### Shanghai Landsea Future Block

典型項目：上海朗詩未來街區

Shanghai Landsea Future Block, located at Lane No. 555, Beihang Road, Fengxian District, Shanghai, is near to the central area of Fengxian District - Nanqiao New Town and Pujiang Town in Minhang District and is 45 minutes' ride away from People's Square at the center of Shanghai. The developed bus system in the surrounding area offers easy and quick access to the central area of the new town.

It is based on green energy-saving buildings and features excellent heat preservation and insulation performance, coupled with household haze elimination and fresh air supply system, ensuring that:

- ✓ Households are supplied with healthy fresh air all year round
- ✓ Control of formaldehyde concentration in line with national standards and control of TVOC concentration ensures the healthy indoor environment

上海朗詩未來街區項目位於上海市奉賢區北行路555弄，臨近奉賢核心城區-南橋新城及閔行浦江鎮，周邊規劃公交系統發達，可快速通達新城核心區，距離上海市中心人民廣場約45分鐘車程。

以綠色節能建築為基礎，良好的保溫隔熱性能，採用戶式除霾新風機，實現了：

- ✓ 戶內全年健康新風供應
- ✓ 甲醛國標控制標準，以及TVOC控制保證健康的室內環境



[ Scene 4 ] Shanghai Landsea Future Block [ 景觀4 ] 上海朗詩未來街區



[ Scene 5 ] Mutenka House [ 景觀5 ] 無添加住宅

Landsea built the first Mutenka lab building in the Changxing base. It cooperates with Kabushiki Kaisha in Japan by adopting the renewable wooden structure and introducing Japan's Mutenka technology. Specifically,

It exerts strict control on the use of building materials, parts, and auxiliary materials, and tries as possible to use natural materials and their mixed forms, so as to ensure that the VOC emissions are much lower than that of traditional buildings.

The project, launched in July 2017 and completed in April 2018, was awarded Japan BELS Green Energy-saving Building Certification and has improved customer's experience and enriched Landsea's green product lines.

朗詩于長興基地建立了國內第一座無添加實驗樓，與日本無添加株式會社合作，採用了可再生的木結構，在建造過程中引入日本無添加技術理念，即：

嚴格控制建造和裝飾過程中建築材料、部品部件以及輔材的使用，盡可能採用自然界中天然材料及其組合，以保證投入使用後房屋內的VOC釋放量大大低於常規建築。

項目2017年7月開工到2018年4月完工，獲得了日本BELS綠色節能建築的認證獎項，增加了體驗舒適度並且豐富了朗詩綠色產品線。

## Mutenka House 10 Merits

### 無添加住宅10大優勢

- ✓ **Dirt-resistant**  
耐髒
- ✓ **Not easy to go mouldy**  
不易發霉
- ✓ **Deodorization**  
除臭
- ✓ **Humidity control effect**  
調濕效果
- ✓ **Adsorption and decomposition of harmful chemicals**  
吸附分解有害化學物質
- ✓ **Easy maintenance**  
保養簡單
- ✓ **Temperature adjustment and energy saving**  
調溫節能
- ✓ **Green and healthy**  
綠色健康
- ✓ **Creative**  
創意性
- ✓ **Fine fire-resistant property**  
良好的耐火性

### Original Mutenka wall materials in Mutenka houses:

Landsea's original Mutenka wall materials, 100% of which are natural materials, are developed to address wall cracking and flaking away problems, and to improve construction convenience, while retaining the excellent properties of traditional natural wall materials. Conventional methods for removing formaldehyde like ventilation through the window and physical adsorption can hardly address the 10-year-long volatilization of formaldehyde, while Landsea's Mutenka wall materials are completely formaldehyde-free products, which makes it suitable for housing and public infrastructure.

### 無添加住宅的獨創無添加壁材：

朗詩獨創的無添加壁材是在保留傳統天然壁材優良特性的基礎上，針對龜裂、脫落、施工便利性進行獨家改良之後開發而成的、使用100%的天然材料的壁材。傳統的開窗通風、物理吸附等除甲醛方式無法避免甲醛長達10年以上揮發期的問題，朗詩的無添加壁材在源頭上杜絕含甲醛的產品，除了住宅外，也非常適合公共設施使用。



# The Green Real Estate Practice of Landsea

## 朗詩的綠色實踐

[ Scene 6 ] Passive House Bruck [ 景觀6 ] 布魯克被動式房屋



### Core technical indicators ≥ Germany's standards for passive buildings

Bruck plan refers to the first passive building built in the region where summer is hot and winter is cold in line with Germany's standard for passive buildings. It introduces advanced technologies from Europe in passive building and cooperates with the Passive House Institute (PHI), with joint designers from the Peter Ruge Architekten, the Cruze HVAC and Hydropower Design Office in Germany, and the German KTP Architects, and with the company based in Europe taking charge of it. With a gross floor area of around 2,500 m2, Passive House Bruck has 52 rooms of various types, including 48 standard rooms, and 4 suites. It is a green boutique hotel that basically satisfies the demand of daily accommodation and reception.

We hope to draw experience from our practices in the Landsea Changxing R&D Base in launching passive buildings in China and push forward the establishment of standards on the design and construction of China's passive buildings, so as to popularize passive buildings in China and contribute to the development of China's energy-saving buildings.

### 核心技術指標 ≥德國被動式房屋標準

布魯克計畫是採用歐洲先進被動式建築技術，與德國被動式房屋研究所合作，由德國彼得魯格建築師事務所 (Peter Ruge Architekten)、德國克魯茨暖通水電設計事務所、德國KTP建築設計事務所共同設計，由歐洲公司總負責，在夏熱冬冷地區按照德國被動式房屋標準建立的第一棟被動式住宅。布魯克被動式房屋建築面積約2,500㎡，共有不同戶型的房間52間，其中標準房間48間，套房4套，是綠色精品酒店，基本滿足基地日常住宿接待功能。

透過在長興研發基地的實踐，我們希望能夠總結出被動式房屋在中國的建築經驗，同時也為中國被動式住宅的設計、施工建立標準，從而在中國推廣被動式建築，為中國的建築節能事業做出貢獻。

### The philosophy of passive buildings

The concept of "passive building" is jointly brought up by Pro. Bo Adamson in Lund University in Sweden and Dr. Wolfgang Feist in Germany based on the concept of "energy-saving building" in the 1980s. They believed that passive buildings can maintain the comfortable thermal environment inside the house without active heating and air conditioning systems.

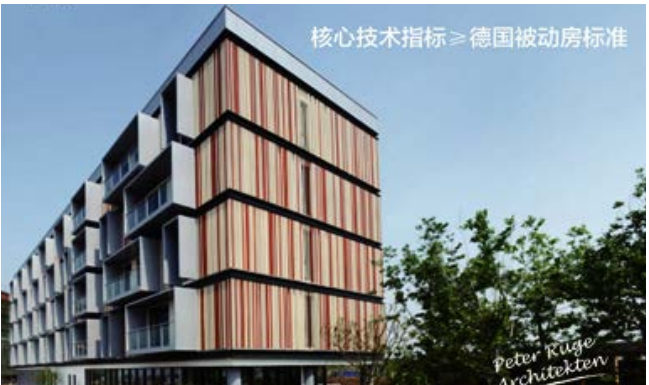
- **Adapt to local conditions:** optimize the indoor environment according to local climates to maintain comfort.
- **Low-tech and high value:** passive buildings are not built with advanced technology and expensive materials, but by making full use of local resources and complying with local building traditions.

### 被動式房屋建築理念

「被動式房屋」建築的概念是在德國上世紀80年代低能耗建築的基礎上建立起來的，1988年瑞典隆德大學(Lund University)的阿達姆森教授 (Bo Adamson) 和德國的菲斯特博士 (Wolfgang Feist) 首先提出這一概念，他們認為——「被動式房屋」建築應該是不用主動的採暖 and 冷氣系統就可以維持舒適室內熱環境的建築。

**因地制宜：**依據當地的氣候條件進行優化，保持舒適的室內環境。

**低技術、高價值：**被動式房屋不是高科技技術與昂貴材料的堆砌，而是充分利用當地的資源，當地的建築傳統。



- **More comfortable and energy-efficient:** as areas south of Yangtze River are not provided with heating facilities by the government, which leads to low level of comfort and usually frostbite for residents in this area despite of great reduction of energy consumption; passive buildings are able to offer comfortable living environment for residents under low-level energy consumption.

- **更舒適、更節能：**我國規定在長江以南的建築沒有供暖設施，此舉雖極大的節省能源，但人們的生活環境卻不很舒適，凍傷較為常見；被動式房屋能在低耗能的條件下，提供極為舒適的生活環境。

Landsea Holdings Corporation ("LHC"), a USA-based wholly-owned subsidiary of Landsea, was founded in 2013. As a local property developer that goes green, Landsea USA aims to provide American and global clients with high-quality green residences and has launched 16 projects in Northern California, Southern California, Arizona, Boston, and New York, including both urban high-end apartments and suburban villas.

朗詩美國控股公司作為朗詩在美國的全資子公司成立於2013年，是深耕美國本土的綠色地產商，旨在向美國本土和全球客戶提供高品質的住宅，目前在北加州、南加州、亞利桑那州、波士頓地區以及紐約地區開發16個項目，涵蓋城市高端公寓和近郊別墅。



USA Real Estate High-performance Building Demonstration  
-- Chandler Project

High-performance buildings provide people with larger space and more comfort by reducing the consumption of energy, water, and materials. In addition to the consumption reduction, they try to introduce more natural light and fresh air in rooms, which complies with principles of human engineering. These buildings make use of concepts and design and turn them into reality by using the best and most innovative technologies.

Chandler project is launched in Phoenix, Arizona, USA. As a project operating in high-performance buildings, it is near to the trunk road and equipped with superior resources in education, medical care, health, shopping, bank, etc.

As the fifth most populous city in the USA, Phoenix is renowned for all-year-round sufficient sunshine and temperature, which proves to be suitable for the operation of high-performance buildings.

美國地產高性能住宅案例  
-- Chandler項目

高性能建築透過減少能源、水及材料的消耗給我們提供更大、更舒適的環境。在減少能源消耗和水資源浪費的同時，它們竭力引入更多的自然光線、新鮮空氣，且更符合人類工程學。高性能建築能夠利用概念和設計，並且使用最好和最具創新的技術來貫徹落實這些概念和設計。

Chandler項目位於美國亞利桑那州鳳凰城。該項目就是這樣一個高性能住宅項目，靠近主幹道，周邊配有優質學校及醫療、健身、購物、銀行等資源。

作為美國人口第五大城市，鳳凰城以全年充足的陽光和溫暖的溫度而知名，非常適宜高性能建築的投入使用。



[ Scene 7 ] USA Real Estate High-performance Building Demonstration - Chandler Project  
[ 景觀7 ] 美國地產高性能住宅案例-Chandler項目



Three major features

- ✓ Comfort
- ✓ Energy-saving and water conservation
- ✓ Focus on indoor air quality and fresh air supply system

Three major strategies

- ✓ By adopting building operation technologies, like the latest BIM (Building Information Modeling), Landsea USA builds optimized design model for each house, so as to prepare materials in a precise way, minimize wastes of materials, and improve its competitiveness in public bidding.
- ✓ In terms of comfort and health issues, Landsea USA improves residential insulation so as to reduce energy consumption and increase comfort and health level.
- ✓ In respect to smart home, Landsea USA cooperates with Apple in employing Apple Homekit products and offering intelligent furniture, like iPad operating system, intelligent temperature monitoring, and intelligent switch, to match with most of the furniture sold in the market, like window blinds and camera, with the aim of improving convenience in life.

3大特色

- ✓ 舒適
- ✓ 節能節水
- ✓ 注重室內空氣品質、新風系統

3大策略

- ✓ 從住宅運營技術，使用新的BIM（建築資訊模型）程式，實現每個房屋在程式中構建最優設計模型，以達到精確材料準備，最大限度減少材料浪費，並提高競爭性招標過程的效果。
- ✓ 在舒適及健康維度上，美國公司提高住宅絕緣性，從而達到減少能源消耗問題，同時提高舒適度和健康感。
- ✓ 在智慧家居維度，與Apple合作，使用Apple Homekit系列產品，提供iPad作業系統、智慧溫度監測、智慧開關等智慧傢俱，並與市面上大多室內傢俱適配，例如遮光百葉窗及攝像頭等，提升生活便利度。





## 5.2 Comfortable and Livable Quality Community

### Landsea Apartments Provides Quality Residence for the Youth

Landsea Apartments, the long-term rental business platform under Landsea Group, rests on its rich experience and advantages and gives full play to its resource endowment, dedicating itself to creating the natural, comfortable, and humanistic quality residence with a strong flavor of life. Buildings are categorized as Youth Apartment, White Collar Apartment, Boutique Apartment, and Serviced Apartment. As of now, [Landsea Apartments] has concluded 75 projects in 13 cities, with 22,708 houses confirmed and 4,286 rooms in operation. Landsea Apartments ranks fifth in terms of the scale and quality of its houses and its operation efficiency and customer satisfaction rate keep increasing.



## 5.2 舒適宜居的品質社區

### 朗詩寓為年輕人提供品質居所

本集團旗下長租公寓業務平臺朗詩寓依託朗詩在綠色住宅領域多年的積累和優勢，充分發掘自身資源稟賦，致力於為使用者打造自然、舒適、人文、富有生活氣息的品味居所，產品分為青年公寓、白領公寓、精品公寓和服務式公寓。截至目前，「朗詩寓」已在13城市獲取75個項目，確認房源22,708間，運營房間數為4,286間。已拓房源規模及品質位居行業前五，運營效率及客戶滿意度不斷提升。

### Landsea Chang Qingteng Aged Care

[Landsea Chang Qingteng Aged Care], the elderly care business platform under Landsea Group, upholds the business philosophy of [elderly care in the nearby community], offering whole-age one-stop services combining home, communities, and institutions. The specialized products and services enable the elders to lead a high-quality life. Currently, [Landsea Chang Qingteng Aged Care] has left footprints in 5 cities, including Beijing, Shanghai, Hangzhou, Nanjing, and Suzhou, obtaining 22 projects and adding 3,279 beds.



### 常青藤綠色養老

本集團旗下養老服務業務平臺「朗詩常青藤」秉持「就近養老」的商業理念，提供居家、社區、機構三位一體的一站式全齡養老服務。透過專業化的產品與服務，為長者提供高品質的晚年生活。目前「朗詩常青藤」已佈局北京、上海、杭州、南京及蘇州五座城市，共獲取項目22個，拓展床位達3,279張。

### Green Finance Facilitates Urban Upgrading

[Qingshan Capital] is the green finance business sector under Landsea Group, and serves as the specialized investment and financing management platform in green industrial chain. Currently, Qingshan Capital has established fund and joint investment platforms featuring different themes with CITIC Capital, Cinda Investment, Ping An Real Estate Co., Ltd., and Zhongrong International Trust Co. Ltd. respectively. These platforms target at the housing stock and distressed asset merger & acquisition in the first-tier and second-tier large cities, develop the comprehensive capability of capital raising, acquisition, transformation, and asset management and withdrawal, explore an integrated business mode combining investment, financing, management, and withdrawal of assets, integrate project and financial resources, and enhance capabilities in fund management, asset and capital management, so as to cultivate capabilities in investment, financing and financial servicing in internal and external markets. As of now, the fund managed by Qingshan Capital reaches nearly 8 billion RMB.

### 綠色金融助力城市更新

「青杉資本」是本集團的綠色金融事業部，聚焦於綠色產業鏈的專業投融資管理平臺。目前青杉資本已與中信資本、信達投資、平安不動產、中融信託等分別成立了不同主題的基金及聯合投資平臺，主要針對一線和強二線城市的存量物業以及困境資產並購，打造募資、收購、改造、資產管理、退出的綜合能力，探索和實踐投融管退一體化業務模式，整合項目和金融資源，夯實基金管理、資產管理和資本經營能力，逐步形成對內、外部市場的投融資及金融服務能力。截至目前，青杉資本管理的基金規模近80億元人民幣。





### Green Finance Facilitates Urban Upgrading

Landsea Property Management Co., Ltd. was founded in January 2005, with the registered capital of 100 million RMB. It was granted a national first-grade qualification in property management and is a standing member of Nanjing Property Management Association and a member of China Property Management Institute. It provides specialized services ranging from property management to consulting, property consulting, park afforestation, house cleaning services, house keeping services, etc.; properties under its management include large-scale technology-based residential communities, office buildings, apartments, hotels, hospitals, schools, industrial parks, etc.

Landsea Green Property Management passes on the culture of Landsea Group: forming the corporate vision of “a sustainable green company”. To put it another way, Landsea advocates the harmonious co-existence of people, society and nature, consistently explores a path of sustainable development, in order to serve the society and realize sustainable development and growth. Landsea Green Property Management takes “green propels future innovation” as the mission, and adheres to the philosophy of “green life, transparent service”. With its consistent pursuit of maximizing customer value, it creates harmony between people and the living environment, so as to improve the value for residence.

#### The value-added services in operation include:

- **Intermediary service:** provide house leasing and sales services for communities delivered
- **House decoration:** provide decoration services for roughcast houses delivered
- **Venue for exercise:** tennis courts, badminton courts
- **Engineering repair service:** provide paid repair services for property owners, including installing lights, dredging sewers, replacing socket panels, etc.
- **Convenience service:** tourism service, charging service for electrical vehicles, business printing service, housekeeping service, micro-water washing service in the basement, vegetable distribution, payment service for water, electricity, and gas charges, cable TV service, etc.
- **Other services:** host community activities to facilitate communication between property owners

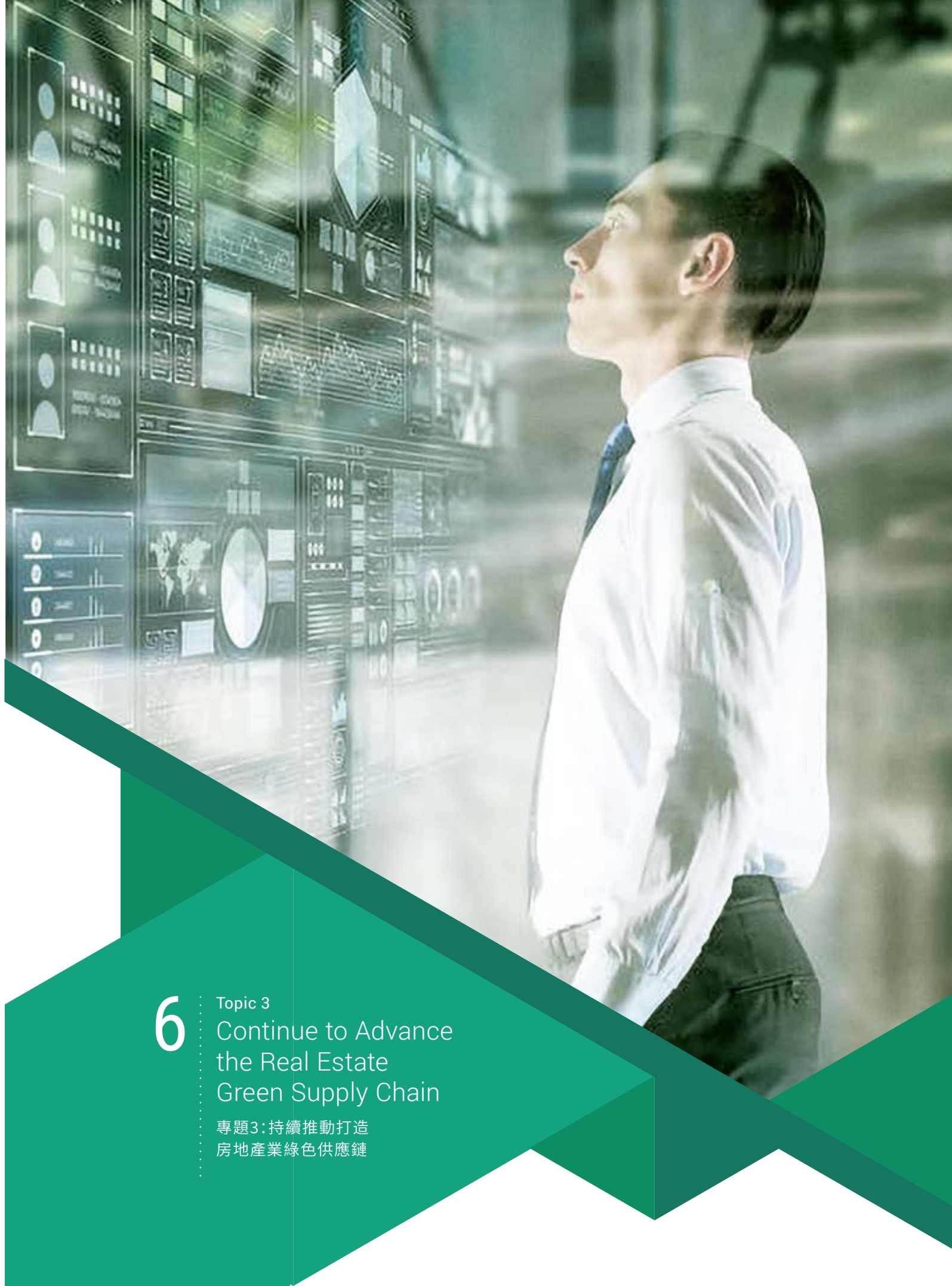
### 物業卓越綠生活服務商

朗詩物業管理有限公司成立於2005年1月，註冊資金一億元人民幣，為物業管理國家一級資質企業，南京市物業管理協會常務理事單位，中國物業管理協會會員單位。專業從事物業管理服務、諮詢、物業顧問、園林綠化、保潔服務、家政服務等；管理物業類型涵蓋大型科技住宅社區、寫字樓、公寓、酒店、醫院、學校、產業園等。

朗詩綠色物業始終傳承朗詩企業的文化精髓：以「百年綠公司」為願景，推崇人、社會、自然和諧共生的理念，透過探索並堅持永續發展道路，實現服務社會、基業長青的企業願景。以「綠色創新未來」為使命，秉承「綠色生活，陽光服務」的服務理念，透過對客戶價值的執著追求，創造人與居住環境的和諧，實現人的居住價值。

#### 目前正在實施的增值業務有：

- **仲介服務：**針對已交付的社區開展房屋租賃與出售服務
- **房屋裝修：**毛坯房交付提供房屋裝修服務
- **提供健身場地：**網球場、羽毛球場
- **工程維修服務：**為業主提供有償維修服務，例如：裝燈、疏通下水、更換插座面板等等
- **便民服務類：**旅遊服務、電動車充電服務、商務文印服務、家政服務、地庫提供微水洗車服務、綠色蔬菜配送、水電煤氣代繳費、代辦開通有線電視等
- **其他服務類：**舉辦社區活動，增進與業主之間的溝通



6

### Topic 3 Continue to Advance the Real Estate Green Supply Chain

專題3：持續推動打造  
房地產業綠色供應鏈



6

Topic 3

Continue to Advance  
the Real Estate Green Supply Chain

專題3：持續推動打造房地產業綠色供應鏈

China’s carbon emission ranks first in the globe. As a major consumer of energy, real estate industry consumes over 40% of the overall energy each year, which urgently needs green upgrading.

Against this background, Landsea, together with industry giants like Vanke, China Urban Realty Association (CURA), China Real Estate Chamber of Commerce (CRECC), the Society of Entrepreneurs and Ecology (SEE), and other companies and institutes, launched the Real Estate Green Supply Chain Campaign in 2016. It calls for real estate companies to make classification plan of procurement by considering the environmental impact and manage the supply chain from material exploiting, production, and end-consumption. In that way, real estate developers will take the due share of obligation of promoting social development by protecting environment and improving resource utilization rate.



For over 2 years, the number of suppliers engaged in the Real Estate Green Supply Chain Campaign has increased from 48 to 99, taking up 15% of the total sales volume. The campaign engages over 2,000 suppliers in “Buy Only Green Products” movement, thus improving their performance in environmental protection.

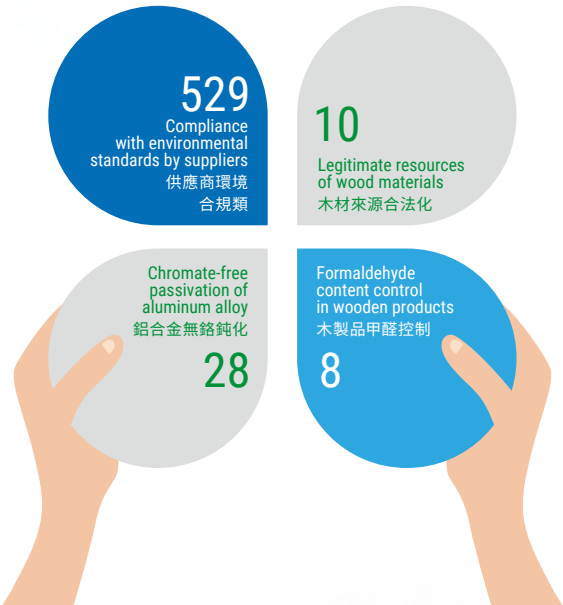
Real Estate Green Supply Chain Campaign published the Whitelist of Real Estate Industry Green Supply Chain Action in China in 2017 and a total of 575 companies have been released on the list as of now.

兩年多來，中國房地產業綠色供應行動已從最初的48家擴大至99家，占行業銷售總額的15%，共影響供應鏈上2,000多家供應商共同踐行「無綠色，不購買」的行動，成功推動供應商提升環境表現。

房地產業綠色供應鏈行動於2017年發佈《中國房地產業綠色供應鏈行動白名單》，截至目前，《中國房地產業綠色供應鏈行動白名單》共發佈了575家企業。

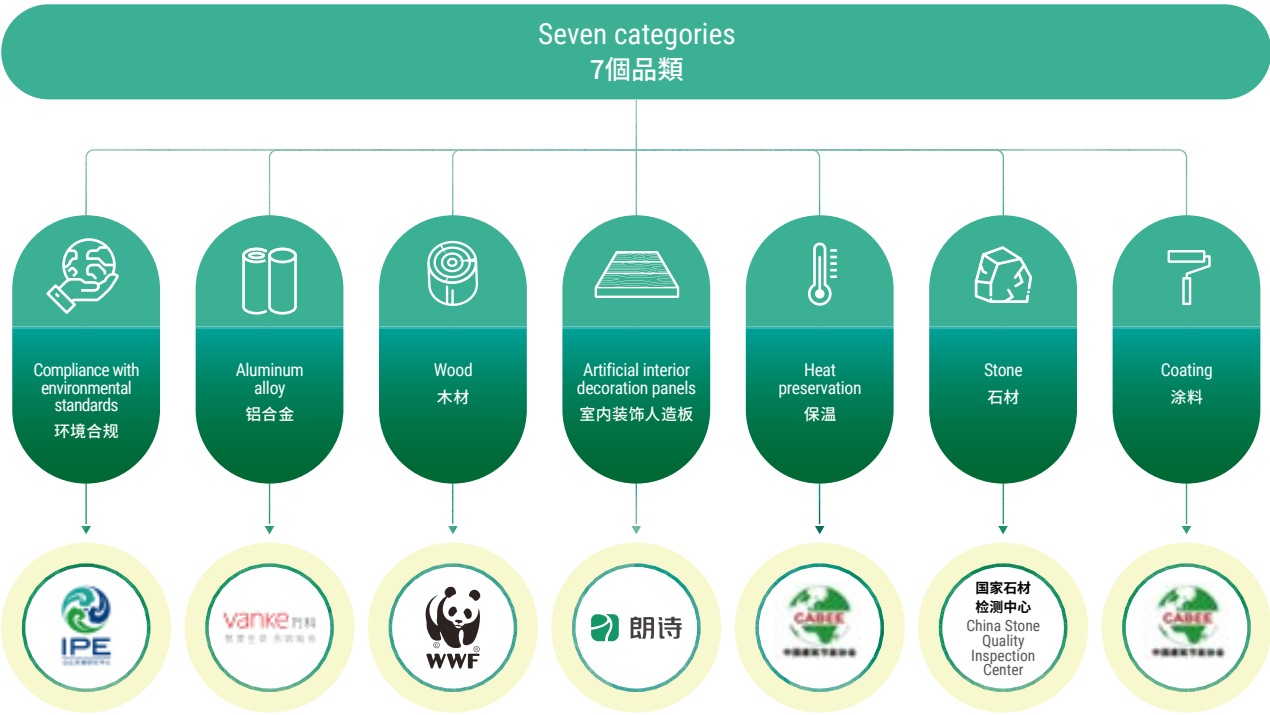
中國的碳排放量全球第一，房地產作為耗能大戶，每年消耗社會總能源達40%以上，中國房地產業亟需綠色轉型。

在此背景下，2016年朗詩攜手行業巨頭萬科，並聯合中城聯盟、全聯房地產商會和阿拉善SEE基金會等，共同發起「中國房地產業綠色供應鏈行動」，號召房地產企業共同從「環境影響」維度建立分類採購方案，從原料開採、生產過程、到終端消費各環節管理供應鏈，提高環境效益和資源利用效率，為社會發展、環境保護承擔起責任。



Besides, Landsea has released 7 green purchase categories and related review standards and explored and established practical green standards for real estate industry,

此外，朗詩已發佈七個綠色採購品類及其評審規則，探索並建立了切實可行的房地產綠色標準。



In 2018, Landsea participated in green supply chain-related activities, including the Green Supply Chain and Green Financial Development Forum in Stone Industry jointly initiated by Society of Entrepreneurs & Ecology (SEE), China Stone Material Association (CSMA), and China Urban Real-estate Association (CURA), the sixth China Enterprise Green Agreement Forum, the stone material supply chain management and practice sharing session co-hosted by the green supply chain action group and the the World Wide Fund for Nature (WWF).

2018年，朗詩先後參加由阿拉善SEE聯合中國石材協會、中城聯盟共同發起的「石材行業綠色供應鏈及綠色金融發展論壇」、第六屆中國企業綠色契約論壇、綠色供應鏈行動小組聯合世界自然基金會（WWF）舉辦的木材供應鏈管理及實踐分享會等行業綠色供應鏈相關活動。

In addition, Landsea also actively took part in “shape future with green-green building open course” organized by China Urban Real-estate Association (CURA) and provided training for representatives from member companies and member-to-be companies under CURA joint procurement.

此外，積極參與中城聯盟組織的「用綠色，鑄未來——綠色建築公開課」，並於2018年9月為中城聯盟聯合採購成員單位及擬加入聯采單位代表進行了綠色採購培訓。



In 2018, Landsea was highly recognized by the society:  
2018年，朗詩在打造綠色供應鏈方面獲得諸多社會認可：



In January, on the Green Supply Chain 2018 Shanghai Summit themed by “green consumption, beautiful China”, Landsea was granted the “Industry Pioneer Award” by ASEAN Environmental Cooperation Center under the administration of the Ministry of Environmental Protection.

1月，在綠色消費，美麗中國-綠色供應鏈2018年上海高峰論壇上，獲得由環保部東盟環境合作中心頒發的「行業先鋒獎」



In April, Landsea was granted the “CEIBS Alumni Social Responsibility Contest - Honour for Environmental Achievement” by the CEIBS Alumni Association.

4月，獲得由中歐國際工商學院校友會頒發的「中歐校友社會責任評選活動-環保獎」

In October, on the 2018 Green Supply Chain Forum jointly hosted by China - ASEAN Environmental Cooperation Center, the Public Environmental Research Center, SEE Foundation, and Environmental Defense Fund, Landsea was listed as top 30 of the “green supply chain CITI index”, the only one of its kind as a real estate company on the list.

10月，在由中國-東盟環境保護合作中心、公眾環境研究中心、阿拉善SEE基金會、美國環保協會聯合主辦的2018年綠色供應鏈論壇上，朗詩再度入選「綠色供應鏈CITI指數」TOP30，是本年度「綠色供應鏈CITI指數」TOP30榜單中唯一入選的房地產企業。



In November, the Real Estate Green Supply Chain Campaign initiated by Landsea was granted the Social Responsibility Excellence Award of the Third “ai Social Value Co-creation”.

11月，朗詩發起的「中國房地產行業綠色供應鏈行動」榮獲第三屆「ai社會價值共創」社會責任案例卓越獎



## 7 Operation Practice of Green Life 綠色生活運營實踐



7.1 Green Operation

Green Building Planning and Design

In 2018, Landsea Design Center conducted in-depth research of the standards for green and healthy buildings and its application in projects through its cooperation with the Green Construction Technology Center. Meanwhile, by integrating technical capabilities in performance analysis of all types of buildings, the Center made remarkable achievements in the design of green buildings and high-performance buildings. Through team building, Landsea Design Center continued to improve the design and optimization of green buildings. The Center has won 11 design awards in 2018 and published 4 green building-related papers on the 14th International Green Building and Building Energy Conference. It also applied for 7 green construction technology-related patents and engaged in the editing of 1 Industry Standard. Many design projects gained green and healthy building certifications in both domestic and abroad.

Besides, Landsea introduced the Landsea Product Core Value Manual, and established a whole system demonstrating the differentiated value of all products in five dimensions of health, comfort, intelligence, energy-saving, and environmental friendliness, which serves as a guide for new projects and applies in the whole process of product development.



7.1 綠色經營

綠色建築規劃與設計

2018年，朗詩設計院透過綠建技術中心與綠建設計中心的協同合作，深化對國內外綠色、健康建築標準的研究與項目應用。同時，整合各類建築性能化分析的技術能力，在綠色建築和高性能建築設計方面取得階段性成果。朗詩設計院透過團隊基礎建設，不斷完善對綠色建築的設計及優化能力。設計院在2018年獲得設計類獎項11項，在第十四屆國際綠色建築與建築節能大會上發表了4篇綠色建築相關內容的論文，並成功申請7項綠建技術相關專利，參與了編寫1本行業規範。多個設計項目分別獲得國內外綠色、健康建築類認證。

此外，朗詩推出《朗詩產品核心價值手冊》，建立企業全系列產品的差異化價值的健康、舒適、智慧、節能、環保等五個維度的完整體系，為新項目的定位提供指引，貫穿於產品打造的全過程之中。

Health 健康	Comfort 舒適	Intelligence 智慧	Energy-saving 節能	Environmental friendliness 健康
Air 空氣	Indoor moderate thermal environment 室內熱舒適環境	Intelligent screen system 智慧屏系統	Envelope wall of buildings 建築圍護結構	Emission 建築圍護結構
Water quality 水質	Air flow 氣流	Intelligent control system of buildings 樓宇智慧控制系統	Heating, ventilating, and air conditioning (HVAC) equipment 暖通設備	Sponge community 暖通設備
Acoustic environment 聲環境	Heated water 熱水	Community intelligence 社區智慧化	Comprehensive utilization of energy 能量綜合利用	Green supply chain 能量綜合利用
Light environment 光環境	Humanistic design 人性化設計		Lighting and electrical appliance 照明與電氣	
Community environment 社區環境				
Radiation 輻射				

Green Procurement

By drawing on edges in resources and joining hands with green supply chain strategic alliances, Landsea established an open and interactive platform and built a whole-life-cycle green life system. It engages in transparent procurement with an “open, transparent, scientific, and highly efficient” model. Landsea also prompts upper-stream suppliers to engage in sustainable development, advanced production processes, and production and discharge compliance so as to jointly provide healthy residential products.

Procurement policy	
Open and transparent	Calling for bidding on the online bidding platform, monitor the process, track daily journals, and sign clean agreements
Scientific and highly efficient	Clear obligations, independent operation, and set up tendering groups
Fair evaluation	Objective, fair, and two-way evaluation
Environmental protection and corporate social responsibility	Responsible procurement to push forward supply chain companies' compliance with environmental standards and protection of forests

綠色採購

朗詩協同優秀合作資源、建立開放互動平臺、攜手綠鏈戰略同盟，打造全生命週期綠色生活體系。以「公開、透明、科學、高效」的模式實施陽光採購。朗詩也在推動上游供應商永續開發、生產工藝先進、生產排污合規，共同提供健康人居產品。

採購方針	
公開透明	網招平臺線上招標，過程受控，動作記錄跟蹤，簽署廉潔協定
科學高效	職責明確、獨立運作，建立招標小組
評估公正	客觀公正，雙向評估
保護環境和社會責任	負責任的採購，推動供應鏈企業環境合規，推動森林資源保護



Since 2016, Landsea has continued environmental compliance examination for upstream companies in the supply chain and incorporated environmental compliance requirements into the “bidding documents”. In 2018, it actively carried out work to formulate the review and management system for suppliers as well as the regulation framework. For the purpose of supplier review, it has established an on-line platform where registered suppliers can submit relevant qualifications and performance reports. Landsea then reviews said suppliers’ business qualifications, financial status and project performance, and checks their credit through external tools such as TianYanCha, to eliminate those with bad credit or a record of violation of law.

At the same time, Landsea has specified in the “bidding documents” that bidders need to provide information for environmental supervision on The Blue Map, a professional third-party environmental data platform, as a way to urge unqualified enterprises to improve. In case of suppliers’ violation of environmental regulations, Landsea demands submission of a public statement to The Blue Map and timely corrective measures.

Landsea has reviewed 183 companies’ environmental supervision records in The Blue Map’s database. Among them, 24 have repealed environmental violation records through rectification, and 21 have made public statements, which shows progress in Landsea’s effort to promote green production.

朗詩自2016年起，持續對供應鏈上游企業進行環境合規性檢索，並將環境合規要求納入「招標檔」。2018年，朗詩積極持續開展供應商審核與管理體系、制度制定工作。對於供應商的審核，朗詩建立專業網招平臺，供應商透過註冊，並提交相關資質和業績檔案。朗詩對供應商的營業資質、財務狀況及工程業績進行相關審核，透過天眼查等外部軟體，對供方的信用進行審核，判斷其是否存在重大違法失信記錄，對於存在違法失信供方不與合作。

同時，朗詩在「招標檔」中要求投標企業在專業第三方環境資訊網站「蔚藍地圖」上提供企業的環境監管資訊依據，並督促不合格企業改善。對於供應商環境違規情況，朗詩要求對方提交公開說明到「蔚藍地圖」網站，並要求其採取及時整改措施。

朗詩已在「蔚藍地圖」資料庫中檢索了183家企業的環境監管記錄，其中，透過整改撤銷環境違規記錄的有24家，發佈公開說明的有21家，切實推動了相關企業逐步實現綠色生產。



## Green construction

Amid economic development and social progress, the demands for high-quality and upgraded residential properties are on the rise. As potential buyers pay more attention to brands, facilities, living environment and property management when choosing upgraded homes, and green and energy-saving construction technologies are playing increasingly significant roles. Therefore, it is particularly important for construction enterprises to integrate these technologies in their practice. As a leader in green estate development, in the process of construction, Landsea focuses on differentiated green building and green, refined decoration aside from conventional requirements of “4 savings and 1 protection” (namely, saving of energies, land, water and materials, and environmental protection).

## 綠色施工

隨著經濟發展和社會進步，高品質、改善型住宅需求逐年增多。業主在選擇改善型住宅時對品牌、配套、環境綠化、物業管理等也更為關注，而綠色節能施工技術發揮的作用也越來越顯著。因此，建築企業綠色節能施工技術的應用尤為重要。朗詩作為綠色地產領跑者，在施工過程中，除了做到目前中國住宅社區建設中的最高標準之一的「四節一保」（暨「節能、節地、節水、節材和環境保護」），還更多關注于差異化的綠色施工及綠色精裝修。

Suppliers’ environment compliance is the solution of haze problem  
供應商環境合規化  
讓霧霾無處遁形



Industrial sources account for about 50% of PM2.5 emissions in Beijing, Tianjin and Hebei with the largest emissions from steel, cement, building materials and other high-energy-consuming industries.

京津冀一次PM2.5的排放，工業源約佔50%，排放量最大的是鋼鐵、水泥、建材等高耗能產業。



Continuous environmental tracing of 183 upstream supply chain partners  
持續對183家生產型供應鏈上游合作夥伴進行環境追溯

Promoting revocation of companies’ environmental violation records  
推動環境違規企業撤銷環境違規記錄





Energy-saving	<i>Lay out energy-saving measures targeting construction sites and</i> <ul style="list-style-type: none"><li>• <i>Formulate consumption reduction targeting specific processes with high energy consumption</i></li></ul>
Land-saving	<ul style="list-style-type: none"><li>• <i>Optimize utilization of the land in layout of the construction site</i></li><li>• <i>Adjust construction or other arrangement according to construction plan and progress, in order to better utilize the land</i></li></ul>
Water-saving	<ul style="list-style-type: none"><li>• <i>Adopt measured water usage management and strictly monitor water usage during construction</i></li><li>• <i>Install water-saving equipment</i></li><li>• <i>Collect rainwater or snow if possible, to reduce the consumption of water</i></li></ul>
Material-saving and resource utilization	<ul style="list-style-type: none"><li>• <i>Optimize construction plans, select green materials, actively promote new materials, advancing rational use of construction materials</i></li><li>• <i>Make a plan for material usage to avoid excessive use</i></li><li>• <i>Set up a position to supervise the use of construction materials and watch out for the wear and tear during material transportation and construction</i></li></ul>
Environmental protection	<i>Control flowing dust pollution, discharge of toxic gases, water and land pollution, noise pollution, light pollution, solid construction waste and environmental impacts through the following measures:</i> <ul style="list-style-type: none"><li>• <i>Enclose the construction site and monitor the entry point, fence and exposed surface of the construction site</i></li><li>• <i>Install dust monitoring system, have technical construction personnel monitor the cause of dust in time and take scientific dust reduction measures</i></li><li>• <i>Take measures to reduce construction noise, exposure to light and monitor the construction site</i></li><li>• <i>Carry out sound protective measures to prevent soil and water loss and cover the vegetation on the construction site.</i></li><li>• <i>Clean up used materials at the construction site, remove used batteries and paints in time, and classify the construction waste to avoid soil or water pollution.</i></li></ul>

節能	針對施工現場制定節能措施 <ul style="list-style-type: none"><li>• 對能源消耗量大的工藝制定專項降耗措施</li></ul>
節地	<ul style="list-style-type: none"><li>• 進行施工現場平面佈置，優化土地利用</li><li>• 根據設計方案和工程建設的實際情況進行施工和調整，減少施工廠地的佔用</li></ul>
節水	<ul style="list-style-type: none"><li>• 建設工程施工實用水計量管理，嚴格控制施工階段用水量</li><li>• 設置節水設備</li><li>• 在條件允許的情況下，搜集雨水、雪水使用，減少對水資源的浪費</li></ul>
節約材料與資源利用	<ul style="list-style-type: none"><li>• 優化施工方案，選用綠色材料，積極推廣新材料，促進材料的合理利用</li><li>• 施工過程中，做好前期的材料預算工作，避免過量使用</li><li>• 設有專人對施工資源加以看管，在搬運過程、施工使用過程中注意損耗</li></ul>
環境保護	對揚塵污染、有害氣體排放、水土污染、噪音污染、光污染、施工固體廢棄物及環境影響進行控制，包括： <ul style="list-style-type: none"><li>• 施工廠地進行圍擋封閉，對施工現場的入門處、圍欄、裸露的地表進行監測</li><li>• 安裝揚塵監測系統，技術施工人員及時監測原因並採取科學的降塵措施</li><li>• 對施工廠地進行良好的降噪、避光處理及監測</li><li>• 對施工現場的土壤進行良好的保護，保護好施工的地表環境，不造成水土流失現場，對施工現場的植被、裸露的植被進行覆蓋</li><li>• 及時清理施工現場所用材料，將廢舊電池、油漆及時清理出施工現場，對建築垃圾做好分類處理，避免對土壤或者周圍的水資源進行污染</li></ul>

✔ Landsea received a total of 18 awards at the 13th Interior Decoration Design Competition of Jiangsu Province, including one special prize and one first prize.	✔ 獲江蘇省第十三屆室內裝飾設計大獎賽獲獎18個，其中特等獎1項、一等獎1項
✔ Landsea is among the first batch of units that voluntarily joined the self-discipline convention for home decoration and home building materials industry of Architectural Decoration Industry Association of Zhejiang Province.	✔ 是首批浙江省建築裝飾行業協會住宅和家庭裝飾及家居建材行業自律公約承諾單位
✔ Landsea is a governing unit of the Indoor Pollution Prevention Society of Jiangsu Province.	✔ 是江蘇省室內污染防治學會理事單位



Landsea projects

Refined decoration with level-S1 standard control for formaldehyde has been finished in the following four Landsea projects: Landsea Xihua Mansion (Nanjing), Shanghai Green Center, Landsea Xihua Mansion (Hangzhou) sample room, Yanqing passive building in Beijing.

Establishment of formaldehyde control team

Organize a formaldehyde control team with experienced workers to summarize on past experience. Gradually update formaldehyde control practice, and build a case base in order to enhance the ability of formaldehyde control in construction management.

Participation in the preparation of the Indoor Air Quality Assessment Standard in Jiangsu Province

朗詩自有項目配合

朗詩裝飾在南京熙華府、上海綠色中心、杭州熙華府樣板房、北京延慶被動式房屋四個自有項目中完成了S1級甲醛控制精裝修施工。

成立甲醛控制小組

組織有甲醛管控施工經驗的項目人員成立甲醛控制小組，對過往經驗進行總結。逐步更新甲醛管控施工流程，形成案例庫，不斷增強甲醛控制施工管理能力。

參與編制江蘇省《室內空氣品質健康評價標準》團體標準

Green decoration

As a subsidiary of Landsea, Landsea Green Decoration adheres to the core value of “building for people” and continues to study world advanced green decoration technologies and customer needs, striving to create an integrated management system covering basic interior finish, green decoration and customized design, combining green decoration technology, architectural space, business environment and use scenarios.

綠色裝飾

作為朗詩旗下企業，朗詩綠色裝飾秉承「人本、陽光、綠色」核心價值觀，以「人與自然和諧共生」理念為基礎，持續研究國內外健康環保、品質裝修裝飾技術和需求，將綠色裝修科技與建築空間、業態、使用場景、綠色價值進行有效融合，開創基礎硬裝價值集成、綠色裝修價值增益、個人化定制價值整合的全程管理模式。



Green operation and maintenance

Green operation of Landsea Apartments

Water and electricity are two major resources consumed by Landsea Apartments, in which electricity consumption accounts for a bigger part. Saving energy and reducing basic consumption are of great significance for the promotion of sustainable ecological development in Landsea Apartments. Living out the core value of “building for people”, Landsea Apartments not only actively promotes the concept of green lifestyles, but also carries out energy-saving and environmental protection measures during its operations.



Landsea Apartments at Jiefang Middle Road in Guangzhou 廣州解放中路店



Landsea Apartments at North Suhewan in Shanghai 上海北蘇灣店

綠色運營與維護

朗詩寓綠色運營

公寓能源消耗主要類型為水和電，其中以電力消耗為主。作為能源消耗大戶，節約使用能源、降低基本耗損對於促進生態的永續發展意義重大。朗詩寓踐行著「人本、陽光、綠色」的企業核心價值觀，在廣大詩友群體中宣傳綠色生活的概念、提倡綠色生活方式，並在運營工作中實施節能環保措施。

Reduction of electricity consumption in apartment rooms

- Landsea Apartments actively promotes environmental awareness to the customers, promotes energy-saving tips, and guide them to develop good habits.
- Indoor temperature is kept not lower than 26 °C in summer and not higher than 20 °C in winter. Lights are turned off if not needed.
- Staff are required to strictly follow work standards, turning on only basic lighting devices when entering vacant rooms for rent; and it is prohibited to use hot water for cleaning. When leaving the room, staff should cut the power supply and turn off electrical devices other than the refrigerator and water heater.

降低公寓房間內用電能耗

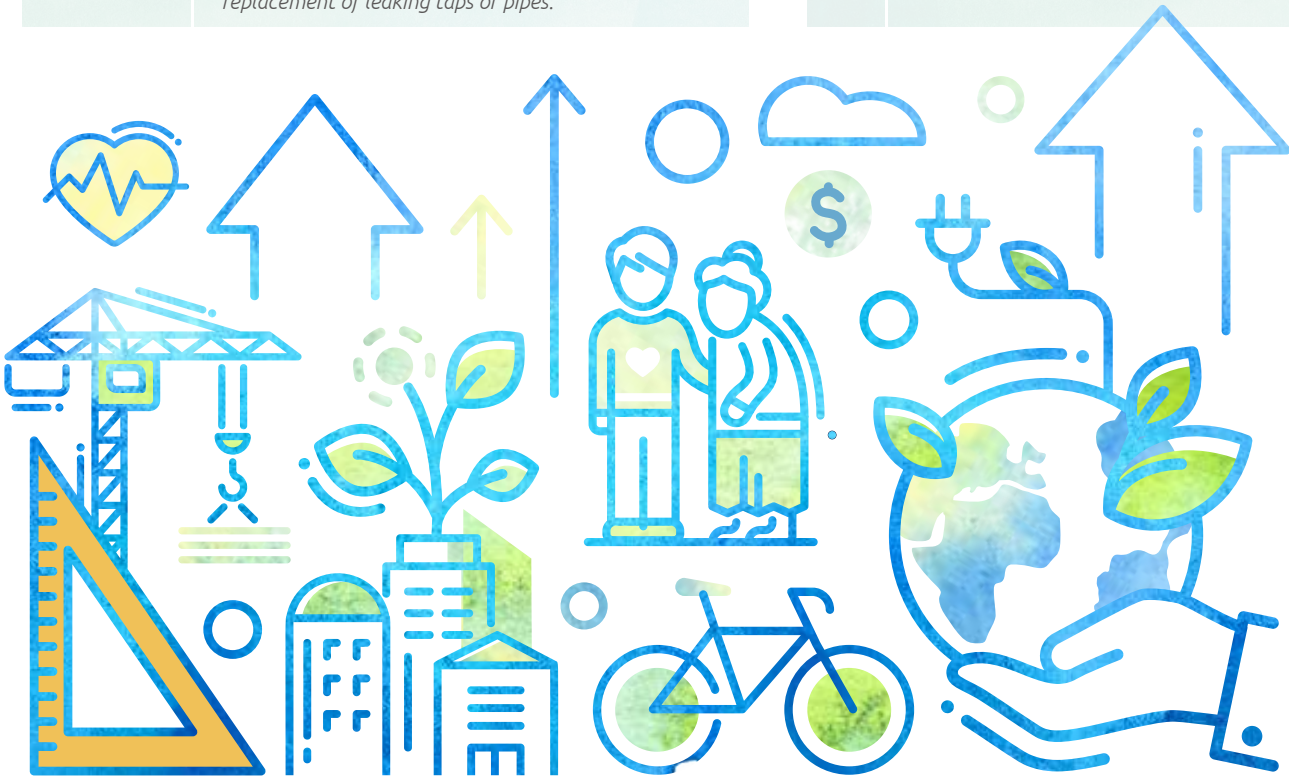
- 積極向詩友宣傳環保意識、傳授節能技巧，引導詩友培養良好的使用習慣。
- 在夏季將室內冷氣機設定溫度不低於26°C、冬季設定不高於20°C，以及隨手關閉不必要的照明電源等。
- 嚴格要求工作人員工作規範，員工在進入空置待租和日租房間作業時，只開啟基本燈源；清潔房間禁止使用熱水。離開房間時，須關閉除冰箱及熱水器外其他電源與電源總閘。

Reduction of water consumption

- Public toilet water storage is attached to a mineral water bottle to reduce toilet water discharge.
- Tenants are encouraged to save water and are provided with useful water-saving tips.
- Regular checks on leakage and damage of water pipes and networks are carried out to ensure timely replacement of leaking taps or pipes.

降低門店用水能耗

- 門店公用衛生間馬桶儲水箱放置注水礦泉水瓶，減少公區衛生間水排放。
- 宣傳、引導詩友在租住房間內節水意識及小技巧。
- 組織供水管網定期檢測漏損，及時發現更換漏水龍頭及管道。



Operation of Green Aged Care

In the construction stage, Landsea Green Aged Care reduces waste through developing and optimizing product standardization, and strives to create a healthy, comfortable, energy-saving and environmentally friendly indoor and outdoor living environment for the elderly by putting extra effort into balancing the air quality, temperature, humidity, lighting, sound control and indoor decoration. Green Aged Care adheres to the concept of environmental protection in its daily operation and actively promotes water and electricity saving awareness among its employees, fixing regulations for the use of air-conditioners and encouraging them to use reusable towels instead of disposable tissues.

常青藤綠色運營

在項目建設階段，朗詩常青藤一方面透過制定並不斷優化建設產品標準化，減少浪費；另一方面，從空氣環境、溫度環境、濕度環境、光照環境、聲控環境及精裝環境六個方面打造綠色建築，為給長者營造一個健康、舒適、節能、環保的室內外居住環境。常青藤日常運營秉承綠色環保理念，積極宣導員工節水節電意識，按要求開啟和控制冷氣機溫度，鼓勵客戶及員工儘量使用可重複清洗使用的毛巾，避免使用一次性紙巾。

Reduction of energy consumption in public areas

- Taking into account operation needs and the actual work scenarios, lighting controls are installed with outdoor billboards and public area lighting facilities to ensure efficient management. Voice-activated lighting is installed for fire evacuation stairs, utilizing automatic energy-saving technologies.
- To strengthen daily management of electricity usage, formulate management rules and standards, while providing adequate comfort for customers, indoor temperature in public and business areas shall be not lower than 26 °C in summer and not higher than 20 °C in winter; under weather conditions where the use of air conditioning is not necessary, the use of air conditioners shall be minimized in office and other logistics areas to ensure good indoor air quality.
- Maintenance of electrical appliances in Landsea Apartments are standardized and strengthened. Taking air-conditioners as an example, the filters and heat sinks are cleaned every three months to increase energy efficiency.
- Employees are encouraged to reduce the use of elevators, and stick to walking "when going up and down within four floors".

降低公區用電能耗

- 根據運營一線需求及實際工作場景，在戶外店招、公區照明加裝時間控制器，進行分片分時管理，消防疏散樓梯改為聲控照明，以智慧化技術手段實現有效節能管理。
- 加強用電日常管理，制定管理規範及使用標準，基於滿足客人的舒適度要求，公區、辦公場所冷氣機夏季設定溫度不低於26°C、冬季設定不高於20°C；辦公室等後勤區域在非必要氣溫條件下，儘量減少冷氣機使用，以確保室內空氣品質。
- 規範和強化公寓電氣設備維護保養。以冷氣機設備為例，每季度對冷氣機濾網及室外機散熱片除塵清洗，保證冷氣機設備經濟運行。
- 宣導員工減少使用電梯設備，提倡「上下樓梯時，四層以內採用走樓梯方式」等。





Air quality	<i>Green Aged Care adopts Finland's S1 standard for strict formaldehyde control; A balanced ventilation system provided by Landleaf is monitoring and safeguarding the indoor air quality around the clock. Check points are spread in each floor, providing instant feedback to be shown in the screen, thus ensuring high-quality indoor living environment. Landleaf's balanced ventilation system features high efficiency and less time, drawing air from bottom up.</i>
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Temperature and humidity	<i>Indoor temperature is kept even, with vertical temperature difference lower than 3 °C; Landsea Green building technology is used to keep indoor temperature between 24 °C and 26 °C, and humidity between 30% RH and 60% RH for the elderly, in order to relief or prevent symptoms such as arthritis.</i>
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Lighting	<i>Considering that as people grow older, their eyes are less sensitive to color, but more sensitive to unnatural light stimulation, Landsea Green Aged Care endeavors to use as much natural light as possible in the living space of the elderly, and apply suitable illuminance and color temperature in different areas. For example, the illuminance and color temperature in the reading area are respectively 200-250LX and 3500-4500K, whereas the setup in bedroom are 100-150LX and 2500-3500K.</i>
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Noise control	<i>Noises have a particularly negative impact on the elderly. Therefore, Landsea requires noise to be strictly controlled under the first level standard, by applying green construction technology in the building's wall, ceiling, doors and windows, drainage, etc.</i>
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Refined decoration	<i>Throughout the construction process, all decoration materials are checked for strict control of VOCs; In the design process, attention is paid to not only the provision of services, but also the creation of diversified living space, including courtyard, indoor landscape, and roof garden landscape; Moreover, to better serve the elderly, Landsea Green Aged Care has installed customized facilities and intelligent devices, aiming to create a comfortable home that satisfy both physical and emotional needs of the elderly.</i>
Obstruction-free facilities	Obstruction-free facilities are installed mainly to increase accessibility of all living space. In each care center, outdoor walking path and accessibility ramps, barrier-free elevators, and indoor barrier-free handrails are set up to create a fine obstruction-free living environment for the elderly.
Customized furniture	Landsea Green Aged Care works with its suppliers in Japan to provide furniture specially designed for the elderly, including comfortable seats and sofas, basins and basin mirrors, as well as professional nursing care beds, to provide a wide range of care and convenience for the elderly.
Intelligent devices	Landsea Green Aged Care centers are installed with Japanese-style bathtubs, fully automatic toilets, and intelligent call routing systems, which not only improves the living experience of the elderly but also the center's operational efficiency.

空氣環境	朗詩常青藤採用了高於我國標準的芬蘭S1級甲醛控制標準作為目標，嚴格控制甲醛；採用新風除霾系統、朗詩智慧系統朗綠屏，時刻檢測和保障室內空氣環境品質，在每一層，都會佈局一定數量的空氣品質檢測點，將室內空氣品質時刻更新在科室螢幕上，提供老人放心居住的室內環境；在新風置換上，獨特的新風系統，保障室內新風置換效率，自下而上，提高置換效率，減少置換時間。
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溫度、濕度環境	保證室內溫度均勻，垂直溫差不能超過3°C；利用朗詩綠建技術，長者的生活環境溫度控制在24°C至26°C間，濕度為30%RH至60%RH間，有效的舒緩或預防老人關節炎等疾病。
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光照環境	隨著人的年齡增長，眼睛對色彩的敏感度降低，反而對不合理的光照刺激更加敏感，所以朗詩常青藤在長者生活的環境中，盡可能利用自然光照，在燈具照明方面，不同環境運用不同的照度及色溫，如閱讀區色溫運用3500-4500K，照度200-250LX，臥室內色溫運用2500-3500K，照度100-150LX。
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聲控環境	噪音環境對老年的精神負面影響相對較大，透過朗詩綠建技術，從建築物牆體、天花、門窗、排水等方面著手，嚴格控制室內噪音環境達到一級標準。
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精裝環境	在項目建設過程中，從源頭材料上控制VOC；在設計過程中，採用庭院、室內景觀、屋頂花園景觀，在配套服務的基礎上營造老人豐富的生活空間；在適老化設施方面，朗詩常青藤透過專業適老化設施和智慧化硬體，為長者創造適合其身心變化的養老空間。
無障礙設施	養老項目無障礙設施設施，主要體現在通行方面，在每一個機構內設置了室外康復步道及入戶無障礙坡道、無障礙電梯道、室內無障礙扶手，打造精細的無障礙老人居住環境。
無障礙設施	朗詩常青藤聯合日本專業的適老家具供應商，為機構提供了專業的適老家具，舒適的坐墊與老人人體工學設計的座椅沙發，適老化的台盆與台盆鏡，以及專業的護理床，為老人的生活提供全方位的看護與便捷。
智慧化設備	朗詩常青藤引進日式機械浴，全自動馬桶，智慧呼叫，為老人提供更加便捷貼心的智慧化養老生活體驗同時提升運營效能。

## Green fund management

Landsea Green Property Management has organized a series of activities, under the theme of 'safety, environmental protection, health, wisdom and accessibility'.

Healthy健康
Building check: Establishing building health pre-warning system to realize community digitalization 房屋檢查：建立房屋健康預警機制，推進社區數位化 Live broadcasting for acceptance assessment: With professional property maintenance knowledge & carefully selected subjects, the broadcasting allows property owner to learn green life in an easy and direct manner 移動驗房：透過網路直播向業主傳播健康綠色的生活方式，利用專業的物業知識，集思廣益的選題，將所謂抽象的「綠色生活」透過直播的直觀方式傳達給業主

Accessibility舒適
Butler call: Providing on-line property management services, on-line community, on-line shopping store, etc. 管家呼叫：提供在線物業、在線社區、線上商場等主要功能 Life consultant: In addition to common butler service, Landsea green butler plays the role of life consultant by the virtue of professional training & support from operational depts. 生活顧問：除了承擔常規管家工作，朗詩綠管家還透過培訓和後台商業運營部門的支撐，逐步打造「生活顧問」的角色

Environmental protection智慧
Waste sorting: Organizing waste sorting activity and promoting the awareness of waste sorting 垃圾分類：進行垃圾分類活動，推廣宣傳垃圾分類理念 Waste recycling: Providing waste recycling dumpster in the community 廢物回收：提供社區廢物回收場所 Energy saving: Providing consultancy services regarding energy use and saving management 節約能源：為建築提供能源使用及節約管理諮詢服務

Wisdom健康
Landsea i+: The app facilitates a new community lifestyle through integrated functions, including property services, neighborhood communication, housekeeping services, and on-line shopping. 朗詩愛家 (i+) app是物業服務、鄰里交流、家政服務、商品團購等功能為一體，創造了一種全新的社區生活方式 Facial recognition: Some communities have installed facial recognition tools, which grant instant access to home owners 人臉識別：部分社區引進人臉識別技術，刷臉就能進家門 On-line utility payment: Property owners don't have to go out to pay their bills with convenient on-line paying options 在線繳費：讓業主足不出户就能完成生活繳費，時刻享受智慧生活

The Landsea Green Property continues the production of HOME magazine, an important platform for communication between property owners and the management team. In 2018, in addition to the paper edition, an electronic version of HOME was launched.

Landsea Green Property has held various communal activities, including the "Spring Bud" activity which sends care to the kindergarten; the "Project Construction" and "Order Maintenance" competitions aimed at improving service quality; and potluck dinners which bring together neighbors; as well as the emergency drills performed to safeguard the safety of property owners. The "Spring Bud" activity is conducted under Landsea's "Green Bud Act", which sends personnel in Landsea Green Property to kindergartens in Nanjing, Wuxi, Hangzhou, Shanghai, Chengdu and Wuhan to organize charitable activities with characteristics of property management.

## 綠色物業

朗詩綠色物業始終圍繞「安全、環保、健康、智慧、便捷」五大主題開展，針對性地推出了一系列的特色活動。



Safety節能
Strong sense of responsibility: Stick to the principle of providing a safe, sound and comfortable community 責任感強：堅守「為業主提供安心安全的社區」服務目標

朗詩綠色物業延續了《HOME》雜誌的製作，是維繫業主和物業溝通的重要紐帶。2018年在沿用紙質讀物的基礎上，推出了電子版的《HOME》雜誌。

朗詩綠色物業還積極開始各類社區公益活動，包括把關愛傳遞給幼稚園的「愛心護蕾行動」；提升服務品質的「工程大比拼」、「秩序大比拼」；「拉近鄰裡心距離」的綠色家園百家宴活動；風裡雨裡朗詩物業人持續守護您的「災害預警行動」等。其中，「愛心護蕾行動」是朗詩綠色物業在集團「綠色蓓蕾行動」的號召下，物業各個崗位的專業人員進駐幼稚園，在南京、無錫、杭州、上海、成都、武漢等六個城市開展的一次具有物業特色的公益活動。



Green office

As a company that regards "building for people" as its mission, Landsea encourages energy and waste reduction practices in offices, putting awareness of green environmental protection into work and life. It encourages employees to embrace the idea of “green office and low-carbon lifestyles”, making “green, low-carbon and energy-saving” practice an instinctive reaction.

In addition, the company has organized several environmental protection activities to strengthen employees' awareness of environmental protection and energy reduction. On March 24, 2018, Landsea responded positively to the call of the World Wide Fund for Nature (WWF), promoting the idea of “Earth Hour” - turning off the lights for an hour, and encouraging employees and all sectors of society to care about issues concerning sustainable development and take green and low-carbon actions.

Creating a green workplace

In 2018, we continued our efforts in creating a green workplace, bearing in mind energy efficiency and environmental protection from choosing building materials, office design, to purchase of office supplies. Meanwhile, we continued our effective green office practices in 2017, such as decoration with green plants, smoking ban in office area, and waste recycling. Through these measures, the number of employees voluntarily following the green office initiatives has increased significantly, and this in turn transform Landsea from a green technology company to a green culture company.

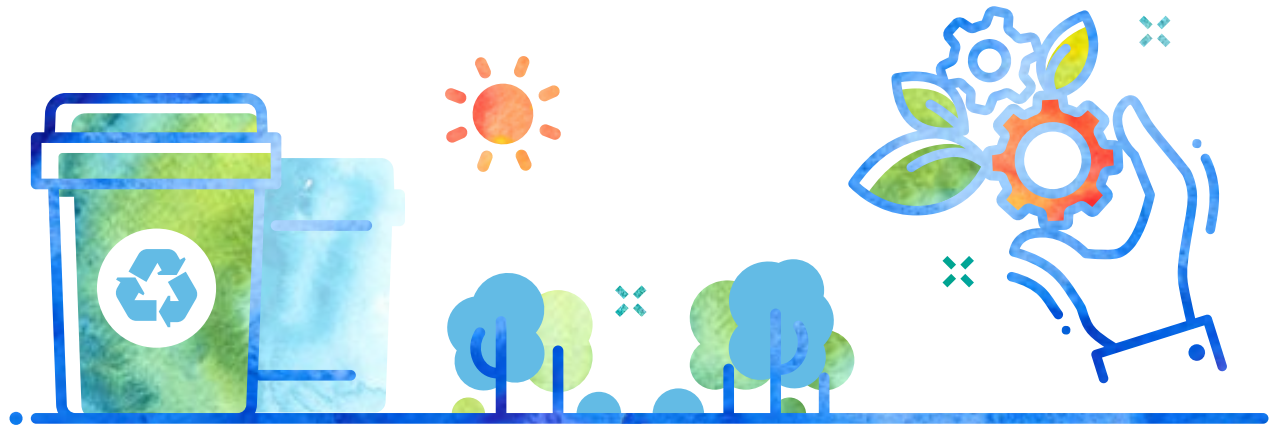
綠色辦公

朗詩作為一家以「百年綠公司」為願景的企業，推崇節能降耗的綠色辦公方式，將綠色環保意識融入到工作、生活中，將低碳理念落實到實際行動上，努力把「綠色辦公，低碳生活」的概念傳遞給每一位員工，讓「綠色、低碳、節能」成為一種自然、主動的本能意識。

此外，公司透過參與開展環保活動，強化員工環保節能意識。2018年3月24日，朗詩積極回應世界自然基金會(WWF)的號召，以「地球一小時」為主題宣傳，為地球熄燈一小時，呼籲全體員工及社會各界關注永續發展問題，參與環保低碳行動。

營造綠色辦公環境

2018年，我們依然堅持打造綠色辦公環境，從建築材料、辦公室的設計、辦公採購實現建築節能和生態環保。同時繼續延用2017年有效的綠色辦公舉措，如綠植擺設、辦公區禁煙、廢物利用等，員工主動遵循綠色辦公舉措的比例大幅增長，也因為有了員工的積極參與，綠色辦公才從「綠化」走到「文化」，從綠化生態走到綠化企業文化、綠化心態。



Resource saving and waste management

Landsea managed to reduce the consumption of various resources by adopting a series of measures to save electricity, water and save office supplies. Landsea actively promotes electronic office. Since 2018, when the company launched the Landsea BPM mobile approval app, 200,000 on-line approvals have been completed, which greatly reduced paper consumption and improved work efficiency. In addition, the company continued to use video conferencing systems to reduce travel. Up to now, a total of 1,661 mobile video conferences were held, with a cumulative duration of more than 14,000 hours.

Landsea manages all types of waste generated at work and takes measures to reduce it. Food scraps are regularly recycled by garbage company and partially used for composting.

資源節約與廢棄物管理

公司透過採取一系列節電、節水、節約辦公材料的措施，減少對各類資源的消耗。公司大力提倡綠色電子化辦公，2018年，公司啟用朗詩BPM移動審批APP，累計完成線上審批流程20萬條，極大降低紙張消耗，提升辦公效率；此外，公司繼續使用移動視訊會議系統以減少差旅，共召開移動視訊會議1,661次，累計會議時長超過14,000小時。

此外，公司合理管理辦公產生的各類廢棄物，同時採取措施實現廢棄物的減量化。員工用餐產生的廚余垃圾交由清運公司定期回收，部分轉換為堆肥。

Key measures	主要措施
Make full use of vacant office space. For example, green plants are placed on desks for decoration, air quality improvement and visual pleasure that relieves employees’ fatigue and stress, increasing work efficiency.	充分利用局部辦公室空地進行綠化，在辦公桌安置擺放綠色植物，美化、綠化環境，保持辦公環境空氣清新，緩解員工視覺疲勞和減輕壓力，有效地提高了工作效率。
Copiers and shredders are placed in places with good air ventilation but not in the least affecting employees' work progress. Meanwhile, attention has been paid to prevent noise and air pollution, creating a better and green workplace for employees.	將影印機、碎紙機放置在不影響員工辦公的空氣流通處，防止噪音和空氣污染，為員工營造更好的綠色辦公環境。
Last but not least, disposable paper cups and instant coffee are replaced with glasses and rental coffee machines, and employees are encouraged to bring their own cups, which not only helps cut office costs but also reduces unnecessary waste.	以玻璃杯、租賃咖啡機的形式取代了一次性紙杯、即溶咖啡的供應，提倡員工自帶水杯，節約辦公成本的同時減少了不必要的廢棄物。

Key measures	主要措施
<b>Saving electricity</b>  Make full use of vacant office space. For example, green plants are placed on desks for decoration, air quality improvement and visual pleasure that relieves employees’ fatigue and stress, increasing work efficiency.  Copiers and shredders are placed in places with good air ventilation but not in the least affecting employees' work progress. Meanwhile, attention has been paid to prevent noise and air pollution, creating a better and green workplace for employees.  Last but not least, disposable paper cups and instant coffee are replaced with glasses and rental coffee machines, and employees are encouraged to bring their own cups, which not only helps cut office costs but also reduces unnecessary waste.	<b>節電</b>  充分利用局部辦公室空地進行綠化，在辦公桌安置擺放綠色植物，美化、綠化環境，保持辦公環境空氣清新，緩解員工視覺疲勞和減輕壓力，有效地提高了工作效率。  將影印機、碎紙機放置在不影響員工辦公的空氣流通處，防止噪音和空氣污染，為員工營造更好的綠色辦公環境。  以玻璃杯、租賃咖啡機的形式取代了一次性紙杯、即溶咖啡的供應，提倡員工自帶水杯，節約辦公成本的同時減少了不必要的廢棄物。



Key measures		主要措施	
Saving water	Promoting the awareness that “water is the source of life and the driving force of nature” and employees shall take the needed amount from water dispensers and avoid waste.	節水	強調「水是生命之源、生態之基」，使用飲水機時，員工可根據自己的需要盛裝，避免浪費現象
	Strengthening daily maintenance and management of water appliances to eliminate water dripping, leaking or flowing, thus reducing water waste.		加強用水設備的日常維護和管理，杜絕跑冒滴漏和「長流水」現象，節約每一滴水
Saving office supplies	Setting employees’ monthly quota of office supplies; Encouraging the use of recyclable items such as recycled paper, replaceable pen refills, toner cartridges, and rechargeable batteries.	節約辦公資源	限定員工每人每月辦公用品費用定額；提倡使用再生紙、可替換內芯的筆、碳粉盒和充電電池等可循環使用的物品
	Promoting an electronic, paperless workplace through Landsea BPM mobile approval app.		推進數位化、無紙化辦公，啟用朗詩BPM移動審批APP
	Implementing regular maintenance for office supplies to reduce wear and tear and to extend service life.		實行辦公設備定期維護和保養制度，減少設備損耗，延長使用壽命
	Promoting green printing, which means reducing paper consumption through measures such as printing on both sizes, reducing font size and margins, increasing the content of the text, and formatting text to better fit paper size. It also means the reuse of envelopes and copy paper.		提倡綠色環保列印，使用雙面列印，縮小字型大小、減小頁邊距，增加文本的資訊容量，使文本的格式更加契合紙張，減少對紙張的消耗，同時注重信封、複印紙的再利用
Waste reduction and management	Print-on-one-side paper (not containing confidential information) is collected for reuse and classified paper recycling boxes are installed to collect office paper.	廢棄物減量與管理	提倡列印和複印時，將單面用過的紙回收再利用（不涉密材料），並設立「辦公用紙分類回收箱」
	Reusing packing cases and using shredded old newspapers as filling.		重複使用包裝箱，並將廢棄報紙撕碎用做包裝箱內的填充物
	Using reusable stainless-steel plates in the cafeteria, and avoiding disposables.		所屬食堂採用可重複使用的不銹鋼餐盤，避免使用一次性用品
	Used office supplies should be dealt with by the administrative department instead of discarding at one’s will.		由行政部門統一管理並處理廢棄辦公設備，不隨意丟棄



## 7.2 High-level Quality Management

### Quality management system

Demands for high quality, upgraded residential properties are on the rise, but the decreasing of construction practitioners and population aging have become increasingly serious. It has become an urgent requirement for us to improve the operation efficiency at the construction site, reform the traditional construction technologies, and perform efficient management.

The establishment of a quality management system allows Landsea to carry out refined process control and strict result acceptance and constantly improve quality management standards, thus providing customers with better products and services. The system mainly covers three levels, namely the Real Estate Headquarters, the Urban Company, and the Project Division.

Real Estate Headquarters	<ul style="list-style-type: none"><li>• <i>Coordinates the evaluation of Landsea’s projects and manages project safety, quality and schedule</i></li><li>• <i>Organizes and entrusts a third-party evaluation company to carry out the third-party evaluation, and evaluates the management of front-line projects based on the evaluation results</i></li><li>• <i>Organizes and holds project system meetings to continuously improve the capability of project organization and management</i></li></ul>
Urban Company	<ul style="list-style-type: none"><li>• <i>Responsible for organizing and implementing the quality and safety management of Landsea’s projects in the region</i></li><li>• <i>Cooperates with the Central Product Quality Division to organize and coordinate the inspection and evaluation and monthly supervision of the project in the region</i></li></ul>
Project Division	<ul style="list-style-type: none"><li>• <i>Supervises and urges the construction and supervision institutions to take effective measures to carry out self-inspection and review of product quality, and address the quality problems and high-risk quality matters identified by the evaluation institution in a timely and all-round way</i></li><li>• <i>Responsible for the publicity, training and disclosure of the third-party quality evaluation and inspection for the main contractor and the supervision institution of the project</i></li><li>• <i>In charge of addressing the problems identified by the evaluation and inspection of the project</i></li></ul>

## 7.2 高標準的品質管理

### 品質管理體系

高品質、改善型住宅需求逐年增多，但建築業從業人員減少和人口老齡化問題卻日益突出。這就迫切要求我們提高施工現場的作業效率，改革傳統的施工工藝，並進行高效的管理。

朗詩透過建立品質管理體系，開展精細化的程序控制，不斷完善品質管理標準，為客戶提供更高水準的產品與服務。我們建立有品質管理體系，涵蓋精細化的程序控制和嚴格的結果驗收。其中品質管理體系主要包括地產本部級、城市公司級、項目部級三級管理體制。

地產本部	<ul style="list-style-type: none"><li>• 統籌朗詩出品項目的評估工作並對工程安全、品質、進度進行管理</li><li>• 組織並委託協力廠商評估公司開展協力廠商評估工作，根據評估結果對一線工程管理狀況進行評價</li><li>• 組織召開工程體系會，持續提升工程組織、管理能力</li></ul>
城市公司	<ul style="list-style-type: none"><li>• 負責區域內朗詩出品項目品質、安全管理工作的組織、實施</li><li>• 配合中心產品品質部組織、協調區域內項目工程巡檢評估和月度督導工作</li><li>• 制定管理細則，依據管理細則和檢查結果對相關責任人員進行獎罰</li></ul>
項目部	<ul style="list-style-type: none"><li>• 督促施工和監理單位採取有效措施，落實產品品質自查和複查，及時全面整改評估單位提出的品質問題及品質高風險項</li><li>• 負責對本項目總包、監理等單位進行協力廠商評估品質評估檢查的宣貫、培訓和交底</li><li>• 負責落實本項目評估檢查問題的整改</li></ul>





The refined process control mainly includes basement, quality, anti-seeping, fine decoration, pre-delivery and delivery evaluation during project development.

Comprehensive quality evaluation	<ul style="list-style-type: none"><li>The evaluation includes actual measurement, safety and civilization, and quality risks.</li><li>Three layers of moulds need to be removed starting from the main structure, and quarterly evaluations are conducted</li><li>Identifies projects of high quality risks, follows and executes risk control measures, and removes quality risks</li><li>Identifies management problems of front-line companies and proposes more targeted requirements for upgrading and improving management</li></ul>
Anti-seeping evaluation	<ul style="list-style-type: none"><li>The anti-seeping evaluation covers basements, kitchens, exterior walls, doors and windows, and roofs</li><li>Three layers of moulds need to be removed starting from guide walls, 一年六次 Compile Landsea Anti-seeping standards to standardize the anti-seeping practices of Landsea's projects</li></ul>
Evaluation of fine decoration	<ul style="list-style-type: none"><li>Includes actual measurement, appearance, decoration quality, protection of finished products, and materials</li><li>Improves the appearance and quality of fine decoration</li><li>Conduct quarterly evaluation of fine decoration (not less than two evaluations in total): when 30% of the waterproofing and wall and floor tile laying work is completed, and when most of the wall and floor tile laying work and 30% of the carpentry are completed</li></ul>
Pre-delivery evaluation	<ul style="list-style-type: none"><li>The evaluation covers the interior, public parts, landscape, and external facade</li><li>Conduct one such evaluation 45 days before delivering the project</li><li>Analyze the problems before the delivery evaluation and propose recommendations for improving the project</li></ul>
Delivery evaluation	<ul style="list-style-type: none"><li>The evaluation covers the interior, public parts, landscape, and external facade</li><li>Conduct one such evaluation 7 days before delivering the project</li><li>Inspect the results of addressing the problems identified by the pre-delivery evaluation to improve the quality of products to be delivered, reduce delivery risks, and enhance customer satisfaction in the phase of delivery</li></ul>

精細化的程序控制主要包括項目開發過程中的地下室專項評估、品質綜合評估、防滲漏專項評估、精裝修過程評估、交付預評估以及交付評估。

品質綜合評估	<ul style="list-style-type: none"><li>分為實測實量、安全文明及品質風險三部分</li><li>從主體結構拆模達三層開始，每季度評估一次</li><li>識別高品質風險項目，跟蹤和落實品質風險管理措施，消除品質隱患</li><li>判斷一線公司工程管理狀況，提出更具針對性的提升和改進管理要求</li></ul>
防滲漏專項評估	<ul style="list-style-type: none"><li>包括地下室、廚衛間、外牆、外門窗、屋面等部分的滲漏評價</li><li>從導牆拆模達三層開始，每季度評估一次</li><li>編制《朗詩出品防滲漏標準》，規範項目的防滲漏做法</li></ul>
精裝修過程評估	<ul style="list-style-type: none"><li>包括實測實量，觀感工藝品質，成品保護，材料等</li><li>加強精裝修的觀感和品質</li><li>精裝項目每季度一次（且不少於兩次）精裝修過程評估，分別于防水、牆地磚作業完成30%和牆地磚大面完成，木製作完成30%時進行</li></ul>
交付預評估	<ul style="list-style-type: none"><li>包括戶內，公共部位，園林景觀，外立面等</li><li>項目交付前45天參與評估，每交付批次一次</li><li>在交付評估前對問題進行梳理、對項目問題提出整改意見</li></ul>
交付評估	<ul style="list-style-type: none"><li>包括戶內、公共部位、園林景觀、外立面等</li><li>項目交付前7天參與評估，每交付批次一次</li><li>對交付預評估提出的問題整改結果檢查，提高交付產品的品質，降低交付風險，提高交付階段客戶滿意度</li></ul>

### Development and utilization of project management apps

Project management is the longest chain in the system of real estate construction system and determines product quality. With the development of information technology, traditional methods such as manual labor and paper materials, which were widely used in project management in the past, can no longer meet the needs of improving project management. Therefore, we have set digital project management as the core of building Internet + in the real estate field, which not only covers all project participants, but also clearly reflects project status and records all project stages, thus reducing human input.

### 工程管理App的開發與運用

工程管理作為房地產建設體系中最長的鏈條，是產品品質的核心。隨著資訊技術的發展，在工程管理中曾經大量採用的人工、紙質等傳統方式已經無法滿足工程管理水平提升的要求。為此，我們將工程管理數位化作為打造房地產「互聯網+」的核心內容，既覆蓋了項目各參與方，又簡潔明瞭地反映了項目運行狀態、對各環節加以記錄，並減少了人力投入。

#### Six functions of the project management app 工程管理App六大功能



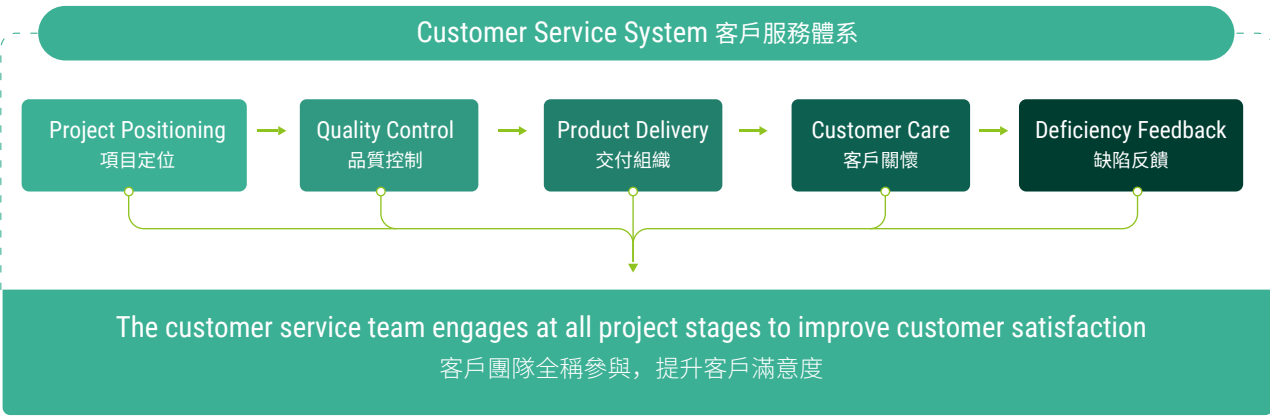
Homepage of the app  
App首頁

### Whole-process customer service system

As a customer-oriented company, Landsea prioritizes customer needs and has built a whole-process customer service system covering all key aspects from “pre-project product positioning to customers’ moving into houses”.

### 全流程客戶服務體系

朗詩堅持以客戶為導向，以滿足客戶的需求為己任，建立了涵蓋從「項目前期產品定位到入住後」一系列關鍵服務觸點的全流程客服體系。





In 2018, with the deepening of the asset-light strategy, the customer service system of Landsea still shouldered the significant mission of delivering services related to customer concepts, service awareness, product pre-control, and brand maintenance to partners.

The key words for customer service work in 2018 were “beforehand” and “risk management”, and customer service work and all other work were carried out based on the two aspects. In 2018, with the cooperation and efforts of all institutions, the customer satisfaction of the science and technology system project of Landsea’s Real Estate Division scored 82.

Responsible marketing

Landsea has set up the position of sales supervisor to randomly inspect the sales behaviors of sales staff and regularly organize special customer experience activities to score and evaluate various aspects of products, services and marketing. In addition, Landsea has established mechanisms such as pension planner and national pension recommender and utilizes big data analysis and Internet resources to carry out scenario-based marketing, thus improving the awareness of customers in need of professional care such as the disabled and people with dementia.

7.3 Compliant Operation

Compliant operation and audit supervision

Landsea has established the dedicated Inspection and Audit Office to conduct continued inspection and auditing on all forms of corruption and violations of laws and regulations across the company, including the management, under the leadership of the board of directors, to ensure the legal operation of the company from the organizational dimension.

Meanwhile, in order to avoid unnecessary legal risks such as disputes with customers due to the disclosure of customers’ information, Landsea has reinforced the management of all types of information across the company through establishing a communication system among different levels at the headquarters and front-line companies, and publishing documents such as Information Security Management System and Employee Non-disclosure System, thus ensuring the legal operation of the company from the institutional dimension. In 2018, there were neither lawsuits against Landsea nor violations of laws and regulations by Landsea in respect of customer data and privacy.

2018年朗詩地產客服體系仍然肩負「憲兵」、「錐子」的使命，隨著資產輕型化戰略的深化，一如既往的將客戶理念、服務意識、產品預控、品牌維護等工作傳遞至合作方。

2018年客戶服務工作關鍵字是「前置」及「風控」，客服工作則圍繞此兩項開展，並組織落實各項工作。2018年度在各單位的配合及努力下，朗詩地產事業部科技系統項目客戶滿意度達82分。

負責任地行銷推廣

朗詩設立銷售督導人員，不定期抽查銷售人員的銷售行為，並定期組織專場客戶體驗活動，對產品、服務及行銷各個方面進行打分評價。另外，朗詩透過建立養老規劃師、全民養老推薦人等機制，借助大數據分析、互聯網資源等手段，進行場景行銷，提升失能失智等需要專業照護的客戶認知。

7.3 貫徹合規經營

合規經營與審計監督

朗詩專門成立了監察審計室，在董事會的領導下，對包括管理層在內的公司上下的各類貪腐、違法亂紀等行為進行不間斷的監察審計，從組織層面保障公司的守法經營。

同時，為規避因客戶資訊的洩露而導致客戶訴訟糾紛等不必要的法律風險，公司還加強了對上下各類資訊的管理，不僅在總部和一線公司層面建立起資訊「上傳下達」機制，同時還發佈了《資訊安全管理制度》及《員工保密制度》等，從制度層面保障公司的守法經營。2018年，公司在客戶資料和隱私方面未發生訴訟和違法違規事件。



In 2018, Landsea dealt with all kinds of reports in a timely manner, and conducted special investigation and treatment on violations based on clues identified in the audit. During this reporting period, Landsea carried out 12 special audits, and in addition to the cases transferred to justice authorities, dealt with 8 cases violating laws and disciplines, with 8 violators being punished, and submitted recommendations for dealing with another 9 violators. In 2018, special audits were carried out on the procurement management of Landsea’s regional companies from 2015 to 2018. The audits on the procurement of the companies in Hangzhou, Wuhan and Beijing, directly managed projects and decoration companies identified more than 110 non-compliance behaviors, including procurement bidding collusion, inflated contract price and multiple settlement. Landsea put forward comments and recommendations to regional companies, and relevant institutions has addressed their problems in time as required.

In 2018, the company's internal audit department conducted a routine audit of five city companies including Hangzhou, Chengdu, and Sunan, as well as the Green Property Division of the Group's real estate division. Three companies including the Pension Division and the Wuhan Division of the Real Estate Division. The original principals conducted the departure audit, and conducted special audits on four key business links, such as group marketing management, soft-packing procurement, and landscape construction. The internal audit department conducted in-depth analysis of the causes of general and typical problems and proposed countermeasures, to achieve the effect of promoting the face. The audited unit immediately rectified the problems discovered by the audit. In other words, the relevant functional management departments revised and improved the system on the problems discovered by the audit and the audit recommendations, blocked the loopholes in the system, and promoted management improvement.

2018年，公司及時處理各類舉報，結合審計中發現的線索對違規行為進行專項調查及處理。報告期內，公司共開展了12項專項監察，除移送司法機關外，另處理違規違紀事項8起、處理違規人員8人，另有違規人員9人已提交處理建議。其中，2018年對各區域公司2015年-2018年採購管理進行了專項監察，透過對杭州公司、武漢公司、北京公司、直管項目、裝飾公司採購專項監察，發現採購圍標、合同價格虛高、多計結算等事項共110余項。公司對各區域公司提出監察意見，相關單位按要求及時完成整改。

2018年公司內審部門對集團內地產事業部的杭州、成都、蘇南等5家城市公司，以及綠色物業事業部進行了例行審計，對養老事業部、地產事業部武漢公司等3家公司原主要負責人進行了離任審計，對集團營銷管理、軟裝採購、景觀施工等4項重點業務環節進行了專項審計，內審部門對普遍性、典型性問題，深入分析原因，提出對策建議，達到以點促面的效果。被審計單位對審計發現的問題立即整改，舉一反三，相關職能管理部門就審計發現的問題及審計建議，修訂完善製度，堵塞制度漏洞，促進管理提升。



### Anti-corruption

Landsea Green Property pursues strict anti-corruption policies and strictly abides by four rules: no bribery, no false accounts, no tax evasion, and no deception on customers. Those who violate these rules will be held accountable and taken to court when necessary. Landsea has launched the Anti-corruption Regulations, which stipulates the definition and treatment of staff corruption. An ethics committee has been established and as the operating body of the committee, the Inspection and Audit Office is responsible for the development and update of the anti-corruption system and the anti-corruption regulation of the company.

We have created many public channels for reporting corruption, including the reporting mailbox, CEO email box, hotline and WeChat, to enhance the supervision and management of corruption incidents. We will accept and investigate all evidence-based reports and seriously deal with the verified reports in accordance with our company’s regulations, with zero tolerance of any corruption incident. The real-name announcements of the people involved will be made on the official website and WeChat of Landsea Group.

Landsea pays equal attention to the punishment and education of corruption. The Inspection and Audit Office performs regular and special audits of regional companies, and conducts special investigation on violations based on clues identified in the audit. The office also hires external agencies to audit the internal control of the company to close the loopholes in internal control, reduce the probability of corruption, and control corruption at its source.

In terms of corporate culture, the code of conduct for the staff contains detailed anti-corruption provisions, relevant lectures and case sharing sessions are organized regularly, and integrity announcements are published on the OA system of our company. Landsea has established a system of handing in gifts and a dedicated integrity account to facilitate the handing in of cash gifts that cannot be refused in official or social activities by employees, who are required to properly keep the remittance vouchers for future reference. Corruption crimes identified in inspections conducted by Landsea in 2018 have been transferred to justice authorities.

### 反貪污

朗詩綠色集團奉行嚴格的防止貪污政策，嚴格遵守「不行賄受賄、不做假賬、不偷稅漏稅、不欺騙客戶」的四不鐵律，對任何違反四不鐵律的人員進行追責，必要時訴諸法律。公司制定了《反腐敗條例》，規定了公司對員工貪腐行為的定義及處理方式。公司設立職業道德委員會，監察室作為職業道德委員會工作機構，負責反貪污制度的制定、更新和公司內部反貪污監管。

公司設有舉報郵箱、總裁信箱、舉報電話、微信公眾平臺等多種舉報管道，並對內部和外部進行公佈，強化對貪污腐敗事件的監督管理。公司對有跡可循的舉報百分之百接收，堅決清查；一經查實，嚴格按照公司規定嚴肅處理，絕不姑息任何腐敗事件；對涉事人員進行實名公告，並於朗詩綠色集團官方網站和企業微信號公開發布。

朗詩對反貪污始終堅持懲教結合的態度。監察審計室定期對各區域公司進行例行和專項審計，結合審計中發現的線索對違規行為進行專項調查；同時聘請外部機構對公司內控進行審計，以彌補內部控制上面的漏洞，降低腐敗事件發生概率，從源頭上控制腐敗事件發生。

在公司企業文化中，對於員工行為準則進行了反貪污方面的詳細規定，公司定期進行宣講和案例分享，並在公司OA系統上發佈廉潔公告。公司建立了禮品上交制度，設立專門的廉潔帳戶，便於員工及時上繳公務或社交活動中未能拒收的禮金，並要求員工妥善保管匯款憑證備查。公司對2018年內監察發現的貪污腐敗犯罪事件按規定移送司法機關處理。



## 8

Special Report 4  
People and Health  
Oriented Long-term  
Indoor Environmental  
Quality Research  
by Landsea

專題4：以人為本，健康至上  
——朗詩開展長期室內  
健康環境調研



# 8 People and Health Oriented Long-term Indoor Environmental Quality Research by Landsea

## 專題4：以人為本，健康至上——朗詩開展長期室內健康環境調研

We spend nearly 90% of our time indoors, so indoor environmental quality is of vital importance to all of us. The public has been paying increasing attention to the relationship between the environment and one's health in recent years since environmental issues including smog have deteriorated, and indoor pollution incidents such as excessive formaldehyde and PM2.5 exposure of rental houses have become more frequent. As a green life provider putting people first, Landsea aims to provide healthy, comfortable, environment-friendly and smart indoor living environment for people.

The industry home and abroad has been standardizing definitions of "Green Building" and "Green Indoor Furnishing", which brought positive regulations and impacts to the industry. As for the public, they have learned more knowledge about healthy lifestyles in which healthy and comfortable indoor environment plays a crucial part; the industry and Landsea should pay constant attention to the public's understanding of basic elements of housing construction, indoor pollution sources and self-experience. To this end, Landsea, together with Landleaf and Ipsos, has conducted a research of the public's perception and needs for health and comfort of indoor living environment for a long term.

In 2017, Landsea conducted a research of the public's focuses on health and comfort of indoor living environment, laying a foundation for a long-term evaluation of the public's perception and need changes.

In 2018, Landsea developed a continuous evaluation index: organized and revised its index system by means of the Delphi Method; conducted an online quantitative research by 5 stages from August to December; calculated weights of indicators through the Factor Analysis Method and combined the indicators into the final index. A report in this regard was jointly released by Landsea, Landleaf Technology, Ipsos, China Passive Building Alliance, and www.163.com.

人的一生中，有近90%的時間是在建築室內環境中度過。室內建築環境對每一個人的影響至關重要。近年來，隨著霧霾等環境問題愈顯惡化，出租房被曝甲醛、PM2.5超標等裝修污染事件頻發，大眾越來越關注環境與自身健康的關係。朗詩作為一家以「人」為本、為人造房的綠色生活運營商，旨在為大眾提供「健康」、「舒適」、「環保」、「智慧」的室內居住環境。

業內，國內外對於「健康建築」、「健康家居」定義近年逐步朝標準化方向發展，對行業帶來了積極的規範和影響作用。而落回大眾層面，隨著社會對於健康生活觀認知日益增加，室內健康舒適又是極為重要的一環，大眾對住宅建設基本要素、室內污染來源等方面以及對自主感受體驗的理解程度，也應引起行業以及朗詩的持續關注。為此，朗詩聯合朗綠及益普索，進行長期延續檢測大眾對於室內居住環境健康舒適的感知與需求調研。

2017年，圍繞大眾對於室內健康舒適的關注度與關注要素展開調研，為長期監測大眾的感知與需求變化奠定了基礎。

2018年，調研形成連續性的監測指數：透過專家德爾菲法梳理及修正指標體系，透過為期5期、時間跨越8-12月份的線上定量研究，透過因數分析法得出的指標權重併合成最終指數。朗詩、朗綠科技、益普索、中國被動式建築聯盟、網易房產聯合發佈報告。



室內居住環境健康舒適體驗評價指數報告

## 9 Social Value Co-creation Practices 社會價值共創實踐



9 Social Value Co-creation Practices

社會價值共創實踐

9.1 Co-development with Employees

Employees are the core resource of Landsea. Landsea is responsible for creating a healthy career environment and providing equal opportunities for employees’ development; encourages employees to contribute and offer corresponding rewards; and attaches importance to employee training and building career development channels for outstanding employees. Landsea advocates for co-development with employees.

Employee Rights, Interests and Benefits

Highly emphasizing the protection of employee rights and interests, in addition to complying with such laws and regulations as the Company Law of the People's Republic of China and the Labor Law of the People's Republic of China, Landsea has developed its own rules on recruitment and promotion, working time, break time, equality of opportunities, diversity, anti-discrimination, benefits, compensation, and dismissal. During the reporting period, the company did not have any case of child labor or forced labor, nor did it have any major incident that violated the laws or regulations on employees’ human rights and legal rights and interests.

Landsea actively creates a workplace that values serious work attitudes and simple and relaxed interpersonal relationships, encourages frank and sincere communications and works against bureaucracy and formalism. Landsea creates various communication channels for its employees to ensure that they can communicate with the management in the most appropriate and effective way to safeguard, advocate and voice their legal rights and interests.

Overview of Landsea’s Rules on Recruitment

Employment	Rules and Measures
Recruitment, Dismissal and Promotion	<ul style="list-style-type: none"><li>• In line with the Landsea Recruitment Manual, the Measures for New Employees Orientation and Management, the Ranks Management Rules, and the Assessment Criteria for Qualifications of Landsea Green Real Estate Engineering Profession, etc.</li><li>• The company adheres to the principle of fairness and impartiality and signs labor contracts with all employees in accordance with laws.</li><li>• The company checks candidate age and prohibits child labor and forced labor of any form.</li><li>• The company offers two career development paths to its employees, specialization and management.</li></ul>

9.1 與員工共享發展

員工是朗詩的核心資源。公司有義務營造陽光的職業環境，為員工成長提供公平的機會；公司鼓勵員工奉獻，但決不讓奉獻的員工吃虧；公司重視培養員工的工作能力，為優秀員工搭建事業舞臺，宣導員工和公司同成長，共分享。

員工權益與福利

朗詩高度重視員工權益的保護，在嚴格遵守《中華人民共和國公司法》、《中華人民共和國勞動法》等法律法規的基礎上，制定涉及員工招聘和晉升、工作時間、休息時間、機會均等、多樣性、反歧視、員工福利、賠償和解雇等方面的制度。報告期內，公司未發生僱傭童工或強制勞工的情況，亦未發生任何違反員工人權等合法權益的法律或條例的重大事件。

朗詩積極營造工作上嚴肅、人際上輕鬆的職場氛圍，提倡簡單融洽的人際關係，鼓勵開誠佈公的交流，反對官僚主義和形式主義。朗詩為員工提供多種溝通管道，確保員工能夠採用最適宜和最有效的溝通方式與公司管理層交流，充分保障員工維護、主張和申述自己的合法權益。

公司僱傭相關政策概覽

員工僱傭層面	相關政策與措施
品質綜合評估	<ul style="list-style-type: none"><li>• 根據《朗詩招聘手冊》、《新員工入職引導管理辦法》、《職級管理制度》、《朗詩綠色地產工程類專業任職資格評定標準》等執行</li><li>• 公司堅持公平公正的原則，依法與全體員工簽訂勞動合同</li><li>• 在員工招聘時核查員工年齡，禁止僱傭童工及各種形式的強制勞工</li><li>• 公司向員工提供專業序列路徑和管理序列路徑兩種職業發展路徑</li></ul>

Employment	Rules and Measures
Remuneration and Benefits	<ul style="list-style-type: none"><li>• The company provides employees with the five insurance policies plus one fund as stipulated by the state (i.e. pension, medical care, unemployment, work-related injury, and maternity insurance, and housing fund), public holidays, wedding and funeral leave, maternity leave, breastfeeding leave, high-temperature subsidies, single-child fees, and heatstroke prevention fees, etc.</li><li>• Following the principle of marketization, Landsea provides competitive salary in the industry, retains and attracts talents, and pays employees in line with their post, capacity, performance, and market conditions.</li><li>• It also offers additional benefits, including overseas travel for outstanding employees, additional paid annual leave, and various kinds of allowances on occasions such as weddings or funerals, etc.</li><li>• In addition to the medical insurance specified in national laws and regulations, Landsea pays for complementary commercial medical insurance for employees every year. Landsea also provides family medical insurance policies, which employees can choose to opt in to depending on their family members’ health conditions.</li><li>• According to its employee benefit policies, Landsea provides annual physical examinations for all employees.</li></ul>
Work Time and Holidays	<ul style="list-style-type: none"><li>• In accordance with the Rules for Attendance and Leave Management and national and local laws and regulations</li></ul>
Equality of Opportunities, Diversity, and Anti-discrimination	<ul style="list-style-type: none"><li>• Adhere to the talent selection principle of fairness, transparency and openness</li><li>• Against discrimination based on gender or age and create an equal workplace</li><li>• An employee’s career development depends on his or her capacity and performance.</li></ul>

員工僱傭層面	相關政策與措施
薪酬與福利	<ul style="list-style-type: none"><li>• 為員工提供符合國家規定的五險一金（養老、醫療、失業、工傷、生育保險、住房公積金），法定公休日、婚喪假、產假、哺乳假、高溫補貼、獨生子女費、防暑降溫費等。</li><li>• 按照市場化原則，為全部員工提供業內富有競爭力的薪酬，保有和吸納優秀人才，根據員工工作崗位、能力、業績和市場水準支付薪酬</li><li>• 為員工提供額外福利，包括優秀員工境外旅遊、額外帶薪年假、各類喜喪儀禮等</li><li>• 除按國家規定為員工購買醫療保險外，公司每年為員工購買補充商業醫療保險。此外，公司提供家屬醫療險管道，員工可根據家人的身體健康狀況自願投保</li><li>• 依照公司相關員工福利政策，每年定期組織所有員工進行年度常規體檢</li></ul>
工時與假期	<ul style="list-style-type: none"><li>• 根據《考勤休假管理制度》執行，符合國家與地方法律法規規定</li></ul>
平等機會、多元化、反歧視	<ul style="list-style-type: none"><li>• 堅持公平、透明、公開的人才甄選原則</li><li>• 拒絕性別或年齡上的歧視，創造機遇平等的工作環境</li><li>• 員工個人的發展快慢取決於員工的能力和所取得的業績</li></ul>

Occupational health and safety

The occupational health and safety risks in employees’ daily work and their workplace are relatively low. The company has been improving the rules regarding employees’ health and safety in the Employee Handbook to enhance daily administration and create a safe, healthy, and comfortable workplace for all employees. Landsea provides annual physical examinations for all employees and actively organizes various recreational and sports activities to promote their physical and mental health.

職業健康與安全

員工從事的日常業務及工作場所中涉及到職業安全風險相對較低，公司亦不斷完善《員工手冊》中安全方面的制度，加強日常管理，為所有員工營造安全、健康、舒適的工作環境。公司每年定期組織所有員工進行年度常規體檢，同時積極組織各類文體活動，促進員工身心健康。



In 2018, guided by the principle of “putting life first to realize safe development”, Landsea further optimized its safety management system with a focus on implementing onsite safety control measures. It set up a dedicated safety control position, responsible for establishing the company's safety management system, risk evaluation and process control. In order to unify and specify engineering safety management requirements and standards for various projects, the company assigned professionals to prepare and improve the Landsea Safety Management Standardization Manual based on national, local and the company's actual conditions, which defined in detail safety management standards throughout the engineering cycle including safe production, civil construction and labor protection.

The company regularly provides special safety training to onsite managerial personnel and contractors' managerial personnel to improve their safety management capacities and effectively control onsite safety management; it also includes onsite safety management performance into quarterly personnel assessment to improve safety awareness of onsite managerial personnel and promote the implementation of oniste safety management measures.

Apart from strengthening its own safety management capacities, the company also actively learns advanced safety management concepts and methods from excellent enterprises in the industry, and hires third-party management consulting firms to conduct special safety management examinations to further improve its safety management from the perspective of third parties.

2018年度，朗詩堅持以「生命至上、安全發展」為指導思想，進一步完善公司安全管理體系，重點落地現場安全管控措施。公司設置專職安全管理崗，專職統籌負責公司安全管理體系建設、風險梳理及過程管控。為統一及明確各項目工程安全管理要求及標準，公司組織專業人員，結合國家、地方及公司的實際情況，編制、完善了《朗詩安全管理標準化手冊》，對施工全週期過程的安全管理標準，包括安全生產、文明施工、勞動保護等方面進行詳細規定。

公司定期組織現場管理人員及承包商管理人員開展專項安全培訓工作，提升一線管理人員安全管理素質及能力，有效把控現場安全管理工作，同時將現場安全管理情況納入季度工作考核，提升現場管理人員的安全意識，推動現場安全管理工作的有效落地。

除加強自身安全管理能力建設之外，公司也積極對標行業優秀企業，學習先進的安全管理理念及方式方法，並且引入專業協力廠商管理諮詢公司，開展專項安全管理檢查工作，在內部管理的基礎上，以協力廠商視角查漏補缺，進一步完善公司安全管理工作。



Conduct Special Training  
開展專項培訓工作



A Special Safety Examination by a Third Party  
協力廠商專項安全檢查工作

## Creating a Healthy Environment

Landsea advocates sports. Apart from its traditional sports mountain climbing and riding, Landsea also actively organize other sports events such as running, football, basketball, badminton and hiking to improve employees' physique and promote teamwork, for which its employees dub Landsea an “amateur sports school”.

## 營造健康氛圍

朗詩崇尚運動。登山和騎行是朗詩的傳統體育項目，同時朗詩積極開展跑步、足球、籃球、羽毛球、徒步等各類型體育運動，增強員工體魄，促進團隊協作，大家也一直戲稱朗詩是一所「業餘體院」。



Landsea's climbers team climbed to the 2<sup>nd</sup> peak of Mount Siguniang for the 3<sup>rd</sup> time  
朗詩登山隊第三次登頂四姑娘二峰



Climbed to the 3<sup>rd</sup> peak of Mount Siguniang for the 1<sup>st</sup> time  
第一次登頂四姑娘山三峰



## Employee Training and Development

Talents are the most important driving force for a company's sustainable development. Landsea aims to attract and cultivate talents and help them to find fulfilling roles. It provides its employees with valuable training courses, bright prospects for career development, and a broad platform for personal growth. Landsea emphasizes continuous learning and believes that learning is the best way to make progress. From the very beginning, Landsea displayed a banner in its conference room: a team that's quick at learning is better at taking on competition.

In 2018, during its strategic transformation period and in keeping with its organizational capacity of improving operation efficiency, Landsea optimized and upgraded its training system to cover all employees and branding, with the aim of exploring a long-term employee training mechanism. During the reporting period, the company held a total of 429 training sessions of various types, which delivered 2,304 lessons for 7,323 participants.

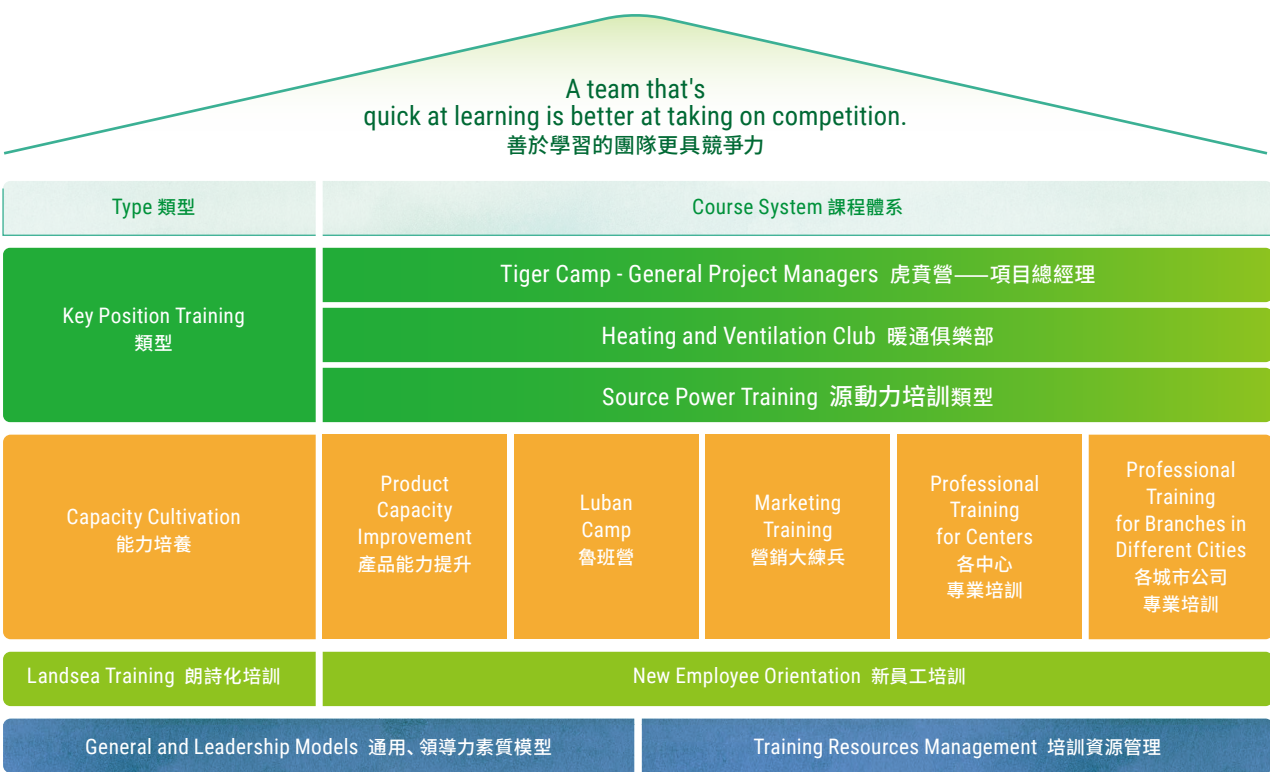
## 員工培訓與發展

人才是企業最重要的持續發展動力。朗詩以吸納、培養和成就優秀人才為目標，為員工提供富有價值的培訓課程和良好的事業發展前景，為員工成長創造最廣闊的平臺。朗詩宣導不斷學習，學習是進步的「最優路徑」，公司在成立籌備期，就在會議室裡貼了標語：「善於學習的團隊更具競爭力」。

2018年，公司適配戰略深化轉型及運營效率提升的組織能力，進行優化升級，圍繞培訓體系完善、全員覆蓋、品牌打造形成員工長效培養機制。報告期內，公司共組織開展各類培訓429次，共計2,304課時，培訓覆蓋人次7,323人次。



Training System  
朗詩培訓體系



Source Power Training Camp

From November 11 to 17, 46 new members who joined Landsea in 2018 from different cities met together to participate in the “Source Power Training Camp” for a week, marking the beginning of their careers. Outdoor exercise and development activities benefit them both physically and mentally.

源動力訓練營

11月11日至11月17日，來自多個城市的46名朗詩2018級源動力小夥伴齊聚一堂，參與為期一周的「源動力訓練營」，共同拉開職業生涯序幕。戶外運動及拓展既是對身體意志的磨礪，更是對未來職場新人的精神洗禮。





## 9.2 Continuing Public Welfare

### “Landsea Seedling Aid” Project

Since 2008, Landsea has been conducting its “Landsea Seedling Aid” project which provides one-to-one help and 1,000 RMB for each student per year, aiming to reduce life pressure of poverty-stricken students in remote areas and help them achieve better academic results.

In 2018, this project supported 90 students with a total financial aid of 90,000 RMB, 60 of which came from Wangcang Landsea Wuquan Hope Primary School in Guangyuan, Sichuan Province, and 30 of which came from Labu Landsea Hope Primary School in Yushu, Qinghai Province. In addition, Landsea also offered 250 sets of school uniforms, totaling 18,750 RMB.

### “Hope for a bright future for children in mountain areas!” - Landsea Chairman Tian Ming

The 2008 Wenchuan earthquake instantly ruined Wuquan Primary School in Wangcang County which used to provide elementary education to its surrounding mountain areas with a population of over 400,000. Facing the tragedy, Landsea promised to build a new school that cannot be destroyed by earthquakes. Following that, Landsea’s support team Mountain Eagle settled in Wuquan to overcome the adverse circumstances together with teachers and students there and build a new primary school which was renamed Wangcang Landsea Wuquan Hope Primary School upon completion; Landsea also promised long-term support of financial aid, manpower and humanism.

Through the annual “Landsea Seedling Aid” project, employees of Landsea provide one-to-one help to poverty-stricken students. Besides, Landsea also invited excellent students to visit and study in the city where Landsea is located and conducted interactive training for outstanding teachers. By the end of 2018, Landsea had invested hardware facilities worth 11 million RMB to Wangcang Landsea Wuquan Hope Primary School, provided one-to-one help for 630 times, offered a total financial aid of 829,000 RMB to students and a total award fund of 210,000 RMB to teachers, and repeatedly invited teachers and students to study in counterpart schools in the Yangtze River Delta.

In July 2019, a tenth-anniversary ceremony was held for Wangcang Landsea Wuquan Hope Primary School at which Landsea and representatives of the school communicated about the future aid in detail. Landsea Chairman Tian Ming noted that, Landsea would focus on how to better take care of the left-behind children in Wangcang County which accounted for over half of the total children in this county. Landsea will continue to work out multiple measures to bring a bright future to children in the mountain areas.

## 9.2 持續推進公益事業

### 「朗詩綠苗助學」公益項目

朗詩自2008年起，開展「朗詩綠苗助學」計畫，透過一對一幫扶，以每人每年1,000元的標準，旨在幫助偏遠地區的貧困學生減少生活壓力，更好的完成學業。

2018年，該計畫資助90名學生，其中四川廣元朗詩五權希望小學60名，青海玉樹拉布朗詩希望小學30名，助學金共計人民幣90,000元。另外，資助校服250套，共計人民幣18,750元。

### 「希望山區的孩子能有一個燦爛美好的明天！」 ——朗詩綠色集團董事長田明

2008年，「5.12汶川地震」讓旺蒼縣五權小學，一座承擔著周邊超4萬山區人口基礎教育的小學，瞬間成為廢墟。朗詩在危難之際，向五權的師生們承諾，修建一所「震不倒」的學校。此後，朗詩「山鷹突擊隊」入駐五權，與師生們一起克服惡劣的環境，在廢墟上讓小學得以重建，重建後學校正式更名為「旺蒼縣朗詩五權希望小學」，並承諾將長期投入精力、財力、人力、時間和人本主義關懷。

朗詩人透過每年的「朗詩綠苗助學」項目，由員工開展一對一幫扶讓貧困學生完成讀書夢。此外，朗詩邀請品學兼優的學生到朗詩所在城市參觀學習，並對優秀教師進行互動培訓。截至2018年底，朗詩向五權希望小學的硬體設施投資超過1,100萬元，「一對一」幫扶共計630人次，學生救助教資金82.9萬元，老師獎勵基金21萬元，多次組織師生到長三角對口學校考察學習。

2018年7月，朗詩五權希望小學舉辦了重建10周年的紀念活動，朗詩和五權希望小學代表深入交流，討論未來援助的方向與具體細節。朗詩綠色集團董事長田明提出，旺蒼縣有一半以上的孩子都是留守兒童，如何讓留守兒童能有更好的照顧，感受到家庭的溫暖，將是未來朗詩公益基金將持續關注的領域。朗詩將持續透過多措並舉，為山區孩子們能有一個燦爛美好的明天而努力。

## Actively Promoting Community Integration

Landsea organized tenants to visit the elderly on the Double Ninth Festival, promoted them to participate in social welfare activities and advocated for a healthy life and lifestyle. Landsea works to integrate more young people into the new and forward-looking community culture to improve the brand influence and adhesion of Landsea Apartments.



Visit the Elderly Living in Chang Qingteng in Nanjing on the Double Ninth Festival  
南京重陽節活動-探訪常青藤老人活動



A Public Welfare Activity in Lansan Apartments, Shanghai  
上海森蘭店聖誕公益活動



An Autumn Tenants Activity in Suzhou  
蘇州詩友金秋活動



A Tenants Running Activity in Nanjing  
南京詩友綠跑活動





## 9.3 Promoting Sustainable Development of the Real Estate Industry

### Promoting Industry Communication

Committed to promoting the development of green buildings and green housing, Landsea takes concrete actions each year to develop green buildings in China.

It actively takes part in exchange activities in the green building construction industry. In 2018, it participated in the International Conference on Green and Energy-Efficient Building & New Technologies and Products Expo, the largest and most influential event in the green building and energy-efficient building industry. At the conference, Landsea and its counterparts actively exchanged views on latest technological outcomes, advanced concepts, development trends, innovative materials, successful cases of the green building and energy-efficient building industry home and abroad, discussed technology standards, policies and measures, evaluation system, and testing logo of green buildings and energy-efficient buildings, and shared new experience from around the world in developing green buildings and energy-efficient buildings.

In addition, Landsea participated in the preparation of the Technical Specification for Unit Cold and Hot Water Systems led by the Shanghai Building Materials Industry Association.

The Technical Specification for Unit Cold and Hot Water Systems applies to cold and hot water systems in small and medium-sized buildings such as apartments, office buildings and hotels. Such systems use modular products and assembly construction, combined cold and hot water sources, and low-temperature (small temperature difference) end equipment indoors. Such systems boast the advantages of simple construction, easy operation, safety and reliability, easy maintenance, comfort and energy-efficiency, and the features of customized design, modular products, assembly construction and standard services.

In 2018, Landsea joined the development of green standards, released 4.0 Housing Products Standards, Green Products Guidelines and Environment Compliance Plans for Supply Chain Enterprises regarding green supply chain to promote the green transformation of the real estate industry and the green development of the country.

## 9.3 推動房地產行業永續發展

### 促進行業交流

朗詩始終致力於推動綠色建築、綠色人居的發展，每年都會以實際行動支援綠色建築在中國的發展和落地。

朗詩積極參與綠色建築行業交流活動。2018年，朗詩參加國內最具規模和影響力的綠色建築與建築節能行業盛會「國際綠色建築與建築節能大會暨新技術與產品博覽會」。會議上，朗詩與行業企業積極交流國內外綠色建築與建築節能的最新科技成果、先進理念、發展趨勢、創新材料、成功案例，研討綠色建築與建築節能技術標準、政策措施、評價體系、檢測標識，分享全球範圍內發展綠色建築與建築節能工作新經驗。

此外，朗詩參與由上海市建築材料行業協會牽頭編制的《單元式冷暖水系統技術規程》的編制工作。

《單元式冷暖水系統技術規程》應用物件為單元式冷暖水系統指應用在住宅、寫字樓、酒店等中小型建築。系統採用模組化產品和裝配化施工，使用複合式冷熱源，以水為輸配接至室內末端採用低焓（小溫差）末端的供冷供暖系統。系統具有施工簡便、操作方便、安全可靠、易於維護、舒適節能的優勢，以及設計定制化、產品模組化、施工裝配化、服務標準化的特點。

2018年，朗詩參與了相關綠色標準的制定工作，發佈4.0人居產品標準、《綠色產品指引》、綠色供應鏈方面的《供應鏈企業環境合規性方案》等，助力房地產行業的綠色轉變與國家的綠色發展。

## Upholding the Sustainable Development Philosophy

The China SIF Summer Summit, co-hosted by Caixin, SynTao Green Finance and BBD, was held in Beijing on June 21, 2018. As a strategic cooperator of the summit, an Environmental, Social and Governance (ESG) philosophy advocate and practitioner, Landsea actively participated in the summit; Chairman Tian Ming was invited to deliver the keynote speech ESG Philosophy Helps Sustainable Development of Enterprises and noted that ESG was our first option to promote the industry's sustainable development. Besides, as Rotating Chairman of the China Urban Realty Association (CURA), Mr. Tian Ming also actively called for CURA members to respond to national policies and took great efforts to promote green environmental protection, green supply chain and green buildings, thereby enhancing enterprises' social responsibilities. Taking the summit as an opportunity, Landsea further reached consensus with its counterparts in promoting the development of the industry's core values and ESG to start a path of sustainable development.

## 9.4 Promoting the Development of Business Ethics

As an alumni company of the CEIBS Alumni Association, Landsea actively fulfills its corporate social responsibilities (CSR) and commit itself to advancing the development of business ethics. In 2017, Mr. Tian Ming, Chairman of the Board of Directors of Landsea, was elected as President of the CEIBS Alumni Association. He has actively engaged in the many aspects of work regarding CSR of CEIBS alumni, and promoted Landsea's continuous contribution in this regard.

In April 2018, the CEIBS New Era and New Responsibilities-themed Forum & the Ceremony for the Release of the CSR Report and the CEIBS Alumni CSR Awards was held in Beijing Kerry Center.

As an alumni company, Landsea actively participated in the interview, preparation and integration of the CSR Report, which analyzed the CSR forms and trends of enterprises in China and overseas during the previous year, highlighted CSR model cases of CEIBS alumni companies, emphasized their leading and model role, promoted alumni to act in line with business ethics and social responsibilities, and called for more alumni companies to integrate social responsibilities into their development strategies.

As a nine-storeyed terrace must be constructed from its very base, promoting the development of business ethics also has a long and arduous way to go. Business changes the world, and responsibility leads the future. As entrepreneurship is becoming a driving force for a country, Landsea will continue to advance ahead in promoting business ethics by working with other Chinese entrepreneurs to cope with challenges.

## 宣導永續發展理念

2018年6月21日，由財新網、商道融綠和BBD聯合主辦的中國責任投資論壇（ChinaSIF）夏季峰會於6月21日在北京舉行。朗詩綠色集團作為本次峰會戰略合作者及責任投資理念擁護者與實踐者積極參會，董事長田明應邀出席並在會上發表《ESG理念助力企業永續發展》主題演講，並表示推動行業永續發展，ESG是我們選擇的首要方向。此外，田明作為中城聯盟輪值主席，也在積極呼籲聯盟的成員企業積極回應國家政策，大力推進綠色環保、綠色供應鏈和綠色建築，加強企業的社會責任推動。以此次論壇為契機，朗詩進一步凝聚房地產行業共識，推進行業核心價值觀建設，推動行業踐行負責任投資，開啟永續發展之路。

## 9.4 推動商業道德的發展

作為中歐校友會的校友企業，朗詩綠色集團積極踐行企業社會責任，並致力於推進商業道德的發展。2017年，朗詩綠色集團董事局主席田明當選為中歐國際工商學院校友總會會長，積極投身中歐校友的社會責任議題的多項工作，同時也積極推動朗詩在企業社會責任各個方面持續貢獻力量。

2018年4月，「新時代新責任」中歐國際工商學院社會責任主題論壇暨《中歐企業社會責任（CSR）報告》發佈與「中歐校友社會責任評選」頒獎活動在北京嘉裡中心隆重舉行。

作為校友企業，朗詩參與到《中歐企業社會責任（CSR）報告》訪談，撰寫及整合工作，這份《中歐企業社會責任（CSR）報告》在全球和中國範圍內對國企一年在企業社會責任的形式與趨勢做出分析的基礎上，重點展示了中歐校友企業在社會責任方面的典範案例，強調他們的引領和示範作用，推動各位校友成為商業文明和社會責任的踐行者，呼籲更多校友企業將社會責任提升到發展戰略的高度。

九層之台，起於累土，商業文明，任重道遠。商業改變世界，責任引領未來，企業家精神正在成為一個國家前行的動力，而朗詩將一如既往地走在前面，做好推動商業道德的支援，與其他中國企業家並肩前行，應對挑戰。







## 10 ESG Management and Performance 企業社會責任管理與績效

### 10.1 ESG Leading Group

As a green company adhering to sustainable development, Landsea always takes “leading a green life” as its mission and integrates CSR philosophy into its strategies and daily operations. It established an ESG Leading Group under the Group Strategy Department, involving various functional departments and business units. The company actively put work duties of the ESG Leading Group into effect by communicating with stakeholders, selecting substantive topics and preparing ESG reports, and kept improving ESG management performance to promote the sustainable development of the company.

### 10.1 ESG領導小組

作為堅持永續發展的綠色企業，朗詩始終以「引領綠色生活」為使命，將社會責任理念融入公司戰略和日常運營中。公司成立了環境、社會及管治（ESG）工作小組，由集團戰略部牽頭，涉及各職能部門與各事業部。公司積極落實ESG小組的工作責任，開展利益相關方溝通、實質性議題甄別、ESG報告編制等相關工作，並不斷提升ESG管理績效，促進公司可持續地發展。



### 10.2 Communication with Stakeholders

Landsea values stakeholder identification and communication. With the help of important functional departments, representatives of frontier employees and external experts, it systematically categorizes the company’s internal and external stakeholders, actively communicates with the stakeholders including employees, customers, shareholders and investors, suppliers, local community, industry associations, and research institutes to learn about their requirements, opinions and suggestions, and actively builds stakeholder communication platforms to learn about and respond to their requirements.

Landsea has established a standard communication mechanism with stakeholders to deeply learn about their opinions and suggestions, adopted a series of measures to include stakeholders’ concerns into the company’s operations and decision-making process, actively responded to the requirements and expectations of stakeholders, and improved the company’s sustainable development capabilities.

### 10.2 利益相關方溝通

公司重視利益相關方的識別與溝通，透過邀請重要職能部門、一線員工代表及外部專家，系統梳理了公司的內外部利益相關方群體，並透過與利益相關方的積極溝通，瞭解公司的員工、客戶、股東與投資人、供應商、當地社區，以及行業聯盟、科研院所等合作夥伴等各利益相關方訴求、意見和建議，積極搭建利益相關方溝通平臺、瞭解並回應各方訴求。

公司與利益相關方建立了常態化的溝通機制，深入瞭解各方意見和建議，透過一系列的應對措施，將利益相關方關注的議題納入公司的運營和決策過程中，積極回應利益相關方的訴求和期望，同時提升公司的永續發展能力。



Main Stakeholders 主要利益相關方	Exchange and Interaction Activities 交流互動活動	Concerns 關注議題	Measures 措施
Customers 關於客戶	Customer satisfaction survey Activities for property owners 客戶滿意度調查 業主活動	Improving comfort Indoor PM2.5 concentrations Improving service quality 提升舒適度 室內PM2.5 服務品質提升	Fresh air ventilators replaced Risk control and management Product quality progress monitoring Visits by mystery customers Annual resident surveys + annual reports 新風機置換 / 風險控制管理 / 產品品質推動 神秘客戶暗訪 / 年度入戶調查+年度報告
Corporate partners 關於合作夥伴	Business cooperation and exchange assembly Regular communication meetings with strategic partners Supplier evaluations 商務合作交流大會 戰略合作夥伴定期交流會 供應商評估	Third-party evaluation of project quality Open and transparent Scientific and highly efficient Fair evaluation 工程品質協力廠商評估 公開透明 科學高效 評估公正	Project management app Development of Landsea's online recruitment platform Built "Landsea Technological Resources Bank" Built a reverse evaluation mechanism for suppliers 工程管理APP / 開發朗詩網招平臺 成立「朗詩專業技術資源庫」 建立供應商反向評估機制
Employees 關於員工	Recruitment system Diversified training Labor safety and protection Psychological health management Rights, welfare and employee care 聘用制度 / 多樣化培訓 勞動安全保障 / 心理健康管理 權益福利及員工關懷	Promoting employment of female labor Employees' work-life balance Promoting harmonious development of employment relationships 推進女性勞動者就業 平衡員工工作與生活 促進雇傭關係和諧發展	Multifaceted development of talent: a dual-conduit development system Conducting various forms of training Organizing different sports events Providing basic welfare and extra benefits 人才多元化發展：雙管道發展體系 開展多種形式的培訓 組織各種體育活動 基本福利保障+額外福利
Shareholders and investors 關於股東與投資者	Shareholders' Assembly Releasing performance reports Releasing mid-year reports and annual reports Launching road shows Announcements 股東大會 / 發行業績公告 發行《中報》及《年報》 進行路演 / 公告	Explaining operational strategies and plans fully and systemically 全面系統闡釋經營 戰略和經營計畫	Communicating with shareholders or investors through newsletters, announcements, or annual reports 透過新聞稿、公告或年報 與股東或投資者溝通
Industry 關於行業	Participating in industry associations Participating in the green supply chain operation of the real estate industry 參與行業協會組織 參與房地產行業綠色 供應鏈行動	Pushing forward health, comfort, energy conservation, and environmental protection within buildings Leading the green development of the industry and promoting win-win cooperation Improving environment management capabilities Promoting the formulation of relevant government policies 推進建築健康、舒適、節能、環保 帶動行業綠色發展、促進合作共贏 提高環境管理能力 推動政府相關政策的制定	Participating in the preparation of standards for healthy buildings and the ensuing evaluation Initiated the establishment of an "open green supply chain website" Joint procurement conference of the CURA Participating in formulating the review standards for green supply chain white list 健康建築標準編制和評價參與 發起建立「綠色供應鏈公開網站」 中城聯盟聯合採購 參與綠色供應鏈白名單評審規則的制定
Local communities 關於當地社區	Promoting green communities Holding events to promote community welfare Supporting education 推進綠色社區 開展社區公益活動 支援教育	Building healthy, convenient, environmentally friendly, safe, and cultural green communities Protecting the health of children 建設健康、便利、環保、安全、人文的綠色社區 保護小童的健康	The "Love Home" app National large-scale community cultural festivals Property-focused journal - Home Green Bud Action Community integration 愛家app / 全國大型社區文化活動節 《HOME》物業雜誌 / 綠色蓓蕾行動 / 社群融合

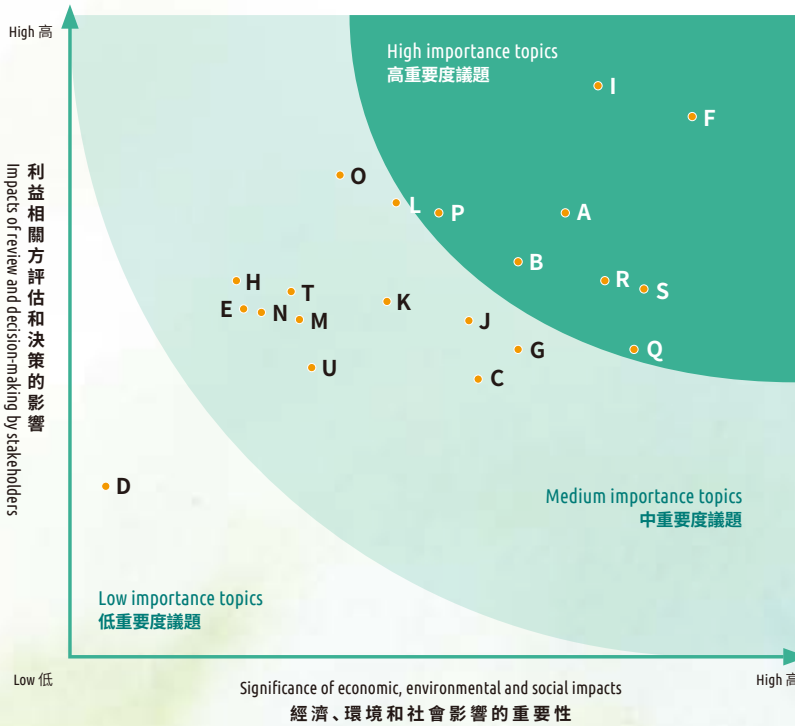
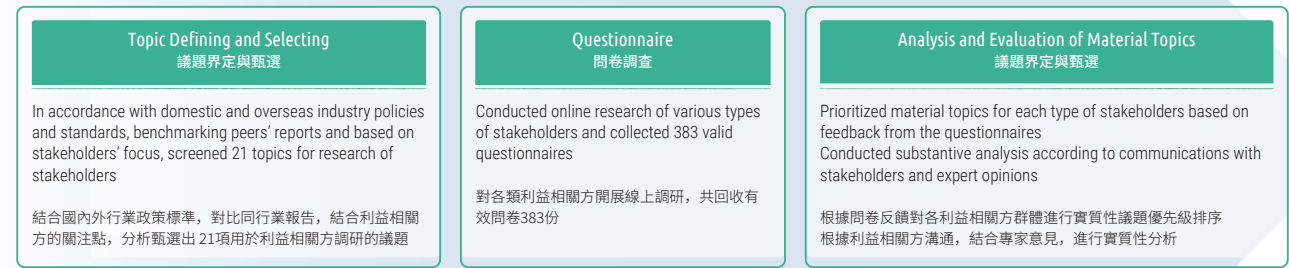
### 10.3 ESG Material Topics

Following a process of topic defining and selecting, questionnaire, and analysis and evaluation of material topics and benchmarking topics of domestic and overseas peers’ CSR reports, Landsea screens CSR material topics based on national policies and industry dynamics as well as its own business and operation features.

In accordance with the EGS Reporting Guide issued by the Stock Exchange of Hong Kong Limited (SEHK) and the Sustainability Reporting Standards issued by the Global Reporting Initiative (GRI), based on its CSR philosophy, strategy and business focus, and benchmarking excellent peer reports home and abroad, Landsea identifies 21 material topics and their boundaries of concern to the company and its stakeholders and discloses them in this report.

#### THE PROCESS FOR SCREENING CSR MATERIAL TOPICS OF LANDSEA

朗詩綠色集團實質性議題甄別流程



Substantive Analysis Matrix of CSR Material Topics of Landsea Green Group  
朗詩綠色集團社會責任議題實質性分析矩陣

### 10.3 社會責任實質性議題管理

公司按照議題界定與篩選、問卷調研、實質性議題分析與評估的程式，在研究國家政策、行業動態的基礎上，結合自身業務和運營特點，對標國內外同行業企業社會責任報告議題，開展實質性議題甄別。

公司依據香港聯合交易所有限公司《環境、社會及管治報告指引》和全球報告倡議組織《永續發展報告標準》，結合朗詩的社會責任理念、戰略和業務重點，對標國內外同行業優秀報告，識別出21項對公司和利益相關方關注的重要環境、社會與管治議題及其邊界，並在本報告中予以披露。



Topic No. 議題編號	Material topic 實質性議題	Landsea internal boundary 公司內部邊界	Landsea external boundary 公司外部邊界		
			Customer 客戶	Supplier 供應商	Community 社區
A	Compliant operations 合規經營	✓	✓		
B	Anti-corruption 反腐敗	✓			
C	Economic performance 經濟績效	✓			
D	Localized procurement 本地化採購	✓		✓	✓
E	Community and welfare input 社區和公益投入	✓			✓
F	Healthy and safe products 健康與安全的產品	✓	✓		
G	Responsible marketing 負責任行銷	✓	✓		
H	Green finance 綠色金融	✓			
I	Green buildings 綠色建築	✓		✓	
J	Customer communication 客戶溝通	✓	✓		
K	Customer information and privacy protection 客戶資訊與隱私保護	✓	✓		
L	Energy utilization 能源利用	✓		✓	
M	Water resources utilization 水資源利用	✓		✓	
N	Emissions management 排放物管理	✓		✓	
O	Climate change mitigation and adaptation 氣候變化減緩與適應	✓		✓	
P	Employment 僱傭	✓			
Q	Employee rights and benefits 員工權益及福利	✓			
R	Occupational health and safety 職業健康與安全	✓		✓	
S	Employee training 員工培訓	✓			
T	Environmental evaluation of suppliers 供應商環境評估	✓		✓	
U	Social evaluation of suppliers 供應商社會評估	✓		✓	

10.4 Three-year Data Performance

Environmental Data<sup>1</sup>

Indicator指標	Unit 單位	2016	2017	2018
Resources utilization 資源使用				
Office power consumption 辦公耗電量	Megawatt hour 兆瓦時	1,056.16	1,113.02	2,782.91
Office water consumption <sup>2</sup> 辦公耗水量 <sup>2</sup>	Cubic meter 立方米	7,439.20	8,639.81	24,006.34
Natural gas consumption 天然氣消耗量	Cubic meter 立方米	/	/	34,161.00
Consumption of printing paper 文印紙使用量	Ton 噸	11.16	11.71	13.264
Consumption of other paper products <sup>3</sup> 其他紙制用品使用量 <sup>3</sup>	Ton 噸	1.72	2.46	4.76
Petrol consumption of self-owned cars 自有車輛汽油用量	Litre 升	87,928.18	106,144.00	103,364.00
Diesel consumption of self-owned cars 自有車輛柴油用量	Litre 升	9,209.29	9,882.04	7,004.00
Power consumption per unit area 單位面積耗電量	Megawatt/square meter 千瓦時/平方米	120	110	89.27
Water consumption per unit area 單位面積耗水量	Cubic meter/square meter 立方米/平方米	0.87	0.84	0.77
Natural gas consumption per unit area 單位面積天然氣消耗量	Cubic meter/square meter 立方米/平方米	/	/	1.10
Recycled water resources/water consumption 水資源循環利用量占耗水量的比	%	/	/	1.29
Emissions 排放物				
Total greenhouse gas emissions <sup>4</sup> 溫室氣體排放總量 <sup>4</sup>	Tonnes of CO <sub>2</sub> equivalent 噸二氧化碳當量	1,037.45	1,119.92	2,275.19
Greenhouse gas emissions of Scope I <sup>5</sup> 範圍一溫室氣體排放量 <sup>5</sup>	Tonnes of CO <sub>2</sub> equivalent 噸二氧化碳當量	231.58	270.56	380.68
Greenhouse gas emissions of Scope II <sup>6</sup> 範圍二溫室氣體排放量 <sup>6</sup>	Tonnes of CO <sub>2</sub> equivalent 噸二氧化碳當量	805.87	849.36	1,894.51
Carbon emissions per unit area 單位面積溫室氣體排放量	Tonnes of CO <sub>2</sub> equivalent 噸二氧化碳當量	0.12	0.11	0.073
Total hazardous wastes generated from office <sup>7</sup> 辦公產生有害廢棄物總量 <sup>7</sup>	Ton 噸	1.28	0.88	0.67
Total harmless wastes generated from office 辦公產生無害廢棄物總量	Ton 噸	20.68	18.83	38.46
Amount of recycled and reused harmless wastes 無害廢棄物回收及再利用的量	Ton 噸	1.32	0.91	9.51
Abandoned harmless wastes 無害廢棄物棄置量	Ton 噸	19.36	17.92	28.95
Amount of generated harmful wastes per unit area 單位面積有害廢棄物產生量	Kilogram/ square meter 千克/平方米	/	/	0.02
Amount of generated harmless wastes per unit area 單位面積無害廢棄物產生量	Kilogram/ square meter 千克/平方米	/	/	1.23

Notes:

[1]: The year 2018 collected data from various divisions, including Landsea headquarter, the China Real Estate Division, the Green Finance Division, the Long-term Rental Apartment Division, the Pension Division and marketing companies. Environmental data do not include the parts generated from the project. Part of the data has not been collected by the US Real Estate Division and thus has not been included. We will continue to update the statistics and data disclosure of the US Real Estate Division. The year 2016 column includes environmental data from Landsea headquarter and branches in Hong Kong, Nanjing, Shanghai, Hangzhou, Wuhan, Chengdu and Beijing. The year 2017 column includes additional data from Landsea's Xi'an branch; the hazardous and harmless waste data include those from the headquarters and branches in Nanjing, Shanghai, Hangzhou, Chengdu and Beijing.

[2]: Water for office usage is resourced from municipal water and waste water is channelled to urban sewage treatment plants.

[3]: Other paper products include business cards, notebooks, paper cups, paper bags, posters and brochures for use within the office environment.

[4]: Greenhouse gas emissions include greenhouse gas emissions of Scope I and II. The calculation of greenhouse gas emissions in China shall comply with Reporting Guidelines of Environmental Key Performance Indicators released by SEHK.

[5]: Greenhouse gas emissions of Scope I are generated from consumption of natural gas, petrol of self-owned cars and diesel. Among them, the calculation of greenhouse gas emissions generated from natural gas is based on the recommendation index of carbon footprint while the calculation of those generated from petrol and diesel is based on the recommendation index in the Reporting Guidelines of Environmental Key Performance Indicators released by SEHK.

[6]: Greenhouse gas emissions of Scope II are generated from electricity bought from external channels, and the calculation of greenhouse gas emissions generated from it shall be subject to the average CO2 emission factor of China's regional power grid in 2012 and the average value in each region is taken as a coefficient.

[7]: Hazardous wastes include waste computers and ink boxes and used batteries. Waste computers are classified as electronic wastes for recycling; waste ink boxes are recycled by leasing companies; waste batteries are recycled by property management companies after classification. Harmless wastes mainly refer to waste paper, some of which are recycled and others are treated by property management companies.

注:

[1]: 2018年中國地區環境數據收集以各事業部為劃分，涵蓋集團總部、中國地產事業部、綠色金融事業部、長租公寓事業部、養老事業部、行銷公司，不包括項目上所產生的部分。美國地產事業部部分數據尚未開展收集，因此未納入統計中，我們將進一步完善美國地產事業部數據收集統計體系與披露情況。2016年環境數據包括公司總部、香港、南京、上海、杭州、武漢、成都、北京區域公司；2017年新增西安區域公司數據，其中有害廢棄物及無害廢棄物數據包括公司總部、南京、上海、杭州、成都、北京區域公司。

[2]: 公司辦公用水來源主要為市政用水，廢水納管後排放至城鎮污水處理廠處理。

[3]: 其他紙質用品包括辦公過程中產生的名片、筆記本、紙杯、紙袋、海報及宣傳手冊等。

[4]: 溫室氣體排放量包括範圍一和範圍二的溫室氣體排放。溫室氣體計算標準參照聯交所《環境關鍵指標彙報指引》。

[5]: 範圍一的溫室氣體排放來自公司天然氣、自有車輛汽油、柴油消耗。其中，天然氣排放的溫室氣體計算採用碳足跡推斷係數，汽油和柴油產生的溫室氣體計算採用聯交所《環境關鍵指標彙報指引》推斷係數。

[6]: 範圍二的溫室氣體排放來自公司外購電力產生的溫室氣體排放。電力產生的溫室氣體計算採用2012年中國區域電網平均CO2排放因數，取各地區平均值為係數。

[7]: 有害廢棄物包括廢電腦、廢墨水匣和廢棄電池。廢電腦作為電子產品回收處理，廢墨水匣由租賃公司回收處理，廢棄電池由物業公司分類回收後處理。無害廢棄物主要是廢紙，部分廢棄物被回收，其他由物業處理。



Social Data

EMPLOYMENT

Index 指標	Unit 單位	2016	2017	2018
Employment 資源使用				
Total employees <sup>1</sup> 員工總數 <sup>1</sup>	Person 人	1,612	2,402	2,904
Male employees 男性員工	Person 人	1,031	1,395	1,432
Female employees 女性員工	Person 人	581	1,007	1,472
Labor contract employees 勞動合同制員工	Person 人	1,612	2,400	2,867
Labor dispatch employees 勞務派遣制員工	Person 人	0	0	2
Other employments 其他僱傭類型	Person 人	0	2	35
Employees under 30 years old 30歲以下的員工	Person 人	644	901	1,474
Employees between 30 and 50 30歲至50歲的員工	Person 人	919	1,479	1,342
Employees over 50 years old 50歲以上的員工	Person 人	49	22	88
Employees in mainland China 在中國大陸工作的員工	Person 人	1,531	2,290	2,756
Employees in Hong Kong, Macao, Taiwan and overseas 在港澳臺及海外工作的員工	Person 人	81	112	148
Employee turnover rate 員工流失率	%	12	15	32
Male employee turnover rate 男性員工流失率	%	14	16	34
Female employee turnover rate 女性員工流失率	%	10	14	30
Turnover rate of employees under 30 years old 30歲以下員工流失率	%	8	15	35
Turnover rate of employees between 30 and 50 30至50歲員工流失率	%	18	20	28
Turnover rate of employees over 50 years old 50歲以上員工流失率	%	6	10	24
Turnover rate of employees in mainland China 在中國大陸工作的員工流失率	%	13	18	33
Turnover rate of employees in Hong Kong, Macao, Taiwan and overseas 在港澳臺及海外工作的員工流失率	%	7	6	8

Health and Safety 健康與安全				
Number of employee deaths due to work-related causes 因工作關係而死亡的員工人數	Person 人	0	0	0
Number of occupational injuries <sup>2</sup> 工傷發生次數 <sup>2</sup>	Times 次	1	0	2
Number of working days lost due to occupational injury 因工傷損失的工作日數	Days 日	0	0	60

社會數據

員工雇傭

EMPLOYMENT

Index 指標	Unit 單位	2016	2017	2018
Employee Training 員工培訓				
Employee training coverage 員工培訓覆蓋率	%	100	100	100
The percentage of female employees in training 培訓覆蓋的女性員工的比例	%	100	100	100
The percentage of male employees in training 培訓覆蓋的男性員工的比例	%	100	100	100
The percentage of senior management staff in training 培訓覆蓋的高級管理層員工的比例	%	100	100	100
The percentage of middle management staff in training 培訓覆蓋的中級管理層員工的比例	%	100	100	100
The percentage of junior staff in training 培訓覆蓋的基層員工的比例	%	100	100	100
Average hours of training for employees 員工接受培訓平均小時數	Hours 小時	35	38	36
Average hours of training for female employees 女員工接受培訓平均小時數	Hours 小時	38	44	41
Average hours of training for male employees 男員工接受培訓平均小時數	Hours 小時	32	32	31
Average hours of training for senior management 高級管理層接受培訓平均小時數	Hours 小時	35	38	19
Average hours of training for middle management 中級管理層接受培訓平均小時數	Hours 小時	42	46	27
Average hours of training for junior staff 基層員工接受培訓平均小時數	Hours 小時	28	30	40

Note:  
[1] The year 2018 column only includes data from Landsea headquarter, the China Real Estate Division, the Long-term Rental Apartment Division, the Pension Division, the Green Finance Division, marketing companies and the US Real Estate Division.  
[2] In 2017, new businesses like the long-term rental apartment and pension services developed rapidly and the overall number of employees in 2017 increased significantly.

注:  
[1] 2018年，員工數據涵蓋朗詩集團總部、中國地產事業部、長租公寓事業部、養老服務事業部、綠色金融事業部、行銷公司和美國地產事業部。  
[2] 2017年，新業務長租公寓和養老服務迅速發展，因此2017年員工總數大幅增長。

PRODUCT LIABILITY

Index 指標	Unit 單位	2016	2017	2018
Number of complaints received about products and services 接獲關於產品及服務的投訴數目	/	1,113	747	2022
Complaint handling rate 投訴處理率	%	100	100	100

Ps:  
[1] The year 2018 column only includes data from marketing companies.

注:  
[1] 2018年數據僅包含行銷公司。

OPERATING PRACTICE

Index 指標	Unit 單位	2016	2017	2018
Anti-corruption 反貪污				
Number of corruption lawsuits filed against the company or its employees and concluded during the reporting period 報告期內對公司或其員工提出並已審結的貪污訴訟案件數	/	—	1	3
Employee Training 員工培訓				
Total number of suppliers 供應商總數	/	282	327	571
Number of suppliers in the mainland 其中，大陸地區的供應商數	/	282	327	570
Number of suppliers in Hong Kong, Macao, Taiwan and overseas 海外及港澳臺地區的供應商數	/	0	0	1
Number of suppliers accepting environmental compliance searches and making commitments to environmental impact improvement 接受環境合規檢索，並對環境影響作出改進承諾的供應商數目	/	9	5	302

Ps:  
[1] The year 2018 column excludes data from marketing companies and the US Real Estate Division.

注:  
[1] 2018年数据不包含营销公司和美国地产事业部。



COMMUNITY

社區

Index 指標	Unit 單位	2016	2017	2018
Total amount of community investment 社區投資總金額	Thousand yuan 千元	400	500	x
Volunteering hours 志願者活動小時數	Hours 小時	100	200	x
Person-times of employees engaging in volunteer activities 志願者活動員工參與人次	Person-times 人次	160	220	x

Notes:  
[1]. The year 2018 column only includes data from Landsea headquarter, the China Real Estate Division, the Long-term Rental Apartment Division, the Pension Division, the Green Finance Division, marketing companies and the US Real Estate Division. The amount of investment in communities of the US Real Estate Division shall be converted at the exchange rate of 6.90.

注:  
[1]. 2018年資料包括集團總部、中國地產事業部、長租公寓事業部、養老服務事業部、綠色金融事業部、行銷公司和美國地產事業部。美國地產事業部社區投資金額取匯率6.90折算。

COMPLIANCE OPERATION

Landsea fulfills its social responsibilities based on compliance operation.

Landsea operates in compliance with the law in terms of environment, employment, salary, benefits, anti-discrimination, equal opportunities, working hours, holidays, dismissal, occupational health and safety, product and service information and commercial signs, and marketing. Landsea does not have major suppliers with major violations of laws and regulations on major business ethics, environmental protection, human rights and labor practices.

The company shall abide by the following laws and regulations:

Field 領域	The name of laws and regulations that the company shall abide by 公司需遵守的主要法律法規名稱
Environmental protection 環境保護	The Environmental Protection Law of the People's Republic of China, The Atmospheric Pollution Prevention and Control Law of the People's Republic of China, Law of the People's Republic of China on Prevention and Control of Solid Waste Pollution, Law of the People's Republic of China on Prevention and Control of Water Pollution, and Circular Economy Promotion Law of the People's Republic of China.  《中華人民共和國環境保護法》、《中華人民共和國大氣污染防治法》、《中華人民共和國固體廢棄物污染防治法》、《中華人民共和國水污染防治法》、《中華人民共和國循環經濟促進法》等
Employment and labor 僱傭與勞工	The Labor Law of the People's Republic of China, The Labor Contract Law of the People's Republic of China, The Law of the People's Republic of China on the Protection of Minors, The Social Insurance Law of the People's Republic of China, and The Employment Promotion Law of the People's Republic of China.  《中華人民共和國勞動法》、《中華人民共和國勞動合同法》、《中華人民共和國未成年人保護法》、《中華人民共和國社會保險法》、《中華人民共和國就業促進法》等
Occupational health and safety 職業健康與安全	The Labor Law of the People's Republic of China, The Labor Contract Law of the People's Republic of China, and Law of the People's Republic of China on Prevention and Control of Occupational Diseases.  《中華人民共和國勞動法》、《中華人民共和國勞動合同法》、《中華人民共和國職業病防治法》等
Product liability 產品責任	Urban Real Estate Management Law of the People's Republic of China, The Construction Law of the People's Republic of China, Advertising Law of the People's Republic of China, Anti-Unfair Competition Law of the People's Republic of China, General Principles of Civil Law of the People's Republic of China, Trademark Law of the People's Republic of China, and The Copyright Law of the People's Republic of China.  《中華人民共和國城市房地產管理法》、《中華人民共和國建築法》、《中華人民共和國廣告法》、《中華人民共和國反不正當競爭法》、《中華人民共和國民法總則》、《中華人民共和國商標法》、《中華人民共和國著作權法》等
Anti-corruption 反貪污	Criminal Law of the People's Republic of China  《中華人民共和國刑法》等

合規經營

朗詩以合規經營為履行社會責任的基礎。公司在環境，員工僱傭、薪酬、福利、反歧視、平等機會、工作時數、假期、解聘，職業健康及安全、產品和服務資訊與商業標識、市場行銷等方面依法合規經營。公司未獲悉主要供應商在商業道德、環境保護、人權及勞工措施上出現重大違法違規經營事件。

公司遵守的主要的法律法規見下表：

# 11 Index Table

## 索引表

### 11.1 Index Table of the Environmental, Social and Governance Reporting Guide of the Stock Exchange of Hong Kong Ltd. (SEHK) 聯交所《環境、社會及管治報告指引》索引表

Level, general disclosure and key performance indicators 層面、一般披露及關鍵效能指標	Disclosure section 披露章節	Page 頁碼
Level A1. Emissions 層面A1.排放物		
General disclosure A1 一般披露A1	Green operation 綠色經營	P40
	Environmental data 環境數據	P77
	Social data 社會數據	P78
KPI A1.1	Environmental data 環境數據	P77
KPI A1.2	Environmental data 環境數據	P77
KPI A1.3	Environmental data 環境數據	P77
KPI A1.4	Environmental data 環境數據	P77
KPI A1.5	Green operation 綠色經營	P40
KPI A1.6	Green operation 綠色經營	P40
Level A2. Resource utilization 層面A2.資源使用		
General disclosure A2 一般披露A2	Green operation 綠色經營	P40
	Environmental data 環境數據	P77
	Environmental data 環境數據	P77
KPI A2.1	Environmental data 環境數據	P77
KPI A2.2	Environmental data 環境數據	P77
KPI A2.3	Green operation 綠色經營	P40
KPI A2.4	Environmental data 環境數據	P77
KPI A2.5	Not applicable 不適用	
Level A3. Environment and natural resources 層面A3.環境及天然資源		
General disclosure A3 一般披露A3	Green operation 綠色經營	P40
	Green operation 綠色經營	P40
KPI A3.1	Green operation 綠色經營	P40
Level B1. Employment 層面B1. 僱傭		
General disclosure B1 一般披露B1	Sharing development with employees 與員工共享發展	P62
	Social data 社會數據	P78
	Social data 社會數據	P78
KPI B1.1	Social data 社會數據	P78
KPI B1.2	Social data 社會數據	P78
Level B2. Health and safety 層面B2.健康與安全		
General disclosure B2 一般顯示B1	Sharing development with employees 與員工共享發展	P62
	Social data 社會數據	P78
	Social data 社會數據	P78
KPI B2.1	Social data 社會數據	P78
KPI B2.2	Social data 社會數據	P78
KPI B2.3	Sharing development with employees 與員工共享發展	P62
Level B3. Development and training 層面B3.發展及培訓		
General disclosure B3 一般披露B3	Sharing development with employees 與員工共享發展	P62
	Social data 社會數據	P78
	Social data 社會數據	P78
	Social data 社會數據	P78

Level, general disclosure and key performance indicators 層面、一般披露及關鍵效能指標	Disclosure section 披露章節	Page 頁碼
Level B4. Labor rules 層面B4.勞工準則		
General disclosure B4 一般披露B4	Sharing development with employees 與員工共享發展	P62
	Social data 社會數據	P78
KPI B4.1	Social data 社會數據	P62
KPI B4.2	Social data 社會數據	P62
Level B5. Supply chain management 層面B5.供應鏈管理		
General disclosure B5 一般顯示B5	Creating a responsible supply chain 專題3:持續推動打造房地產業綠色供應鏈	P36
	Social data 社會數據	P78
KPI B5.1	Social data 社會數據	P78
KPI B5.2	Social data 社會數據	P78
Level B6. Product liability 層面B6.產品責任		
General disclosure B6 一般顯示B6	High standard quality management 高標準的品質管理	P53
	Social data 社會數據	P78
KPI B6.1	Social data 社會數據	P78
KPI B6.2	Social data 社會數據	P78
KPI B6.3	Green building planning and design 高標準的品質管理	P40
	Social data 社會數據	P78
KPI B6.4	Green building planning and design 高標準的品質管理	P53
	Social data 社會數據	P78
KPI B6.5	Social data 社會數據	P78
Level B7. Anti-corruption 層面B7.反貪污		
General disclosure B7 一般披露B7	Implementing compliance operation 貫徹合規經營	P56
	Implementing compliance operation 貫徹合規經營	P56
	Social data 社會數據	P78
KPI B7.1	Implementing compliance operation 貫徹合規經營	P56
KPI B7.2	Implementing compliance operation 貫徹合規經營	P56
Level B8. Community investment 層面B8.社區投資		
General disclosure B8 一般披露B8	Continuously promoting public welfare 持續推進公益事業	P68
	Promoting the sustainable development of the real estate industry 推動房地產行業永續發展	P70
	Promoting the development of business ethics 推動商業道德的發展	P71
	Continuously promoting public welfare 持續推進公益事業	P68
KPI B8.1	Continuously promoting public welfare 持續推進公益事業	P68
KPI B8.2	Continuously promoting public welfare 持續推進公益事業	P68



11.2 GRI Standards Index Table

《永續發展報告標準》索引表

No. 編號	Report chapter 報告章節	Page 頁碼
Basis 基礎		
101-1	About the report 關於本報告	P84
Organization Profile 組織概況		
102-1	About Landsea Green Group 關於朗詩綠色集團	P06
102-2	Embarking on a green journey 開啟綠色生活之旅	P17
102-3	About Landsea Green Group 關於朗詩綠色集團	P06
102-4	About Landsea Green Group 關於朗詩綠色集團	P06
102-5	About Landsea Green Group 關於朗詩綠色集團	P06
102-6	About Landsea Green Group 關於朗詩綠色集團	P06
102-7	About Landsea Green Group 關於朗詩綠色集團	P06
102-8	Social data 社會數據	P78
102-9	Green operation 綠色經營	P40
	Creating a responsible supply chain 專題3:持續推動打造房地產產業綠色供應鏈	P36
102-10	About Landsea Green Group 關於朗詩綠色集團	P06
102-11	Creating a responsible supply chain 專題3:持續推動打造房地產產業綠色供應鏈	P36
102-12	Green operation 綠色經營	P40
	About the report 關於本報告	P84
	Promoting the sustainable development of the real estate industry 推動房地產行業永續發展	P70
Strategy 戰略		
102-14	Address by the president 董事長致辭	P02
102-15	Address by the president 董事長致辭	P02
Ethics and Integrity 道德和誠信		
102-16	About Landsea Green Group 關於朗詩綠色集團	P06
	Special Report: adhering to five core values and driving sustainable development 專題:秉承五項核心價值,驅動永續發展	P11
Governance 管治		
102-18	Corporate structure 公司組織架構	P07
List of Stakeholder Groups in the Organization 利益相關方參與		
102-40	Communicating with relevant stakeholders 利益相關方溝通	P73
102-41	Social data 社會數據	P78
102-42	Communicating with relevant stakeholders 利益相關方溝通	P73
102-43	Communicating with relevant stakeholders 利益相關方溝通	P73
102-44	Communicating with relevant stakeholders 利益相關方溝通	P73

No. 編號	Report chapter 報告章節	Page 頁碼
Report Overview 報告概況		
102-45	About the report 關於本報告	P84
102-46	Social responsibility substantive issue management 社會責任實質性議題管理	P75
102-47	Social responsibility substantive issue management 社會責任實質性議題管理	P75
102-48	Not applicable 不適用	
102-49	Social responsibility substantive issue management 社會責任實質性議題管理	P75
102-50	About the report 關於本報告	P84
102-51	About the report 關於本報告	P84
102-52	About the report 關於本報告	P84
102-53	About the report 關於本報告	P84
102-54	About the report 關於本報告	P84
102-55	Index Table for GRI Sustainability Reporting Standards (GRI Standards) 《永續發展報告標準》(GRI標準) 索引表	P82
102-56	Reporting authentication opinion statement 報告審驗意見聲明書	P85
Economy 經濟		
103-1	Social responsibility substantive issue management 社會責任實質性議題管理	P75
103-2	Sales and margin condition of various businesses 各項業務銷售額及利潤情況	P07
	Green operation 綠色經營	P40
103-3	Sales and margin condition of various businesses 各項業務銷售額及利潤情況	P07
	Green operation 綠色經營	P40
Economic Performance 經濟績效		
201-1	Sales and margin condition of various businesses 各項業務銷售額及利潤情況	P07
Indirect Economic Impact 間接經濟影響		
203-1	Green operation 綠色經營	P40
	Creating a responsible supply chain 專題3:持續推動打造房地產產業綠色供應鏈	P36
203-2	Green operation 綠色經營	P40
Anti-corruption 反腐敗		
205-3	Anti-corruption 反貪污	P58
Environment 環境		
103-1	Social responsibility substantive issue management 社會責任實質性議題管理	P75
103-2	Green operation 綠色經營	P40
103-3	Green operation 綠色經營	P40

No. 編號	Report chapter 報告章節	Page 頁碼
Energy 能源		
302-1	Environmental data 環境數據	P77
302-3	Environmental data 環境數據	P77
302-5	Green operation 綠色經營	P40
Emission 排放		
302-1	Environmental data 環境數據	P77
302-3	Environmental data 環境數據	P77
302-5	Environmental data 環境數據	P77
Environment Compliance 環境合規		
307-1	Environmental data 環境數據	P77
Supply Chain Environmental Assessment 供應鏈環境評估		
308-2	Social data 社會數據	P78
Society 社會		
103-1	Social responsibility substantive issue management 社會責任實質性議題管理	P75
103-2	Green operation 綠色經營	P40
	Creating a responsible supply chain 專題3:持續推動打造房地產產業綠色供應鏈	P36
	Implementing compliance operation 貫徹合規經營	P56
	Shared development with employees 與員工共享發展	P62
103-3	Green operation 綠色經營	P40
	Creating a responsible supply chain 專題3:持續推動打造房地產產業綠色供應鏈	P36
	Implementing compliance operation 貫徹合規經營	P56
	Shared development with employees 與員工共享發展	P62
Employment 雇傭		
401-1	Social data 社會數據	P78
401-2	Sharing development with employees 與員工共享發展	P62
Occupational Health and Safety 職業健康與安全		
403-1		
403-2	Social data 社會數據	P78
Training and Education 培訓與教育		
404-1	Social data 社會數據	P78
404-2	Sharing development with employees 與員工共享發展	P62

No. 編號	Report chapter 報告章節	Page 頁碼
Diversity and Equal Opportunity 多樣化與機會平等		
405-1	Social data 社會數據	P78
Anti-discrimination 反歧視		
406-1	Social data 社會數據	P78
Child Labour 童工		
408-1	Sharing development with employees 與員工共享發展	P62
Forced and Compulsive Labour 強迫與強制勞動		
409-1	Social data 社會數據	P78
Evaluation of Suppliers 供應商評估		
414-2	Green operation 綠色經營	P40
	Creating a responsible supply chain 專題3:持續推動打造房地產產業綠色供應鏈	P36
Product and Service Labeling 產品及服務標識		
417-1	High standard quality management 高標準的品質管理	P53
417-2	Social data 社會數據	P78
417-3	Social data 社會數據	P78
Customer privacy 產品及服務標識		
418-1	Implementing compliance operation 貫徹合規經營	P56



## 12 About the report

### 關於本報告

The report is a social responsibility report published by Landsea Green Group Limited (Landsea Green Group, stock code: HK106). Landsea Green Group has published its sustainability report in its annual report for four consecutive years and corporate social responsibility report for three consecutive years.

#### Report basis

The report is written based on the Environmental, Social and Governance Reporting Guidelines, Appendix 27 to the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Ltd., and in reference to the Global Reporting Initiative (GRI)'s GRI Standards.

#### Report time range

From January 1, 2018 to December 31, 2018

#### Report organization size

Landsea Green Group and its subsidiaries within the scope of consolidated financial statements

#### Report release cycle

The report is an annual report. The previous report was published in June 2018.

#### Access

The report is available at: <http://www.landsea.hk/c/csr.php>

#### Feedback

If you have any opinions and suggestions on the report, please email to: [csr.report@landsea.cn](mailto:csr.report@landsea.cn)

本報告是由朗詩綠色集團有限公司（朗詩綠色集團，股票代碼：HK106）發表的社會責任報告。朗詩綠色集團已連續四年在年報中披露永續發展報告，並且已經連續三年單獨發表企業社會責任報告。

#### 報告依據

本報告依據香港聯合交易所有限公司證券上市規則附錄二十七之《環境、社會及管治報告指引》，並參考了全球報告倡議組織（GRI）《永續發展報告標準》（GRIStandards）進行撰寫。

#### 報告時間範圍

2018年1月1日至2018年12月31日。

#### 報告組織範圍

朗詩綠色集團及其財務報告合併報表範圍內附屬公司。

#### 報告發布週期

本報告為年度報告，上一份報告發布日期為2018年6月。

#### 報告依據

本報告可于以下網址流覽：  
<http://www.landsea.hk/c/csr.php>

#### 意見回饋

如對報告有任何意見建議，可發送郵件至：  
[csr.report@landsea.cn](mailto:csr.report@landsea.cn)

## 13 Report verification statement

### 報告審驗意見聲明書



### 验证声明

**SGS 通标标准技术服务股份有限公司上海分公司可持续发展活动报告 - 朗诗绿色集团有限公司提交的朗诗绿色集团 2018 年企业社会责任报告**

**查证/验证的性质和范围**  
SGS通标标准技术服务股份有限公司上海分公司（以下简称：SGS）受朗诗绿色集团有限公司（以下简称：朗诗）的委托，对2018年度企业社会责任报告进行独立验证。根据SGS可持续发展报告验证方法，我们在位于中国上海市临虹路280弄IBP国际商务花苑东区5号楼的朗诗办公室进行管理方法和资料审查。验证范围包括本报告中涉及香港联交所上市业务模块所含文本及附表表格中的数据，其他披露的数据及信息不在审查范围之内。

朗诗绿色集团有限公司的2018年度企业社会责任报告中的信息及报告由其董事局及相关职能部门负责。通标标准技术服务股份有限公司上海分公司并未参与2018年度企业社会责任报告任何材料的准备。

我们的责任旨在告知所有朗诗绿色集团有限公司的利益相关方，在以下规定的认证范围内表达对文本、数据、图表和声明的意见。

SGS已根据国际公认标准和指南，包括香港联合交易所有限公司证券上市规则附录二十七之《环境、社会及管治报告指引》中关于信息披露的汇报原则以及AA1000系列标准中的验证等级，为可持续发展报告验证开发了一套规章。

本报告以中级审查进行验证，所用规章用于：

- 评估内容真实性；
- 根据《环境、社会及管治报告指引》评估报告符合性。

验证包括验证前调研、采访位于中国上海市临虹路280弄IBP国际商务花苑东区5号楼相关员工；必要时与外部机构和/或利益相关方进行文档和记录审查和确认。

独立审计的财务账户中的财务数据，并未作为本验证流程的组成部分与来源数据进行核对。

**独立性与能力声明**  
SGS是全球领先的检验、鉴定、测试和认证机构，是公认的质量和诚信的基准。分布在世界各地的分支机构和实验室，构成了SGS全球性的服务网络。通标标准技术服务股份有限公司上海分公司申明与朗诗绿色集团有限公司为完全独立之组织，对该机构、其附属机构和利益相关方不存在偏见和利益冲突。

验证团队是由具备与此项任务有关的知识、经验和资质的人员组成的，包括社会责任报告主任审核员，CCAA注册ISO 14001审核员、CCAA注册ISO 45001 审核员。

**验证意见**  
基于上述方法论和所进行的验证，2018年度企业社会责任报告编制过程中数据收集渠道和处理方法是可靠的，能确保朗诗绿色集团有限公司公正和中肯地描述其2018年度的可持续发展活动，使我们感到满意。

GP5009 Issue 2



SGS验证团队认为，朗诗已在报告中反映了2018年度企业社会责任报告所引用的依据，该报告可由报告机构的利益相关方所使用。

#### 结论、发现和建议

SGS认为，2018年度企业社会责任报告符合香港联合交易所有限公司证券上市规则附录二十七之《环境、社会及管治报告指引》中的汇报原则和绩效披露要求。

#### 汇报原则

##### 实质性

朗诗绿色集团通过第三方调研和内部策划，进行了利益相关方关注议题的调研和分析，对相关方关注的环境、社会及管治的实质性事宜，进行了汇报。SGS建议针对企业管治部分，朗诗绿色集团可以策划和实施更多的管治方法，并予以报告。

##### 量化

朗诗绿色集团针对关键绩效进行了统计和分析，策划了相应的管理方法并设置了内部管控目标，部分指标参考了相应的准则和国际通行规则，并在报告中披露了影响和目的。报告中对不同年度数据进行比较，可以更好的帮助利益相关方对其管理系统的效益进行评估和决策。

##### 平衡

朗诗绿色集团在报告中展示了汇报的平衡性原则，将环境、社会及管治议题进行了如实汇报。

##### 一致性

朗诗绿色集团策划了一致的内容披露统计方法，并在报告中进行了适当的备注和解释，让利益相关方可以清晰的进行比较。

##### 审慎局限性

受限于审慎授权，我们对位于中国上海市临虹路280弄IBP国际商务花苑东区5号楼以外的各地项目实际并未进行现场查验和数据溯源，对报告中披露的项目实际情况无法做出进一步的验证意见。

#### 签字：



代表通标标准技术服务股份有限公司上海分公司

曹伟明

高级总监，中国及香港

认证及企业优化部

2019年7月4日

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## SGS-CSTC STANDARDS TECHNICAL SERVICES CO., LTD. SHANGHAI BRANCH'S REPORT ON SUSTAINABILITY ACTIVITIES IN THE LANDSEA GREEN GROUP CO., LTD.'S CORPORATE SOCIAL RESPONSIBILITY REPORT FOR 2018

#### NATURE AND SCOPE OF THE ASSURANCE/VERIFICATION

SGS-CSTC STANDARDS TECHNICAL SERVICES CO., LTD. SHANGHAI BRANCH (hereafter as "SGS") was commissioned by Landsea Green Group Co., Ltd. (hereafter as "Landsea") to conduct an independent assurance of the 2018 Corporate Social Responsibility Report. Based on the SGS Sustainability Report Assurance methodology, SGS perform the assurance to the management methodology and data related to HKEX requirement contained within this report which located at Building 5#, East Area of IBP International Business Huayuan, Linhong Road, Shanghai City, P. R. China; Data and information of other sites were not assured in this assurance scope.

The information in the 2018 Corporate Social Responsibility Report of Landsea and its presentation are the responsibility of the board and related functions, SGS has not been involved in the preparation of any of the material included in the 2018 Corporate Social Responsibility Report.

Our responsibility is to express an opinion on the text, data, graphs and statements within the scope of verification with the intention to inform all Landsea Green Group Co., Ltd.'s stakeholders.

The SGS protocols are based upon internationally recognized guidance, including the reporting principles contained within the HKEX listing rules appendix 27 *Environmental, Social and Governance Reporting Guide* and the guidance on levels of assurance contained within the AA1000 series of standards and guidance for Assurance Providers.

This report has been assured at a moderate level of scrutiny using our protocols for:

- evaluation of content veracity;
- evaluation of the report conformity against the HKEX listing rules appendix 27 *Environmental, Social and Governance Reporting Guide*.

The assurance comprised a combination of pre-assurance research, interviews with relevant employees based on Building 5#, East Area of IBP International Business Huayuan, Linhong Road, Shanghai City, P. R. China, documentation and record review and assurance with external bodies and/or stakeholders where relevant.

Financial data drawn directly from independently audited financial accounts has not been checked back to source as part of this assurance process.

#### STATEMENT OF INDEPENDENCE AND COMPETENCE

SGS is the world's leading inspection, verification, testing and certification company. We are recognized as the global benchmark for quality and integrity with a network around the world. SGS affirm our independence from Landsea Green Group Co., Ltd. being free from bias and conflicts of interest with the organisation, its subsidiaries and stakeholders.



The assurance team was assembled based on their knowledge, experience and qualifications for this assignment, and comprised auditors registered with CSR Lead Assuror, CCAA Registered ISO 14001 Auditor and ISO 45001 Auditor.

#### VERIFICATION/ ASSURANCE OPINION

On the basis of the methodology described and the verification work performed, we are satisfied that the information and data contained within the Report verified is reliable and provides a fair and balanced representation of LANDSEA sustainability activities in 2018.

We believe that the LANDSEA has chosen an appropriate reporting option, and information contained within the Report can be used by its Stakeholders.

#### CONCLUSIONS, FINDINGS AND RECOMMENDATIONS

In our opinion, the 2018 Corporate Social Responsibility Report is presented in accordance with the reporting rules and the KPIs disclosures of the HKEX listing rules appendix 27 *Environmental, Social and Governance Reporting Guide*.

#### Reporting Rules

##### Materiality

Landsea Green Group Co., Ltd. conducts a stakeholder survey and internal planning to report the ESG issues by stakeholders concerns with materiality; SGS recommended that the Landsea could plan and implement much more governance methods and report to the stakeholders.

##### Quantitative

Landsea Green Group Co., Ltd. performs the statistic and analysis for KPIs, plan the management methods and set internal targets, some refer to the criterions and international general regulations, report the disclosures impact and purpose. Some comparative data could better help stakeholders to evaluate and make decision by its management system benefits.

##### Balance

Landsea Green Group Co., Ltd. shows the balance reporting rule in the CSR report and report ESG issues accurately.

##### Consistency

Landsea Green Group Co., Ltd. plans the disclosure methodologies with consistency for report content and data statistic, also remark and interpretation is marked in the CSR report to let stakeholder clear comparison.

#### Limitations of assurance

Some statements and data within the scope were not assured due to lack of accessible sites and records during the timescale allowed for assurance, no further statements for other sites listed in the CSR report.

#### Signed:

For and on behalf of SGS-CSTC Standards Technical Services Co., Ltd. Shanghai Branch



Ben Tsang

Senior Director, China and Hong Kong Systems and Services Certification

July 4, 2019

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