



# 2019

Beijing Properties (Holdings) Limited  
**Sustainable Development  
Report**

# About this Report

This report has been considered and approved by the Board of Directors (the “Board”). Beijing Properties (Holdings) Limited warrants that the information contained herein does not contain any false representation, misleading statement or material omission.

### Reporting Period

The reporting period is from 1 January 2019 to 31 December 2019, with certain contents dating back to previous years or covering 2020.

### Reporting Scope

This report covers Beijing Properties (Holdings) Limited and its subsidiaries and associates. For the convenience of expression, Beijing Properties (Holdings) Limited is hereinafter referred to as “BPHL”, the “Company” or “we”.

### Reporting Cycle

This report is on an annual basis and is the fifth corporate sustainable development report released by Beijing Properties (Holdings) Limited.

### Report Data

All the information and data contained herein are derived from our official documents, statistical reports and financial reports, and have been reviewed by relevant departments of the Company. In order to disclose environmental, social and governance information more clearly, data and information in this report remain consistent with the respective platforms and subsidiaries stated in the annual report, including our 12 major business platforms, namely, China Logistics, China Warehouse, CIPL, China Cold Chain, Quzhou Agribusiness Complex, Holiday Inn Downtown Beijing, Guangzhou Guangming Real Estates, our Hong Kong headquarters, our Beijing Yun Zhong office, Jade (Shanghai), Tongliao Dahua, and Zhong Jian.

### Report Name

In order to better comply with the requirements of the new ESG regulations, this annual report is renamed as Beijing Properties (Holdings) Limited 2019 Sustainable Development Report.

### Basis for Preparation

Consultation Conclusions on the Review of the Environmental, Social and Governance Reporting Guide and Related Listing Rules issued by the Hong Kong Stock Exchange 2030 Agenda for Sustainable Development issued by the United Nations (UN)

Guidance on Social Responsibility (ISO 26000: 2010) issued by the International Organization for Standardization (ISO)

GRI Sustainability Reporting Standards (GRI Standards) issued by the Global Sustainability Standards Board (GSSB)

### Report Version and Access

This report is available in both Chinese and English. In case of any inconsistency between the two versions, the Chinese version shall prevail.

This report is issued to the public in paper and electronic (PDF) editions. The electronic edition (PDF) is available for download on the official website of Beijing Properties (Holdings) Limited (<http://www.bphl.com.hk>).

### Contact Information

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# Chairman's Statement

2019 was a year for the further promotion of supply-side structural reform. On one hand, with the constant upgrading of China's consumption structure, the rapid rise of the fresh food e-commerce industry, and the continuous implementation of encourage policies by the Chinese government, the industrial layout of the Company was provided with opportunities for rapid development. On the other hand, our operation was exposed to risks factors such as global trade frictions and fluctuation of market prices. Seizing opportunities and challenges in time, BPHL continued to implement its operational model comprising the “financing, investment, management and exit” stages, proactively carried out its moves to become an asset-light enterprise, and utilized existing resources and assets to develop new profit growth drivers, diversify our income sources and ensure a sound development of our enterprise.

In active response to the call of national policies and market demands, the Company stayed committed to our development strategy of “One Specialty, Diversified Development and Dual Drivers” and steadily promoted the development of logistics warehouses, China Cold Chain, industrial properties and other industries to establish an international, diversified and professional developmental layout. Here at BPHL, we have always upheld the concept of green growth, hence we have integrated our sustainability concept into our entire operation process to establish a strong and environmental-friendly business model, and made constant efforts to promote the environmental protection cause, which will help us win the battle of pollution prevention and control. Moreover, since “dreams come true with exquisite craftsmanship”, we respected the value of every employee, established a responsible supply chain, and provided quality products and services to our customers. We strived to foster mutual growth of the staff and the Company. While developing our own business, we did not hesitate to give back to the society and contribute to the improvement of people's livelihood and social harmony.

In face of new situations and challenges, the Company will continue to stay committed to our responsibility concept of “Ambitions, Unity of Knowing and Doing, Steady Progress and Harmonious Prosperity”. We will work hard to press ahead while abiding by our original mission, and start a new chapter of quality development together with our stakeholders.

Qian Xu

# CEO's Statement

Beijing Properties (Holdings) Limited has always strived to promote sustainable development, the standardization and systemization of sustainable development management, and to create long-term values for its shareholders, business partners, investors, employees, the community and other stakeholders. We actively addressed the sustainability goals of the United Nations, served to facilitate quality economic development, and contributed to the creation of a better life.

Establishing a Business with Sincerity, Building a Solid Foundation for Stable Operation. We constantly improved our corporate governance standards to build a better-regulated, scientific and effective governance mechanism. By refining our internal control management system, we effectively reduced the risks and ensured the refinement and robustness of corporate governance. In response to the call of national policies and market demands, we promoted the healthy growth of the enterprise by providing professional and diversified services.

Walking Together to Create a Future with Shared-Values. We continued to be devoted to our high-end and modernized general warehouses, industrial properties and other core businesses, actively responded to the “Belt and Road” Initiative of China, developed and expanded our overseas businesses, strengthened the synergic development with our upstream and downstream partners in the supply chain, constantly optimized our business structure and layout, and created new drivers for business development.

Being Grateful to and Co-existing with Nature. We integrated environmental-friendly measures into all of our operation processes, duly fulfilled our responsibility as a green business, improved our standards on environmental management and assessment, made great efforts to promote energy conservation, emission reduction, green production and green office practices, and established an environmental-friendly corporate image.

Building a Happy and Harmonious Home Together. We have created an inclusive and fair working environment and provided our employees with an excellent space for career development, and included employees' values in the Group's development visions, so as to foster mutual growth of the staff and the Company. We have also actively participated in charity events to make contributions to the construction and development of our society, as well as shared our fruits of business development with our community.

In accordance to our quality development requirements, the Company will strive to develop our business in a more efficient, sustainable way with higher quality. Remaining true to our sustainable development aspiration of achieving “harmonious prosperity”, we will become an enterprise that is favored by investors, keeps employees happy, values environmental protection, and promotes social harmony.

Siu Kin Wai



# Highlights of 2019

## Progress of our Projects

- Land Lot I of Majuqiao Logistics Park Project Phase II has been fully leased. The construction of Land Lots II & III has been completed, and about 70% agreements were signed. It will achieve full occupancy once the construction completed.
- Phase III of the Majuqiao Logistics Park Project officially commenced construction.
- The Sunan Zhicheng Technology Industrial Park officially commenced construction.
- The Xiamen Tongan Project achieved full occupancy.
- The Qingdao Jiaozhou Economic and Technological Development Zone Project officially commenced construction.
- The Zhejiang Jiaxing Industrial Property Project completed construction.
- The Jiangsu Changshu Industrial Property Project completed construction.
- Phase I of the Jiangsu Changzhou Tianning Economic Development Zone Industrial Park Headquarters Project officially commenced construction.

## Business Cooperation

- We reached an agreement with Tianjin Port Group in relation to accelerating the construction of the “Beijing-Tianjin Logistics Park” Project on its original site.
- We signed a cooperation memorandum with China Construction Second Engineering Bureau in relation to the Sino-Cambodian Phnom Penh Special Economic Zone Project.
- We entered into strategic cooperation agreements with Sinotrans, JD Logistics, and SF Express.

## Recording 2019

## 2019 Awards



- Beijing Inland Port Co., Ltd., subsidiary of China Logistics, was awarded the “Silver Award of Beijing Great Wall Cup for Building Structure 2019-2020”.



- The Sunan Zhicheng Project of CIPL came in third place in the 10th “BIM Innovative Cup” under the “BIM Application in Scientific Research” category.



- Tianjin Zhongyu, a subsidiary of China Cold Chain, was actively involved in the establishment of vocational schools, and was selected and recognized as a Youth Pre-Employment Training Centre by the Tianjin Municipal Human Resources and Social Security Bureau.



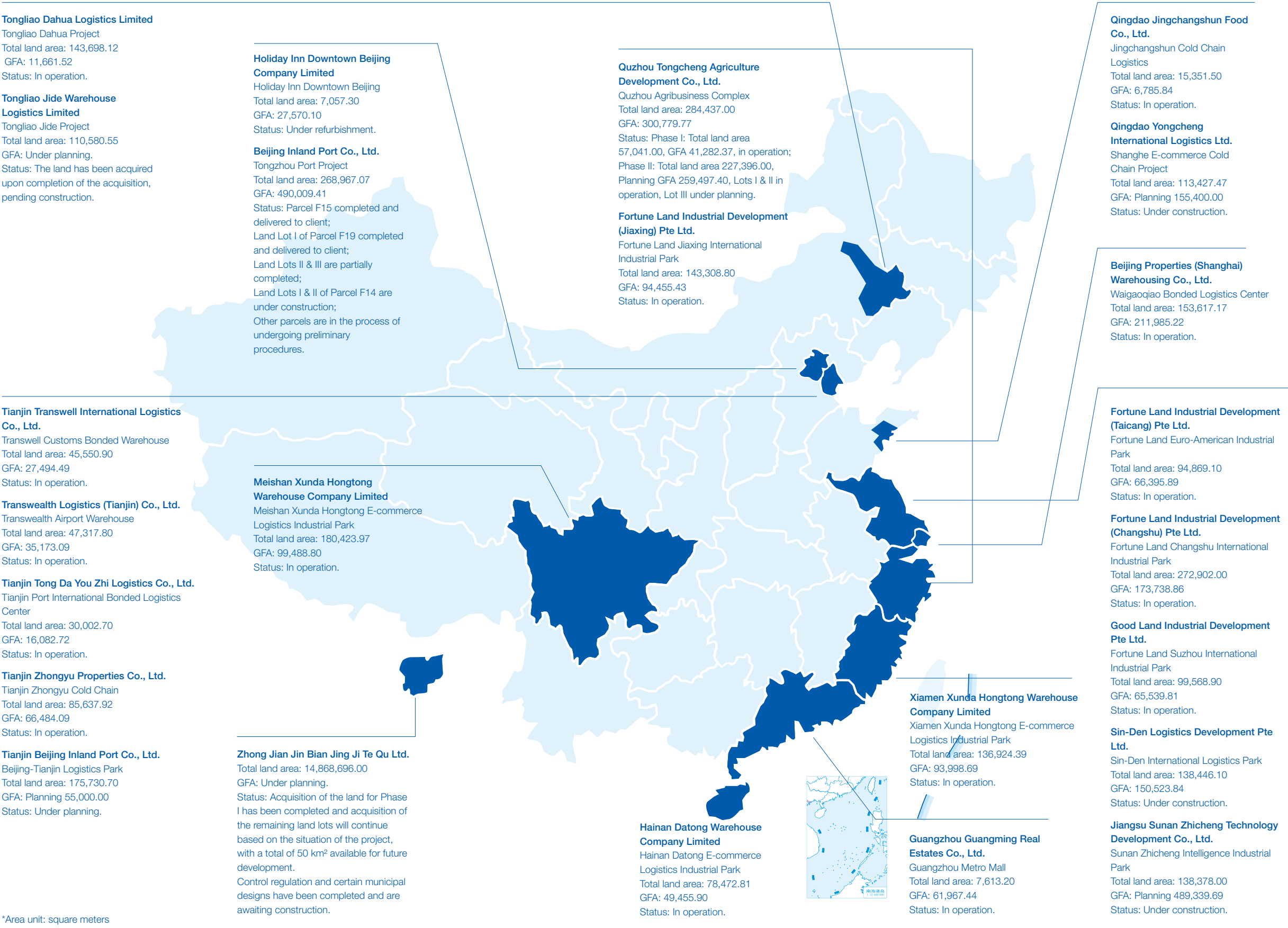
- In January 2019, Guangzhou Jinqin Property Management Co., Ltd. was accredited as a “Safe Commercial Building in Guangzhou”.



# About Us

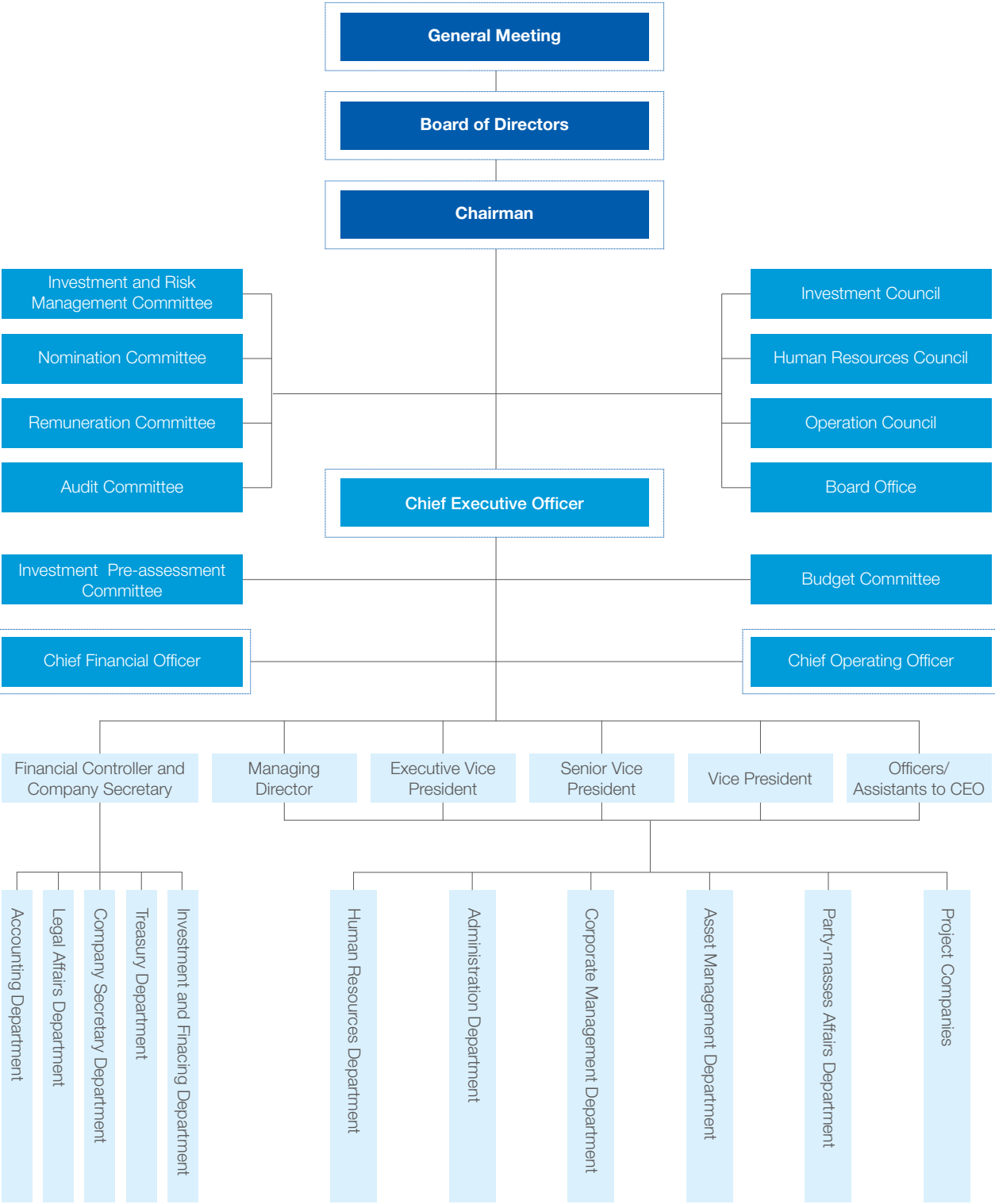
## Company Profile

Established in July 2009 by Beijing Enterprises Group Company Limited after its inception, Beijing Properties (Holdings) Limited is an overseas listed company mainly engaged in general real estate business. After its establishment, the Company successively invested in residential, commercial and logistics real estate projects in mainland China with funds raised from listing. In the process, it gradually established its development direction of focusing on logistics real estate investment and developed its corporate culture featuring "Ambitions, Unity of Knowing and Doing, Steady Progress and Harmonious Prosperity". In 2010, Beijing Properties (Holdings) Limited carried out reorganization with the domestic real estate segment of BE Group to establish Beijing Enterprises Real-Estate Group Limited ("BE Real Estate") which turns the Company into its listing vehicle. After years of development and active exploration, the Company has established a solid foundation in logistics property. In 2016, BPHL successfully captured development opportunities in the logistics industry, continued to consolidate its business foundation, maintained steady growth of core operations, expanded into the industrial property sector, and responded to the "Belt and Road" Initiative by participating in the development of the Sino-Cambodian Phnom Penh Special Economic Zone. In 2018, the Company established China Cold-chain Investment (Group) Co., Ltd. ("China Cold Chain"), as a professional management platform that integrates cold-chain assets with upstream and downstream services. In 2019, the Company entered into strategic cooperation agreements with Sinotrans, JD Logistics and SF Express, to provide quality assurance on our cold-chain delivery to customers.

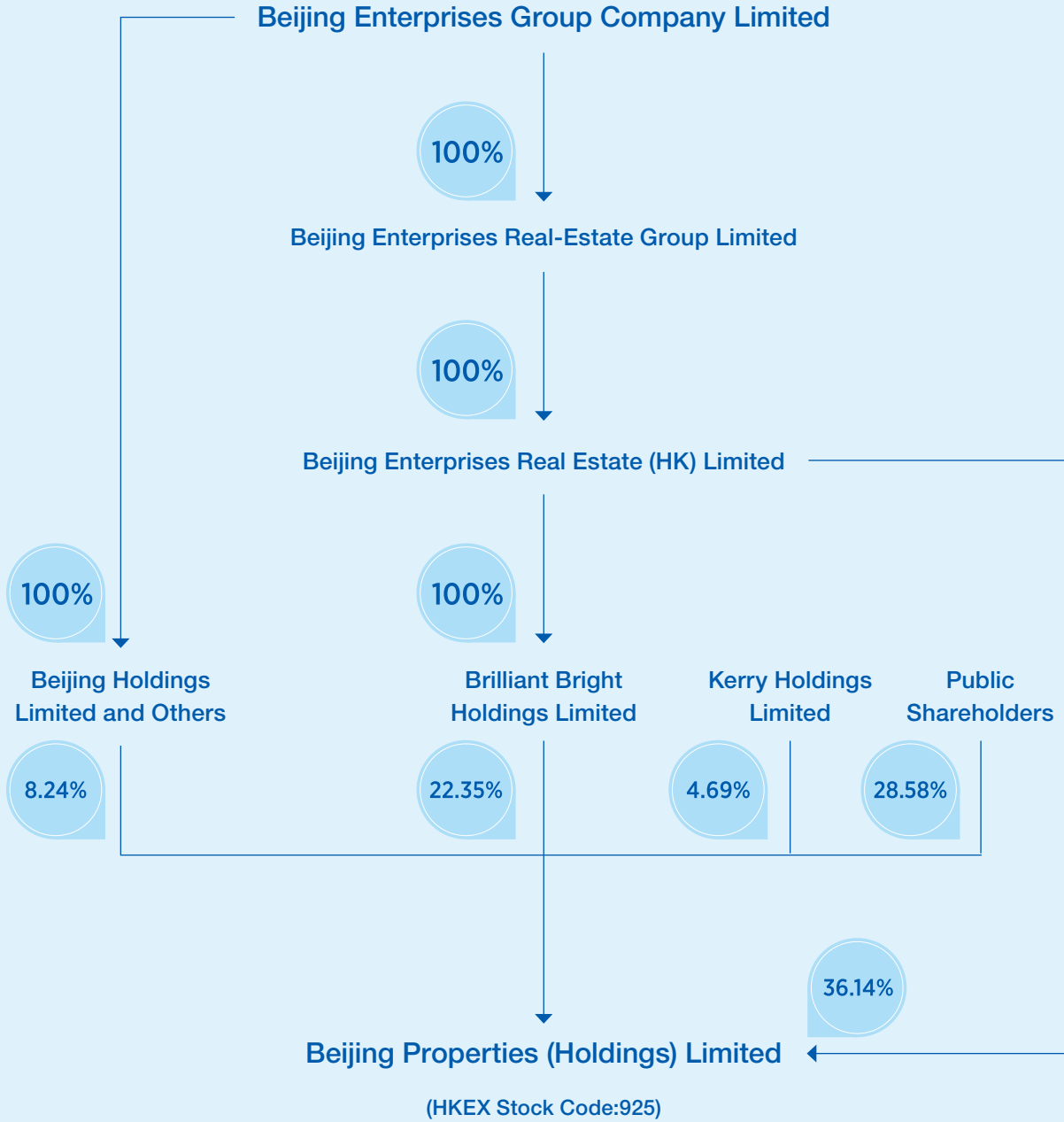




Management Structure

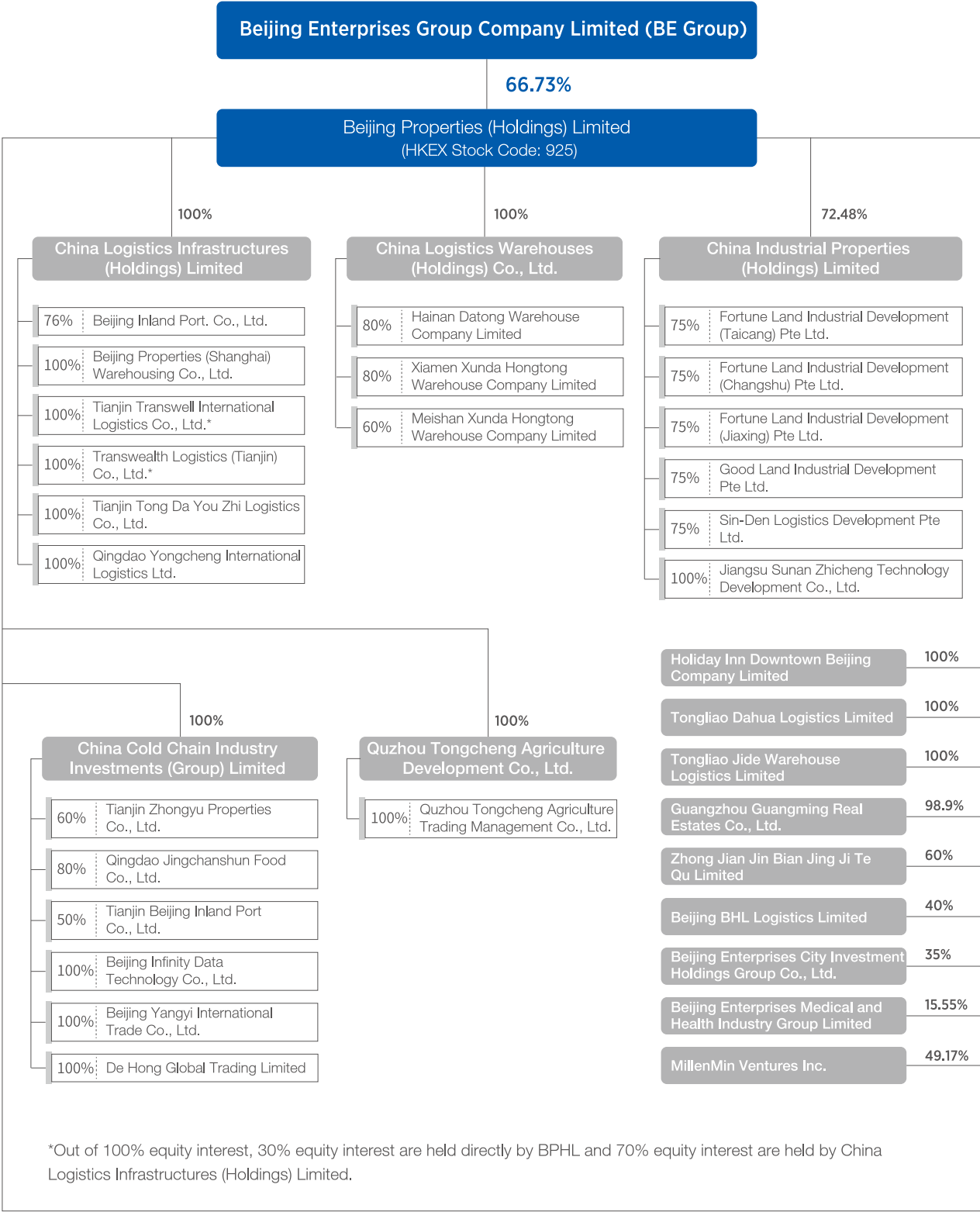


Shareholding Structure



(As at 30 March 2020, Beijing Enterprise Group Company Limited held a 66.73% equity of BPHL)

Asset Structure



# Promoting Sustainable Development

## Improving our Promotion Mechanism

BPHL integrates sustainable development into all areas of corporate management and operation. It combines its operation model with its development strategy and continues to improve its sustainable development management system. BPHL also strives to integrate social responsibility into its corporate philosophy, as well as every function, department and production process, so as to meet the expectations and demands of shareholders, the government, employers, workers, and other stakeholders in the community.

We proactively promote sustainable development management work by establishing a Sustainable Development Leading Group led by our executive directors together with a Sustainable Development Department, and assigning Sustainable Development Liaisons to all units, to ensure proper fulfillment of our responsibility. Meanwhile, the Company is proactively exploring opportunities to further improve and standardize the regulatory responsibilities of the Board in terms of ESG management.



## Improving Implementation



2018 ESG Report of BPHL



2017 ESG Report of BPHL

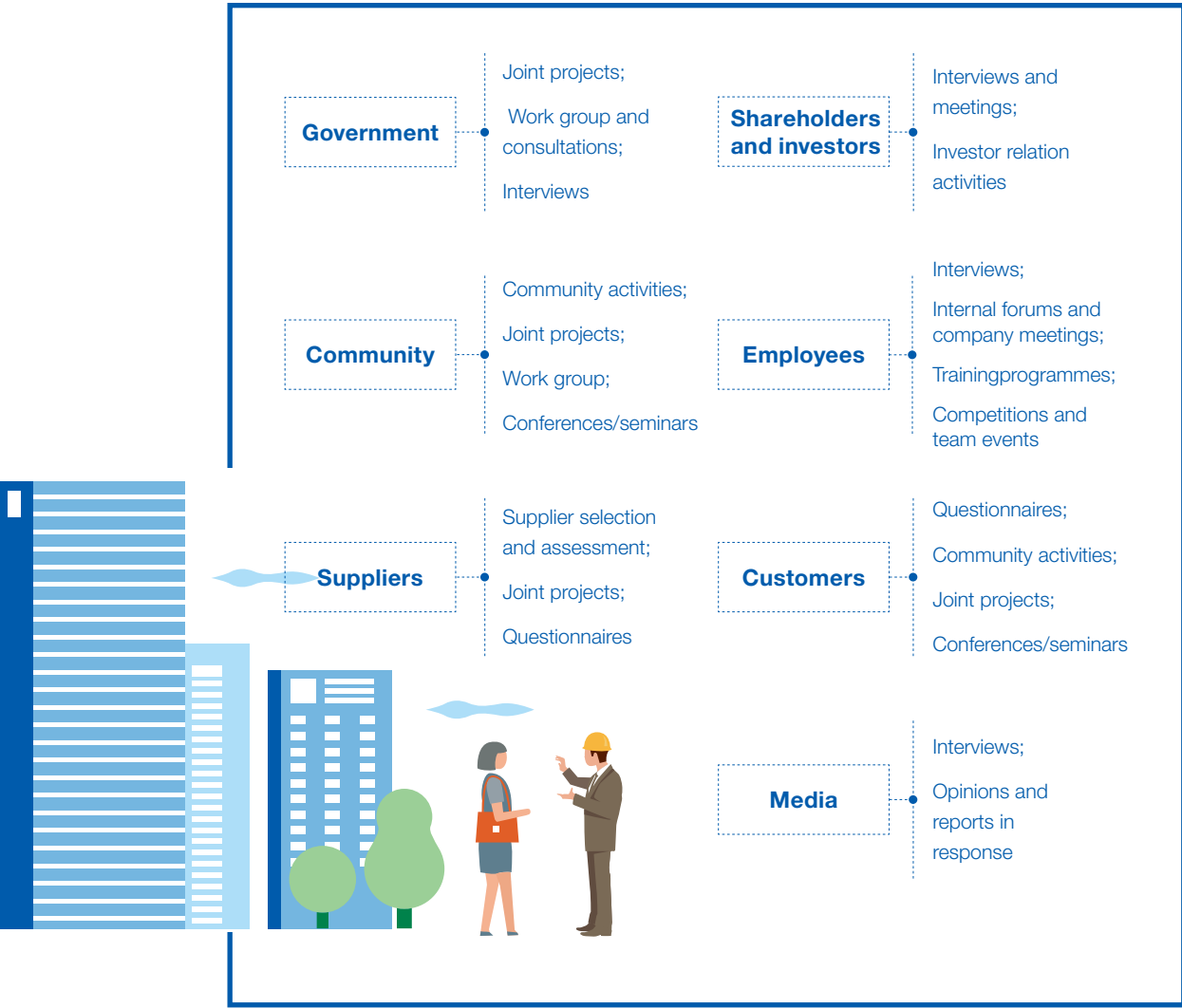
BPHL makes the integration of sustainable development into day-to-day operations its priority and issues Sustainable Development reports on a regular basis. In order to better fulfill the HKEX information disclosure requirements of listed companies and better respond to the concerns and demands of stakeholders towards the Company, in 2019, we continued to prepare and optimize the ESG Guidelines Introduction Handbook of Beijing Properties (Holdings) Ltd., according to the latest HKEX ESG information disclosure requirements to further improve accuracy and integrity of information disclosure. In our Internal Control Handbook, we have also added sustainable development related content, such as the standardization and strengthening of safety production and management procedures.

# Communication and Participation of Stakeholders

Communication with employees, investors, tenants, customers, suppliers, regulatory authorities, the media, and other community representatives and participation therewith are crucial aspects of our day-to-day operation. We have established a sustainable development Group led by an executive director, with members comprising all department heads. The sustainable development Group actively responds to the opinions and demands of stakeholders by making full use of stakeholder communication channels and methods, to prevent and control possible ESG risks in a timely manner, and create shared values with joined efforts.

## Stakeholders' Participation

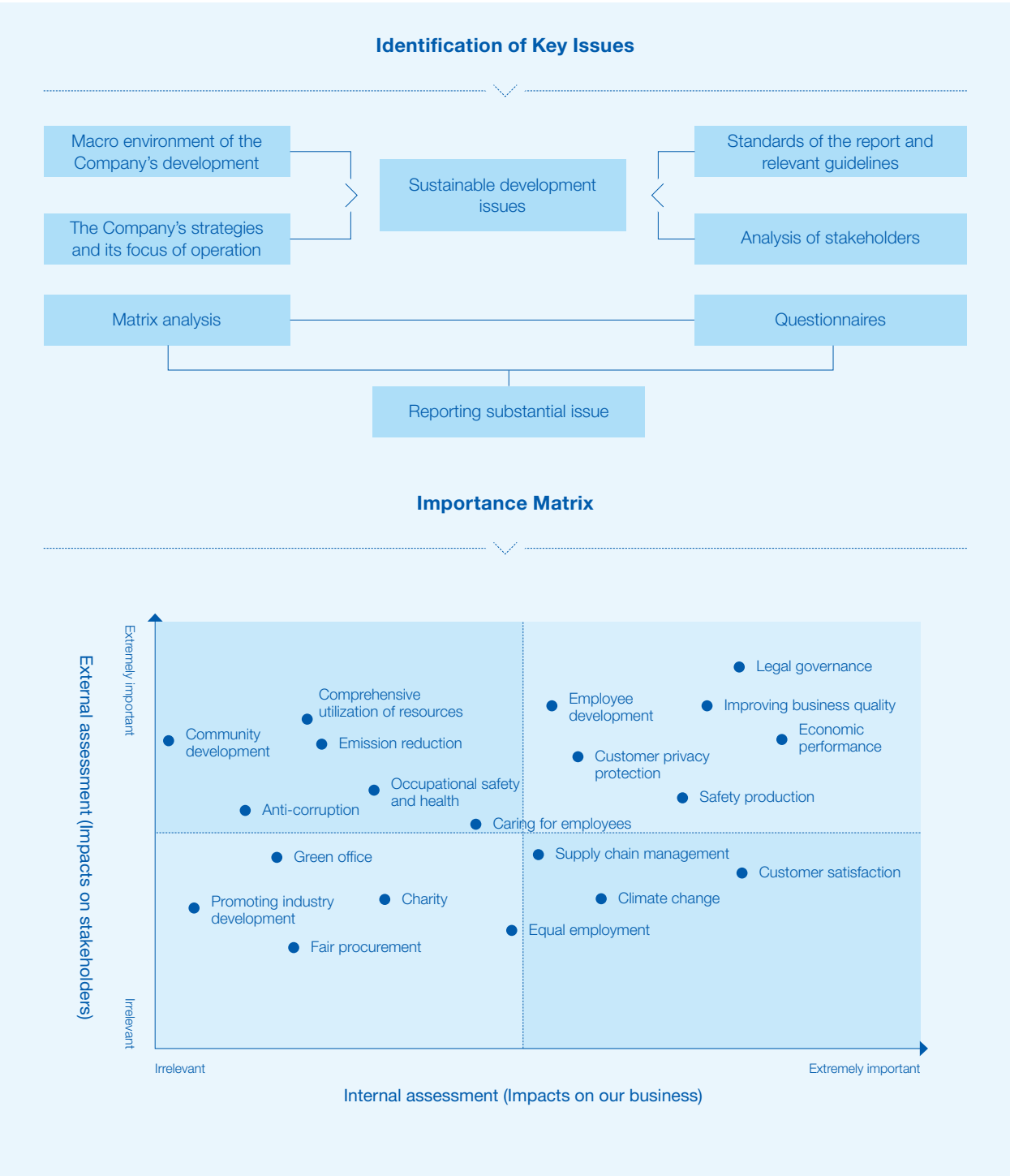
In order to fully understand stakeholders' expectations on BPHL and their advice, our executive directors, department heads and sustainable development liaisons proactively communicate with stakeholders to learn about their opinions and concerns. Besides listening to public advice regarding our economic, social and environmental performance, we have also established an internal panel to collect employees' opinions on the Company's sustainability, so as to address key issues with multiple approaches.





Substantial  
Analysis and  
Assessment

Pursuant to domestic and overseas sustainable development guidelines and based on the expectations of external stakeholders, the Company's own strategy and ability to attain sustainable development, BPHL prioritized and selected substantial issues to be disclosed in this report from two dimensions: "level of importance for the Company's development" and "level of concerns for stakeholders".



List of Important Aspects and Responses

Based on the substantial matrix analysis, we have listed and responded to issues in order of importance.

Important aspects identified	Impact and scope						
	Government	Shareholders and investors	Community	Employees	Suppliers	Customers	Media
Legal governance	✓	✓		✓			✓
Improving business quality		✓			✓	✓	
Economic performance	✓	✓	✓	✓	✓	✓	✓
Employee development			✓	✓			
Customer privacy protection		✓	✓		✓	✓	
Safety production	✓	✓	✓	✓	✓	✓	✓
Customer satisfaction		✓			✓	✓	
Comprehensive utilization of resources	✓	✓	✓			✓	
Emission reduction	✓	✓	✓			✓	
Occupational safety and health		✓	✓	✓	✓	✓	
Caring for employees		✓	✓	✓	✓		
Supply chain management		✓			✓		
Climate change	✓	✓	✓			✓	✓
Community development	✓	✓	✓		✓	✓	✓
Anti-corruption	✓	✓		✓	✓	✓	✓
Green office		✓	✓				
Charity	✓	✓	✓			✓	✓
Equal employment	✓	✓	✓	✓	✓		
Promoting industry development		✓			✓		
Fair procurement	✓	✓			✓		

Sound operation

Common growth

Safety & environmental protection

People-oriented harmony

# Establishing a Business with Sincerity, Building a Solid Foundation for Stable Operation

Economic performance

Legal governance

Anti-corruption

Key Issues

8 DECENT WORK AND ECONOMIC GROWTH



9 INDUSTRY INNOVATION AND INFRASTRUCTURE



## Opportunities and Challenges

- The upgrading of disclosure requirements of all KPIs to “comply or explain” as stipulated in the Consultation Conclusions of the new HKEX ESG guidelines reflects the capital market’s stricter regulatory requirements for companies to carry out ESG work.
- With the continued volatility of various risk factors such as changes in the industry, the market, and human resources, companies must establish sound internal control systems to adapt to actual operational needs.
- Due to the on-going up-grading of China’s consumption structure, the rapid rise of the fresh food e-commerce industry, and the constant introduction of encouragement policies, the vast market demand prompts the rapid integration of the cold-chain industry, and presents an opportunity for rapid development of the layout of the cold-chain industry.

## Major Strategies

- Strictly abide by the relevant requirements of the Code of Corporate Governance for Listed Companies, constantly improve the Company’s governance system, regulate information disclosure, and enhance our operational transparency.
- Establish a sound internal control management system, and include the building of a fine and clean party culture as one of our annual business management goals.
- Proactively respond to the call of national policies and market demands, continuously optimize our business structure, and realize stable growth.

## Core Performance

General meeting

2

Board meetings were convened this year

4

Total attendance at anti-corruption trainings held for Directors and staff amounted to

161

# Regulating Our Governance

## Improving our Governance Mechanism

BPHL strictly abides by the Company Law of the People's Republic of China, the Securities Law of the People's Republic of China and other laws and regulations. We constantly improve our governing mechanism in accordance with the relevant requirements of the Code of Corporate Governance for Listed Companies in China, and regulate information disclosure, to prompt the sound and stable development of the Company.

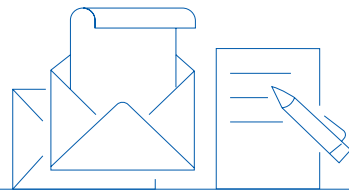
We make constant efforts to improve our governance structure for legal persons, hold sound general meetings, Board meetings and establish managing authorities led by the Board, enhance our corporate governance standards, to build a better-regulated, scientific and effective governance mechanism.

The Board is mainly responsible for carrying out policy formulation and business development of the Company, to ensure a high-quality corporate governance. The Board now consists of 13 Directors, including 8 executive directors and 5 independent non-executive directors. Independent directors represent 38.46% of the Board, and are responsible for providing independent advice on our business strategy, result and management. The Company regulates the duties and scope of work of each governing body in accordance with the law. Under the Board, we have established the Investment and Risk Management Committee, Nomination Committee, Remuneration Committee and Audit Committee. Board meetings are held regularly every year to approve of our acquisition and related transactions, and to monitor our financial performance so that our strategic goals are achieved. In 2019, 2 general meetings and 4 Board meetings were convened.

## Regulating the Disclosure of Information

We strengthen communication with our investors and continuously enhance the level of transparency of our operation. By strictly adhering to the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited, the Memorandum and Articles of Association of the Company, the Provisions on Information Disclosure Management and other relevant provisions, we provide truthful, accurate, complete and timely disclosure of relevant information through multiple channels such as the Company's website, investors' meetings, telephone and email, in order to protect the rights to information and participation of shareholders, debtors, and other stakeholders in regards to significant matters of the Company.

In 2019



Released company announcement	Statutory regular announcements	Statutory temporary announcement	Voluntary temporary announcement
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31      6      24      1

# Strict and Legal Governance

We maintain an honest and legal operation, continue to strengthen our internal control, and prompt the building of a fine and clean party culture and anti-corruption work, in order to provide strong warranty for the Company's quality development. In 2019, we received no inquiries, reports or penalties in relation to the non-compliance of anti-corruption, anti-extortion, anti-fraud or anti-money laundering laws and regulations. Total attendance at anti-corruption trainings held for Directors and staff amounted to 161.

# Standardized Operation

We strive to build a sound internal control management system to strengthen our risk management ability. According to the management requirements of the State-owned Assets Supervision and Administration Commission of Beijing Municipality, Group members, and listed companies, we streamline our work process at each stage of our "financing, investment, management and exit" model, and tighten control on our approval system. With the aid of our Internal Control Handbook, we are able to further regulate the internal work flow at all management levels, divide and fulfill all responsibilities, continue to improve our management systems in relation to administration, financial auditing and other aspects, lower our management risks, and ensure the safety of Company assets and the effectiveness of our operation.

## A Fine and Clean Party Culture

As we learn and put the guiding principles of the 19th National Congress of the CPC and Socialism with Chinese Characteristics for a New Era into practice, we have included the building of a fine and clean party culture as one of our annual business management goals. Members of our senior management took the lead to signing the anti-corruption undertaking to carry out clean and honest practices with perseverance. By raising all staff members' awareness on being corruption-free, they have created a fine and clean atmosphere for the Company's development.

**Fulfilling our political responsibilities**

1

- Signing a "Letter of Responsibility on Building a Corruption-free Party Culture"
- Holding meetings about anti-corruption work
- Putting more efforts in fighting corruption in targeted areas

**Intensifying promotion and education**

2

- Reinforcing theoretical education
- Educating employees on Party rules and discipline
- Providing anti-corruption education
- Organizing anti-corruption talks
- Building an anti-corruption culture

**Pursuing the working style of the Party**

3

- Putting more efforts in supervision and inspection
- Advancing the democratic management of authorities
- Enhancing the building of a Discipline Inspection and Supervision Team



Participating in the 2019 Discipline Inspection and Supervision Business Training Program of BE Group

## Organizing "A Journey in Pursuit of Revolution": a Party Founding Day Event

In active response to the call of the Central Government to launch educational campaigns under the theme of "remaining true to our original aspiration and keeping our mission firmly in mind", we organized "A Journey in Pursuit of Revolution: Visiting Li Dazhao's Former Residence", a party founding day event where our staff visited Comrade Li Dazhao's former residence and an exhibition on his life stories. After the visit, our staff expressed that they would inherit and bring the hardworking, unyielding spirit of martyrs into action by working hard in their respective job positions, and would contribute to the healthy and orderly sustainability of the Company.

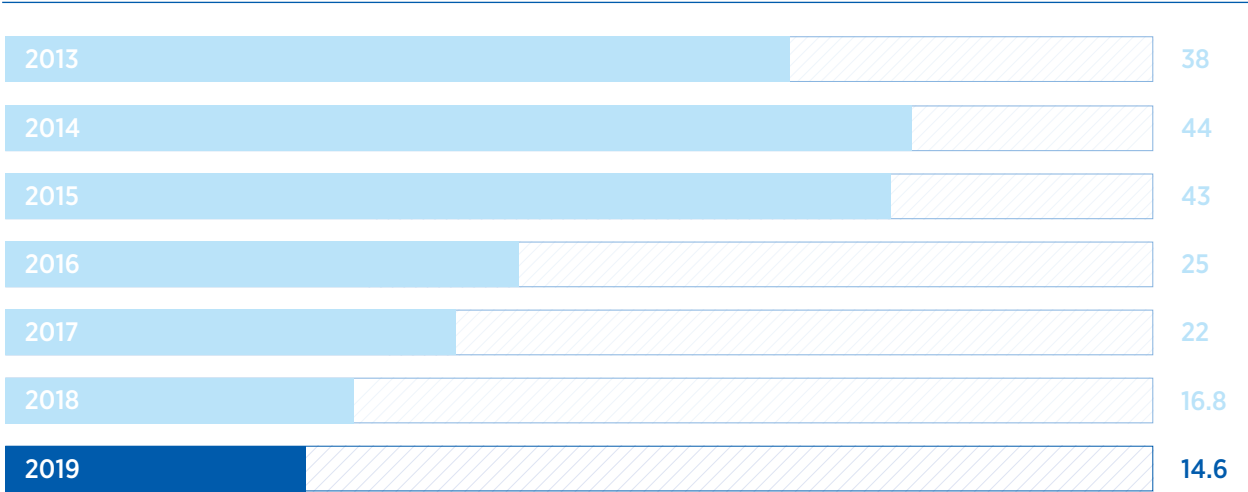


Visiting the former residence of Dazhao Li

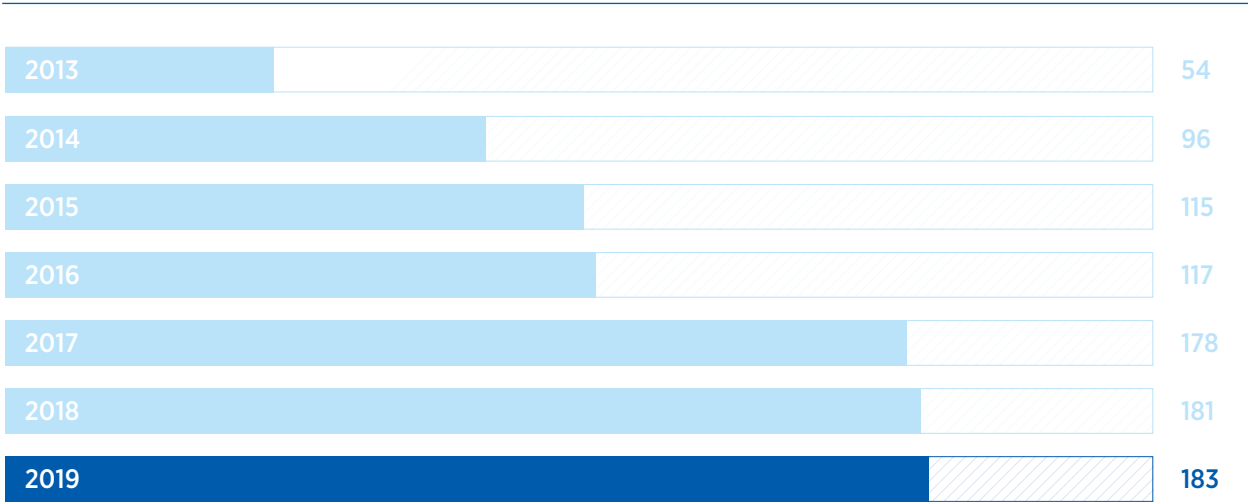
# Operating Results

In face of opportunities and challenges in the new era, BPHL proactively responds to the call of national policies and market demands, stay committed to our development strategy of “One Specialty, Diversified Development and Dual Drivers”, focus on the development of logistics real estate and the cold-chain industry, continuously optimize our business structure, and boost asset integration. In 2019, the Company’s overall performance has been steadily improving and we have achieved stable growth.

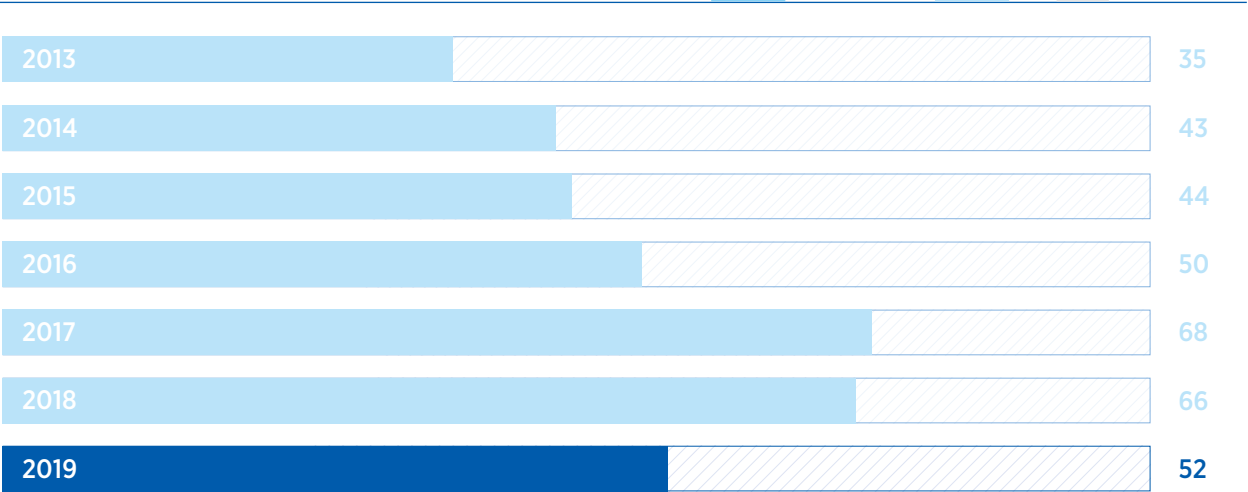
Market value (Unit: HKD100 million)



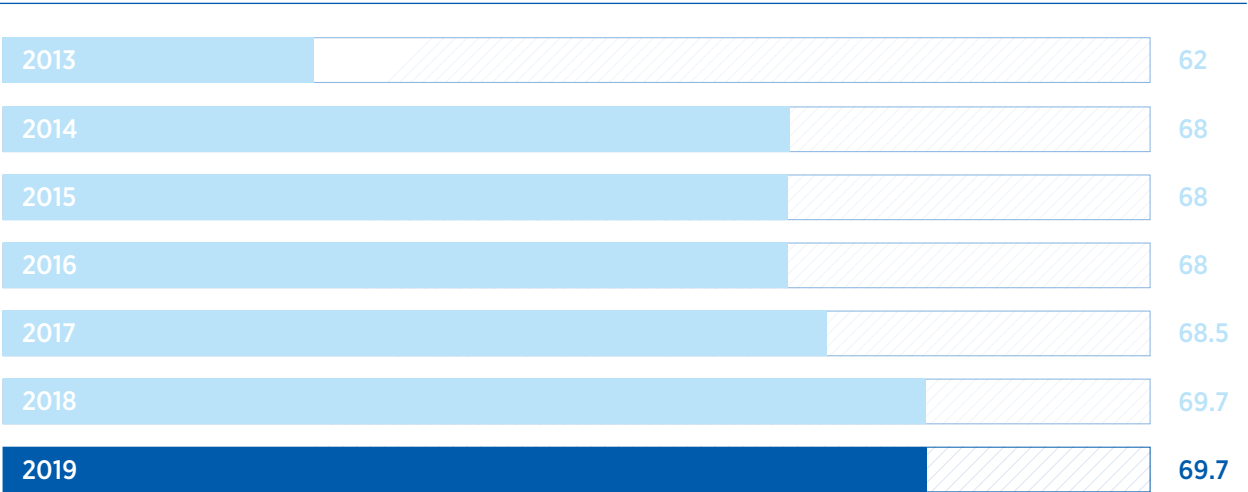
Total assets (Unit: HKD100 million)



Net assets (Unit: HKD100 million)



Total issued share capital (Unit: 100 million shares)



# Walking Together to Create a Future with Shared-Values



Key Issues

Enhancing business quality

Providing quality service

Building a responsible supply chain

Contributing to industry development



## Opportunities and Challenges

- China has become a major player in the logistics industry with global influence and has also become the largest logistics market in the world. Favorable policies are constantly rolled out, demand for the logistics property continue to be active, and relevant industries are also increasingly noticed by capital holders.
- With the repetitious calculation and integration of automation and smart technology, enterprises are presented with more opportunities to upgrade and achieve quality and personalized service solutions.
- The Consultation Conclusions of the new HKEX ESG guidelines has stricter requirements towards the identification and management of environmental and social risks in the supply chain exposed to the Company. A green, smart, and responsible supply chain has become the mainstream choice of enterprises.
- Under the trend of online industries, the logistics property sector has a diversified and multi-leveled layout, which, together with the strategic and deep cooperation with fellow industry players and upstream and downstream enterprises, has become a driving force for the rapid development of the logistics property industry.

## Major Strategies

- Steadily promote the construction and operation of different business platforms to form an international, diversified, and specialized development layout.
- Standardize supplier management, reduce supplier management risks, and build a responsible supply chain.
- Share insights in exchange activities to promote common growth and sustainable development of the industry.

## Core Performance

Suppliers in total

294

Suppliers meet social and environmental requirements of the Company account for

61.22 %

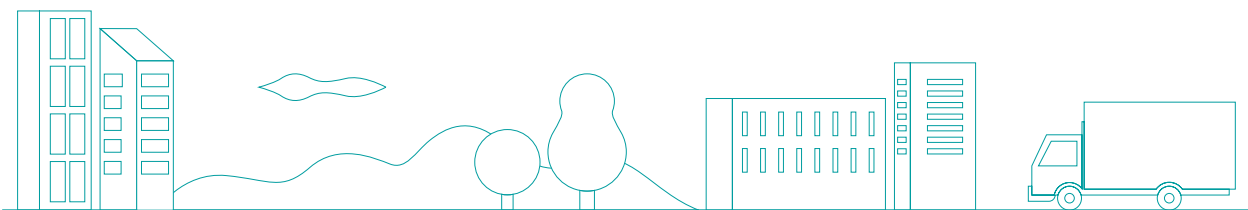


# Building our Business with Exquisite Craftsmanship

Leveraging on our industrial strengths, BPHL has given full play into our abilities, integrated our resources and continued to steadily implement a segment development model to create more excellent projects. In 2019, we continued to implement our development strategy and steadily promoted the construction of our 12 major business platforms, including China Logistics, China Warehouse, CIPL, China Cold Chain, Quzhou Agribusiness Complex, Holiday Inn Downtown Beijing etc., and formed an international, diversified and professional development layout.

## High-end and Modern General Warehouses

To provide e-commerce and import and export business services, the Company has continued to establish a network of modern warehouses located at excellent sites such as Beijing, Shanghai, Tianjin, Xiamen, Chengdu, Haikou, Tongliao, Taicang and Qingdao. The rentable area is 1,420,479 square meters, and the rentable area under operation is 788,396 square meters.



### Majuqiao Logistics Park Project

Upon full completion, its rentable area is expected to reach approximately

**589,410** square meters

Majuqiao Logistics Park is the largest investment project developed and operated by the Company. Upon completion, it will become one of the largest comprehensive logistics parks in north China. By the end of 2019, the Lot I of Phase II has been fully leased, the construction of Lots II & III has been completed. In 2020, we have signed leasing agreements with approximately 70% of our customers, it will achieve full occupancy once construction works are completed. Phase III of the land has commenced construction.



Majuqiao Logistics Park Project

### Shanghai Warehouse Project

Under the influence of the Sino-US Trade War, and under the premise of continuous fluctuations in export performance, Shanghai Warehouse has been proactively maintaining its existing customers and making every effort to help customers solve problems with its own resources, so as to stay in business in good faith.

Average occupancy rate in 2019

**76.5** %

Year-on-year growth of **0.2%**

### Tianjin (Tianjin Airport Zone) Warehouse Project

The Tianjin Airport Zone Warehouse is located at Tianjin Binhai International Airport, and is the only bonded warehouse in the area. The unique location allows the project to maintain a steady occupancy rate. As at the end of 2019, Phases I and II of Transwealth Logistics maintained an occupancy rate of 100% over a sustained period, while Transwell International maintained an average occupancy rate of 87.25% throughout the year.



Tianjin (Tianjin Airport Zone) Warehouse Project



Haikou Chengmai Warehouse Project

### Haikou Chengmai Warehouse Project

Haikou Chengmai Warehouse Project: Since 2019, the Group has signed a leasing contract with a well-known logistics company in relation to the Chengmai Warehouse. Its annual occupancy rate rose from 79.03% in 2018 to 96.77% in 2019.



Cold-chain Logistics Warehouses

The rapid development of the economy and society significantly increased demands for quality food, and injected momentum into the development of the cold-chain industry. The Company established four major segments for its cold-chain business, namely cold storage and processing, international and domestic trading, finance and equity investment and cold-chain logistics distribution by partnering manufacturers. We are committed to building the best comprehensive service platform for the cold-chain industry in China, and a complete cold-chain ecosystem. The cold-chain warehouses of the Company have a planned and owned storage capacity of 133,000 tons, and the rentable storage capacity under operation is 53,000 tons.



Tianjin Cold-chain Warehouse Project

Tianjin Cold-chain Warehouse is designed to establish a processing and distribution center for cold-chain logistics and aquatic products in north China. Phase I of the project has an area of approximately 31,301 square meters, with a cold storage and frozen storage capacity of approximately 45,000 tons. Phase II of the project is yet to be constructed and is expected to complete construction and put into use in 2021. Once operation commences, the storage capacity of Tianjin Cold-chain will reach 80,000 tons. As at December 2019, the total average occupancy rate of the cold storage and the frozen storage was 80.04%, and the operation was in good condition.



Tianjin Cold-chain Warehouse Project

Qingdao Cold-chain Warehouse Project

Qingdao Cold-chain Warehouse is a storage facility located at the Chengyang district of Qingdao and is engaged in the operation of cold logistics. Phase I covers approximately 15,352 square meters of land and has a storage capacity of approximately 8,000 tons. In the second quarter of 2019, 3 new customers were successfully introduced to the Warehouse, thus significantly increasing its storage volume. Qingdao Cold-chain Warehouse relies on China Cold Chain to gradually develop storage services for internally-traded frozen goods, in order to diversify its customer base and increase its storage volume.

Total planned gross floor area  
Approximately  
**55,000** square meters

Total investment  
About  
**590** million (RMB)

Tianjin Port Project

The Tianjin Port Project of the Tianjin Beijing Inland Port Co., Ltd. is a joint-venture established between the Company and Tianjin Port Group (each holding 50% interest). Following General Secretary Xi Jinping’s visit to Tianjin Port, the Company has fully handled relevant registration procedures, in accordance with the new requirements under the “Belt and Road” initiative and the Coordinated Development for the Beijing-Tianjin-Hebei Region, for we strive to commence work by the second half of 2020. Presently, the planned gross floor area is approximately 55,000 square meters, with a total investment amount of approximately RMB590 million.

Industrial Properties

By virtue of the sustained rapid development of Shanghai, and the large number of production facilities established by Western enterprises in China, there is a great demand for industrial properties. BPHL develops an industrial property business model with four characteristics: having a large investment portfolio, enables quick startup, provides value-adding services, and seeks to achieve long-term steady returns. We have built high-end plants in Taicang, Changshu, Suzhou, Changzhou, Jiaxing and other areas to satisfy the growing needs for industrial properties. During the year, the Company was actively planning to transform its industrial properties projects with increased elements of sustainable development, to create management brands and realize diversified development.



Fortune Land (Jiaxing) Project

“Belt and Road”

The Company strongly supports the “Belt and Road” Initiative, hence it has developed the Sino-Cambodian SEZ Project in Kampong Chhnang Province, in the vicinity of Phnom Penh, the capital of Cambodia, so as to provide a collective and comprehensive industrial platform for Chinese enterprises along the “Belt and Road”. On behalf of enterprises in the SEZ, the Company arranges beneficial policies in relation to taxation and import and export with the Cambodian government. The Company also provides a one-stop matching service for enterprises in the SEZ, and conducts grade one development and sales on SEZ land. It also provides management services for the park, aiming to develop it into an integrated special zone covering production and processing, logistics and commerce, research and culture, and residence and education.



“Belt and Road” Sino-Cambodian Project

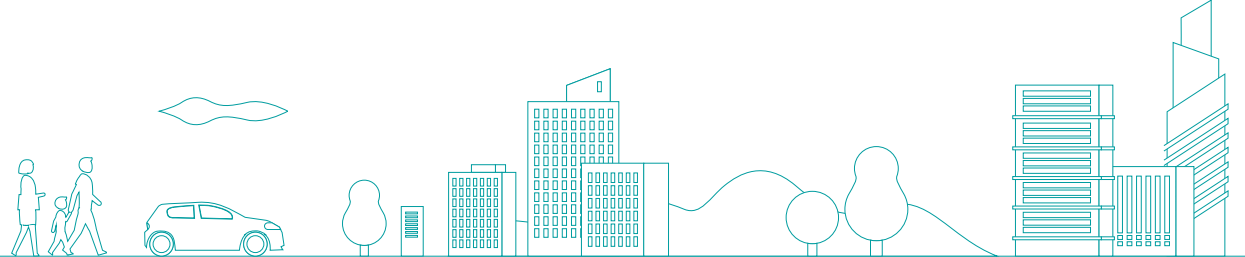


Specialized Wholesale Markets

Leveraging its own strengths, the Company established business platforms for different business segments to enable the economic development of various areas. Quzhou Tongcheng Project, a grade one agricultural product distribution market with an ancillary agricultural produce facility zone and comprehensive commercial ancillary facilities, was jointly developed by the Company and the local government and serves approximately 30 million people. As at December 2019, the rentable area of the market was 162,742 square meters. In 2019, the average occupancy rate of the owned area was 51.09%, representing a steady increase as compared to the corresponding period in 2018.

Commercial properties

The Company actively expands itself to undertake the business of value investing, to achieve multi-functional, multi-directional and healthy sustainable development of its operation.



Guangzhou Metro Mall Project

Guangzhou Metro Mall has a gross floor area of approximately 61,967 square meters and has 11 stories. It is a space for dining, shopping, entertainment, and cultural experiences.

In 2019, the average occupancy rate approximately

90.42 %



Guangzhou Metro Mall

Holiday Inn Downtown Beijing Project

Holiday Inn Downtown Beijing Project is a four-star leisure hotel located at Beilishi Road, Beijing, with 333 nicely furnished rooms.

In 2019, the average occupancy rate of the hotel approximately

81.99 %



Holiday Inn Downtown Beijing

Quality Service

BPHL is committed to providing products of higher quality and better services to its customers by strengthening procedural control measures to enhance the quality of its business in all respects. Through open communication with customers, the Company provides customized storage and logistics services to customers of various types and from different service areas.

Duly Responding to Complaints to Maintain Product Quality

The Quzhou Agribusiness Complex has formulated the Pre-Compensation System for Consumption Disputes and the Blacklisting System of Unqualified Products to constantly improve its requirements towards the standardization of agricultural produces. This assures consumers that their complaints regarding faulty products would be handled and given response immediately, so that customers can consume with ease knowing that their purchases are protected.

Attentive Communication Service to Optimize Customer Experience

In order to protect its guests' privacy and to improve their stay experience, the Holiday Inn Downtown Beijing Company Limited strictly implements its standards in relation to the operation and management of its intercontinental hotels. The hotel conducts one-to-one communication with its guests on MERLIN, its intelligent member feedback platform and sincerely addresses their demands. At the same time, opinions and feedback provided by guests on the platform are compiled, analyzed, sorted and filed in time, in order for the hotel to proactively make improvements and provide warm and quality services to its guests.

Scorecard Table

Time Period: Full Year 2019 - Hotel: REGDT - DOWNTOWN BEIJING														
Feedback Type: All Feedback - Benchmark: Same Period Year Ago - Calculation: HB %&10   Social Avg														
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Full Year 2019	Benchmark Year Ago
Survey Responses														
↑↑↑														

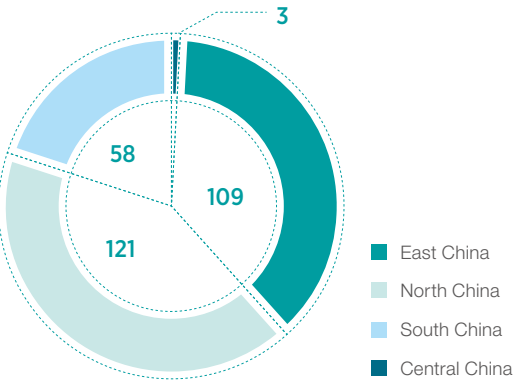
Customer feedback and evaluation form



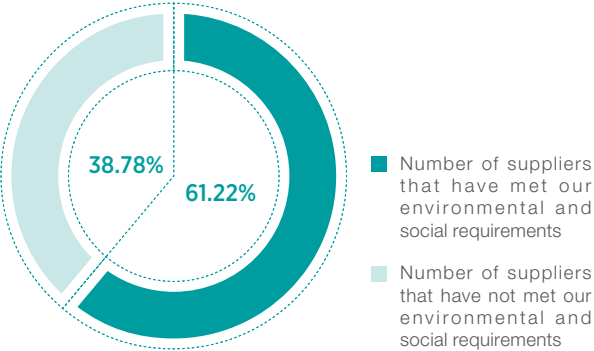
# Responsible Supply Chain

To ensure equity, openness and fairness in its procurement procedures, BPHL established a number of supply chain management systems including the Bidding and Procurement Management System and the Supplier Management System to standardize its procurement work and increase procurement efficiency, and to meet the demands of other departments of BPHL for the procurement business. The Company has scaled up its work on supplier management and training by carrying out qualification examinations and on-site inspections to select suppliers with outstanding environmental and social performance as our long-term partners. In 2019, the number of suppliers that have met our environmental and social requirements was 180, representing 61.22% of the total number of suppliers.

Number of suppliers by geographical location



Percentages of suppliers that have met our environmental and social requirements



Note: The total number of suppliers in north-west China, south-west China, Hong Kong, Macao, Taiwan and overseas was 3 (of which, the number of suppliers in north-west China, south-west China, Hong Kong, Macao, Taiwan and overseas was 1, while that of north-east China was 0).

## Building a Responsible Supply Chain by Implementing Hierarchical Management and Conducting Assessments at Various Stages

The Quzhou Agribusiness Complex has formulated and implemented the Supplier Management System, and created a list of supplier brands. Its suppliers are assessed and evaluated at the procurement, performance and maintenance stages, and are graded and managed in the following way: Grade A – Qualified suppliers; Grade B – Suppliers on probation; Grade C – Unqualified suppliers. This is to effectively safeguard its procurement efficiency and quality and to cultivate responsible supply chains.



Responsible Supply Chain

# Cooperating with Industry Peers

BPHL strengthens exchanges with its industry peers. It actively shares its insights in exchange activities to promote sustainable development of the industry. In 2019, the Company reached strategic cooperation intentions with SF Express and JD Logistics, two major leading enterprises in the logistics industry, which would help the industry prosper.



Tianjin Zhongyu Youth Pre-Employment Training Centre

BPHL is actively involved in the establishment of vocational schools. Tianjin Zhongyu, a subsidiary of China Cold Chain, was selected and recognized as a Youth Pre-Employment Training Centre by the Tianjin Municipal Human Resources and Social Security Bureau. It is a platform that provides opportunities for teenage students to participate in production work, to improve the quality of professional talents, and to revitalize the industry.

BPHL contributes to the healthy development of the industry by respecting and actively protecting intellectual property rights. The Company has in place a system to prohibit plagiarizing and copying others' intellectual property rights, so as to regulate intellectual property protection.



Hainan Datong JD Warehouse



# Being Grateful to and Co-existing with Nature

## Key Issues

Improving the environmental management system

Reducing emissions

Conserving energy and resources

Going green in the office



## Opportunities and Challenges

- With the signing and implementation of the Cooperation Agreement in Relation to the Disclosure of Environmental Information by Listed Companies, the capital market has now stricter requirements for enterprises with regards to the disclosure of environmental information.
- The core of an enterprise's quality development and sustainability is its commitment to green development. The major pathway to create opportunities and increase competitiveness is to strategically develop and promote ecological and environmental protection, and to attach great importance to pollution prevention, energy conservation, and ecological protection.

## Major Strategies

- Strictly adhere to national laws and regulations and industry standards. Business platforms shall continue to improve their respective systems in relation to environmental protection in accordance to relevant laws and regulations.
- Continue to reduce the emission of exhaust gas, greenhouse gas, hazardous waste, non-hazardous waste, regularly compile data on, monitor and improve the effectiveness of our emission reduction work through various management practices and technological means.
- Adopt higher standards for energy conservation, reduce emissions from the source, and adopt more efficient energy management strategies and energy-saving technologies to improve the efficiency of resources.

## Core Performance

Total volume of recycled water in 2019 amounted to

**84,354.5** tons

The overall recycling rate of waste paper was significantly increased to

**94.85** %



Average intensity of gas consumed was

**0.032** kg/square meters

Emission intensity of greenhouse gas was

**0.0303** CO<sub>2</sub>e(ton/sqm)



# Environmental Management

## Improving our Environmental Management System

Upholding its concept of “Green growth, harmony and win-win”, BPHL integrates its sustainability into its entire operation process. It has established a sound environmental management system, and improved the Hazardous Waste Management System and Environment and Occupational Health Safety Management Handbook and other environmental management standards, with an aim to minimize its impact on the environment.

The Company proactively promotes the establishment of its environmental management system, provides guidance to its subsidiaries to continuously improve their environmental protection and management regulations and systems and program files, optimizes its environmental management assessment standards, and promotes the standardization and systemization of its environmental management, to ensure the effective implementation of its environmental management.

Strictly adhering to the Green Solution Measures of Intercontinental Hotels, Holiday Inn Downtown Beijing formulates its annual energy conservation goals every year based on its actual energy consumption of the previous year, with detailed division of labor.

Quzhou Agribusiness Complex has proactively implemented the Law of the People's Republic of China on the Prevention and Control of Environmental Pollution by Solid Waste, and under which, hazardous and non-hazardous waste are sorted for further treatment.


Guangzhou Guangming Real Estates commissioned qualified companies for the collection and treatment of its construction waste in accordance with the relevant requirements of the Property Construction Guidelines. It has also formulated the Internal Management Standards of the Engineering Department Workbook and strictly controlled the management of energy and water consumption in shopping malls.

Our Beijing Yun Zhong office has comprehensively improved its green office management system by formulating and issuing the Management System of Official Vehicles, and establishing a mechanism for the procurement, collection and use of office supplies.



## Going Green in the Office

The Company fully integrates the idea of resource conservation and energy reduction into its everyday operation. It has formulated the Relevant Requirements on the Cultivation of Good Office Resource Management Practices, and has fully implemented paperless working procedures, organized orderly recycling activities, fully adopted LED energy-saving lights, and encouraged its employees to proactively reduce their use of paper, electricity, and water. Starting from baby steps, the Company hopes that the concept of green development will soon be adopted in all respects.




### Conserving electricity


- Post energy-saving signs in the office
- Activate energy-saving mode on computers
- Turn off lights when not in use
- Purchase low-energy consuming and recyclable electronic devices
- Use LED energy-saving lights
- Formulate and distribute green proposals



### Conserving paper


- Adopt double-sided printing
- Review contracts online on our e-office system
- Collect and reuse single-sided paper
- Sort and recycle waste paper in the office





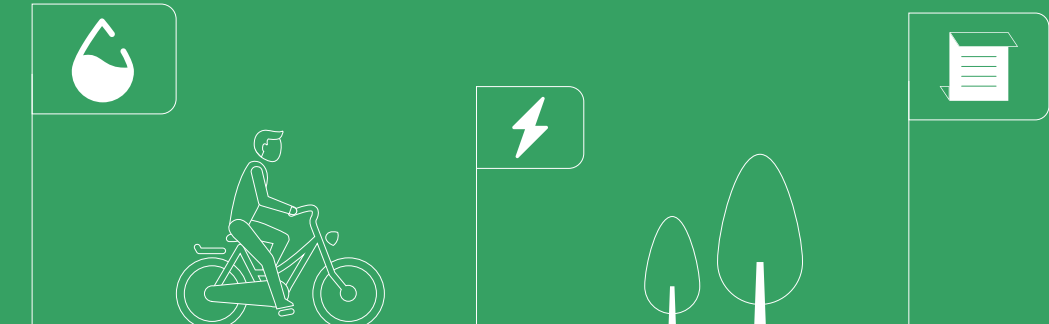
### Conserving water

- Post water-saving signs in the office
- Equip the office with automatic faucets
- Reduce water flow from faucets
- Water office plants with waste water



### Conserving materials

- Assign particular suppliers to collect and replace toner cartridges and ink cartridges
- Purchase branded and durable battery and tube lights and reduce their usage
- Require employees to refill their empty pens instead of getting new pens



Green Operation

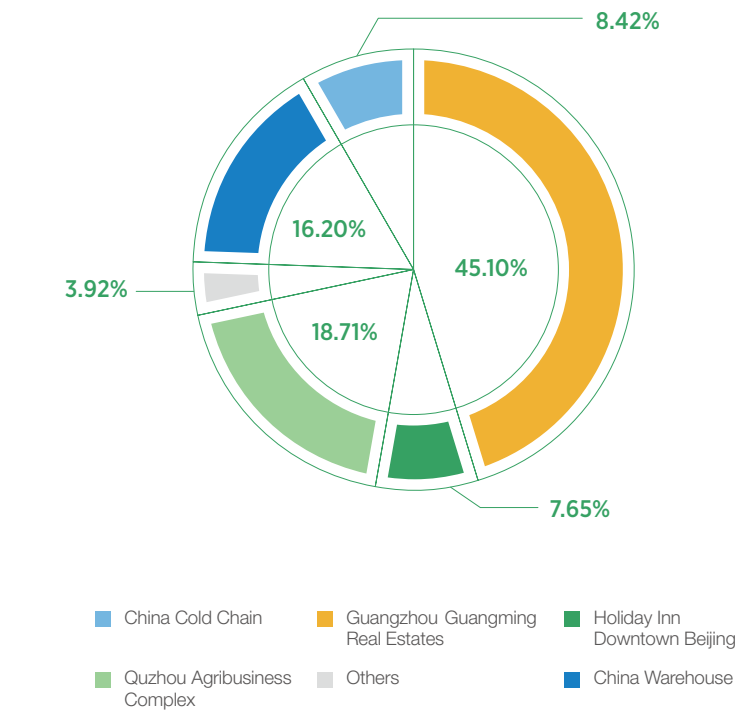
Increasing our Energy Efficiency

Based on the business characteristics of the Company, we provide detailed analysis on the major energy consumption categories of the Company , and prompt relevant platforms and subsidiaries to adopt effective measures to reduce their energy consumption and promote energy-saving and emission reduction practices.

Energy consumed during our operation primarily includes electricity and gas; diesel fuel is also consumed during the operation of certain segments.

In 2019, the electricity consumption of the Company amounted to 30.5057 million kWh; the overall intensity of electricity consumed was 31.13 kWh/square meters; gas consumption amounted to 31.00 tons; average intensity of gas consumed was 0.032 kg/square meters; and diesel fuel consumed amounted to 4.01 tons, which was primarily used by China Warehouse for their generators.

Percentages of electricity consumption by platform of the Company in 2019

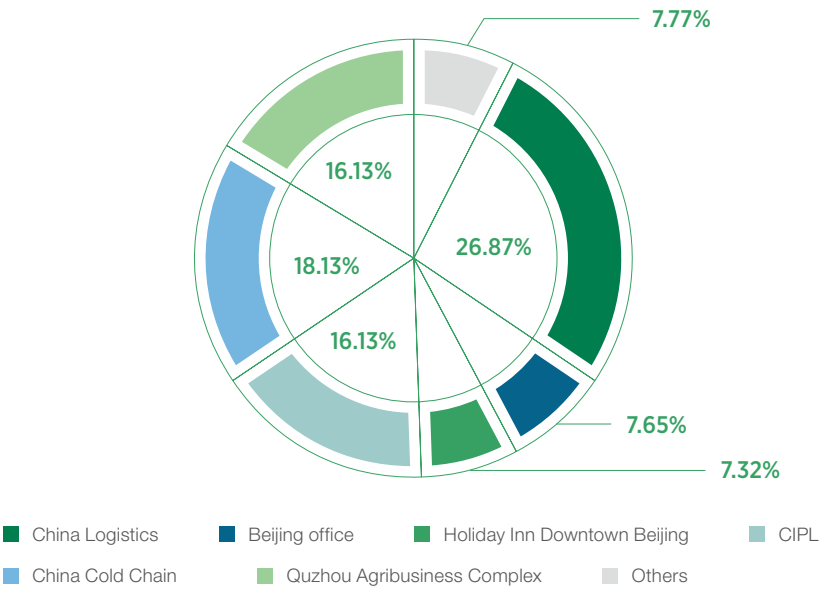


Note: The statistical range covers our 12 business platforms, such as China Logistics, China Warehouse, CIPL, Quzhou Agribusiness Complex, and China Cold Chain etc.. In order to maintain the overall consistency of the reported information, information on the total electricity consumption was calculated using the corresponding statistical range.

In 2019, the total gas consumption of the Company amounted to 31.00 tons, of which China Logistics consumed the most gas (26.87%), followed by the China Cold Chain, CIPL and Quzhou Agribusiness Complex, which accounted for 18.13%, 16.13% and 16.13% of the total gas consumption respectively.



Percentages of gas consumption by platform of the Company in 2019



Note: The statistical range covers our 12 business platforms, such as China Logistics, China Warehouse, CIPL, Quzhou Agribusiness Complex, and China Cold Chain etc.. In order to maintain the overall consistency of the reported information, information on the total electricity consumption was calculated using the corresponding statistical range.

Intensity of energy consumption in 2019 (calculated based on gross floor area)

Intensity of energy consumption in 2019 (calculated based on gross floor area)	Intensity of gas consumption	Intensity of diesel fuel consumption	Intensity of electricity consumption
Unit	(kg/square meters)	(kg/square meters)	(kWh/square meters)
Amount	0.032	0.0041	31.13

Note: The intensity of energy consumption refers to the ratio of total consumption to gross floor area. It was calculated in accordance with the recommendation on the calculation of magnitude (or intensity) stated in the HKEX Reporting Guidance on Environmental KPIs.

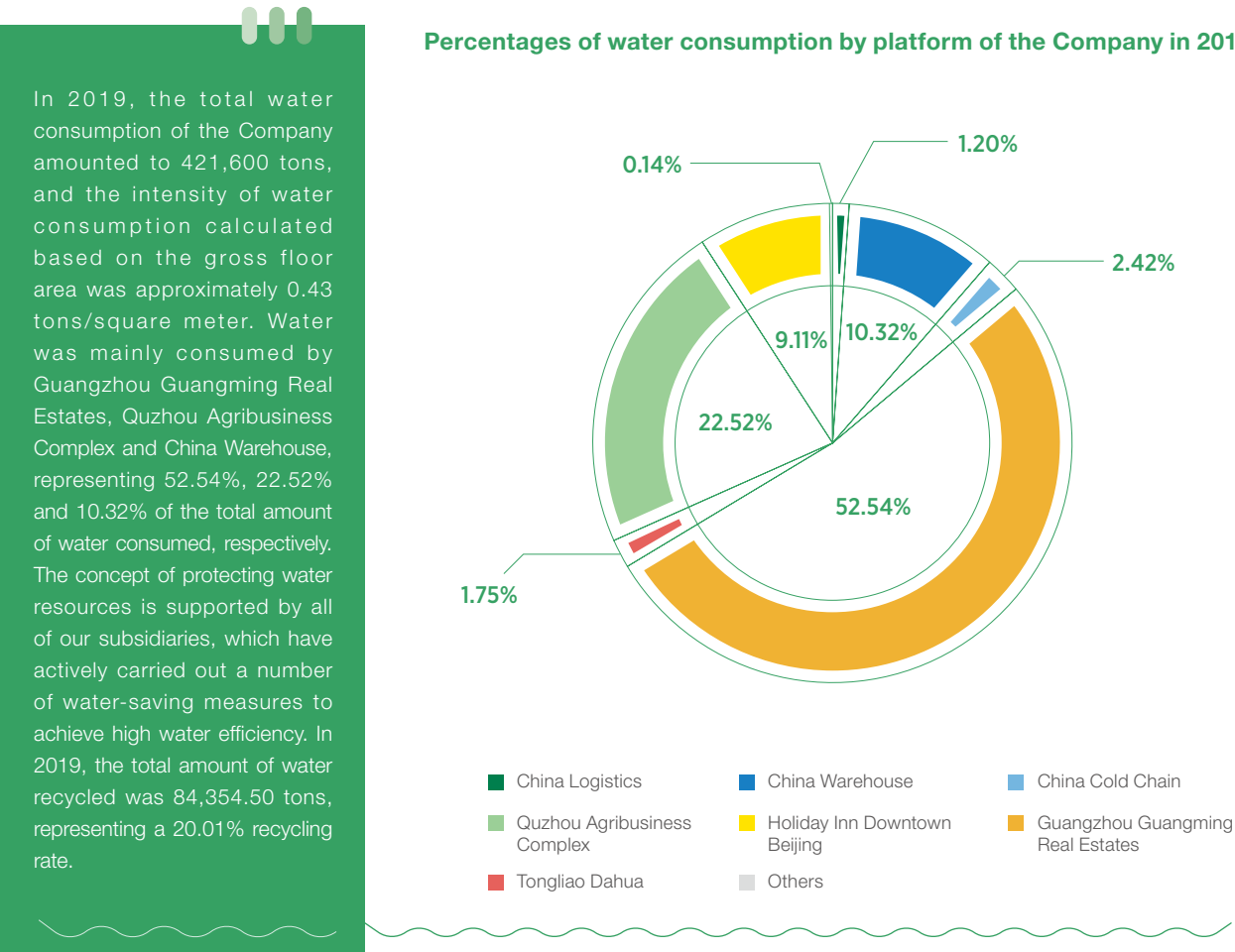
Develop Clean Energy Sources to Reduce Municipal Energy Consumption

Upholding its principle of reducing municipal energy consumption and increasing energy efficiency, the Beijing Inland Port Co., Ltd. has introduced a 30,000 square-meter photovoltaic power project to generate electricity to Plot F15 of the Tongzhou Port, which is under development for its Tongzhou Port Project. According to the relevant laws and regulations of the PRC and the Beijing Municipality on solar electric power generation, a decentralized photovoltaic power station with approximately 3 MW of installed capacity will be built. After completion, the annual amount of electricity generated is expected to account for 30% of the amount of electricity consumed by the project itself, which will help the Beijing Municipality to save nearly 300,000 kWh of electricity consumed.



Protecting Water Resources

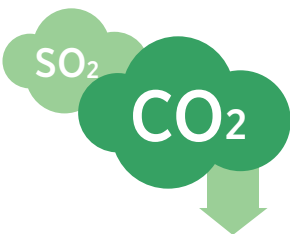
The Company pays great attention to the impact of our water consumption on the environment. We encourage employees to recycle our water and proactively apply water-saving technologies, and we have seen constant improvement in the efficiency of our water-saving and cost reduction practices. We put our concept of “saving every drop of water” into deep practice by encouraging water recycling, proactively discovering and promoting the application of water-saving technologies, as well as collecting data on and monitoring the effectiveness of our water-saving plan on a regular basis.



Utilizing Underground Water for Fire Protection to Effectively Increase the Water Consumption Efficiency

The underground reservoir of Quzhou Agribusiness Complex for fire protection purposes covers 621 square meters and has a storage volume of 775 tons. In most weathers, rainwater – its major water source – is collected, whereas in dry seasons, municipal water is supplemented when the storage volume falls below the fire safety standard of 300 tons. After fully considering the fact that there was an abundance of rainwater in Quzhou in 2019, Quzhou Agribusiness Complex reused its reservoir water for washing and cleaning the its market floor, thereby effectively reducing the use of municipal water.

Addressing Climate Change



The business platforms of BPHL includes segments such as logistics, warehousing, industrial property, China Cold Chain, hotel and agribusiness complex. Possible impacts brought by such platforms to the climate primarily come in the form of greenhouse gases as well as general wastes, including waste paper used and domestic waste discharged by the tenants of the agribusiness complex. We take efforts to treat our waste in a resourceful, non-hazardous way to reduce its bulk volume, in order to minimize waste emission. In accordance with the principles of “collecting waste by category, storing waste by warehouse, and transporting waste separately”, we dispose of and transport construction waste and domestic waste separately and process them under a unified system. The adoption of professional waste treatment methods helps to reduce the amount of hazardous gas produced in the process. Through management measures and technological means, the emission of exhaust gas and greenhouse gases can be constantly reduced, which in turn reduces the negative impacts of such gases on the climate and the environment.

Gas Emissions

Gas emissions produced by the business activities of the Company primarily consist of nitrous oxide, sulphur dioxide, and greenhouse gases (mainly carbon dioxide), where the amount greenhouse gases directly arising from gas and diesel fuel was relatively small (scope 1), and 90% of gas emissions came from carbon dioxide emissions arising from purchased electricity (scope 2).

Amount of gas emissions and emission reduction in 2019	Amount of nitrous oxide emissions	Amount of sulphur dioxide emissions	Amount of greenhouse gas emissions
Unit	(Ton)	(Ton)	(CO <sub>2</sub> e(ton))
Amount of emissions in 2019	42.71	64.06	29,727.60
Amount of emissions in 2018	37.89	54.98	25,519.97
Year-on-year increase	4.82	9.08	4,207.63

Note: 1. The statistical range covers our 12 business platforms, such as China Logistics, China Warehouse, CIPL, Quzhou Agribusiness Complex, and China Cold Chain etc.. In order to maintain the overall consistency of the reported information, information on the total amount of gas emissions was calculated using the corresponding statistical range. 2. The coefficient used for the calculation of exhaust gas emissions arising from the consumption of electric power was obtained by mainly referencing the Pearl River Delta Air Quality Research issued by the Environmental Protection Department of the HKSAR government; the coefficient used for the calculation of carbon dioxide emissions arising from the consumption of electric power was obtained by mainly referencing the 2014 Baseline Emission Factors for Regional Power Grids in China issued by the National Development and Reform Commission of the PRC; the coefficients used for the calculation of exhaust gas and carbon dioxide emissions arising from gas and diesel fuel were obtained by mainly referencing the HKEX Reporting Guidance on Environmental KPIs issued by the Hong Kong Stock Exchange.

Gas emission intensity (based on gross floor area)	Emission intensity of nitrous oxide	Emission intensity of sulphur dioxide	Emission intensity of greenhouse gases
Unit	(kg/square meter)	(kg/square meter)	(CO <sub>2</sub> e(ton/sqm))
Intensity of gas emissions in 2019	0.0436	0.0654	0.0303
Intensity of gas emissions in 2018	0.0440	0.0639	0.0296

Note: The statistical range of the gross floor area covers our 12 business platforms, such as China Logistics, China Warehouse, CIPL, Quzhou Agribusiness Complex, and China Cold Chain etc.. In order to maintain the overall consistency of the reported information, information on the intensity of gas emissions was calculated using the corresponding statistical range.

Disposal of Non-hazardous Waste

Non-hazardous waste produced by the Company primarily consist of waste paper, construction waste and domestic waste; the total amount disposed was 741.89 tons, 95.00 tons and 4,098.65 tons respectively. Among which, the amount of domestic waste was similar to that in 2018; and while the amount of waste paper increased by approximately 178.00 tons when compared to that in 2018, the overall recycling rate has been significantly improved to 94.85%. Of which, 97.08% came from packaging materials for agricultural produces in the operation of Quzhou Agribusiness Complex, for the subsidiary places importance on the reuse of packaging paper. Therefore, the recycling rate of its waste paper amounted to 97.22%.



Recyclable waste arising from our operation are sorted for further treatment. For example, waste cartons, foam boxes, plastic products and other recyclables are separately collected by recycling companies and delivered to refuse collection stations in the market on a centralized basis for compression, before being further delivered to waste disposal centers designated by the government.



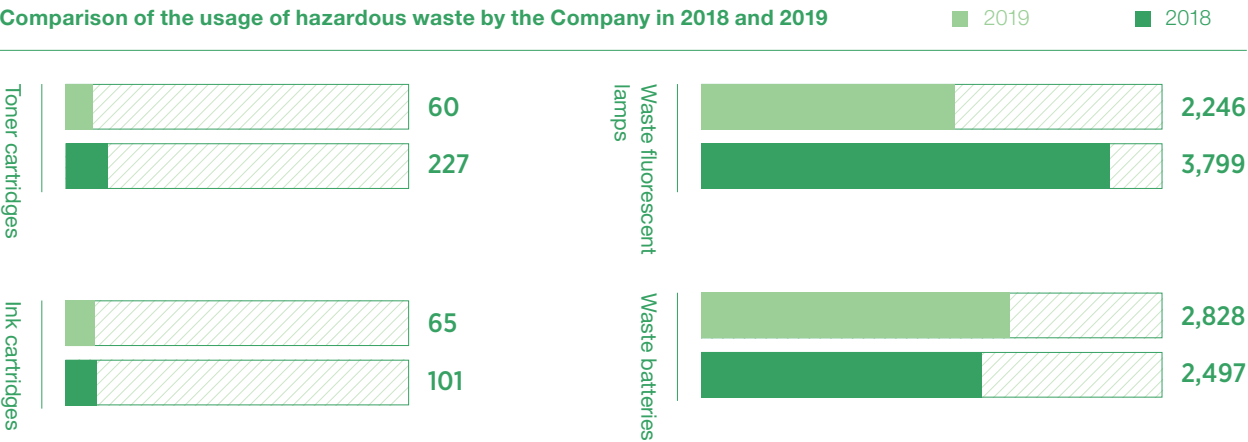
Collection of printing paper for reuse



Sorted waste paper for recycling

Disposal of Hazardous Waste

Hazardous waste primarily consist of waste fluorescent lamps, batteries, toner cartridges and ink cartridges arising from the Company's business activities. The Company collects and stores its hazardous waste separately, and engages a local professional partner to dispose of such waste. In 2019, the usage of toner cartridges, ink cartridges, and waste fluorescent lamps significantly decreased as compared to 2018, which suggests that the Company has achieved remarkable results in the adoption of its green office and energy-saving practices.



Recycling hazardous waste



Waste fluorescent lamps are stored together and further handed over to a warehouse for processing

Sorting and Processing Waste to Turn Them into Resources

The Company sorts and classifies its waste into recyclables and non-recyclables. Among which, recyclable waste, such as waste vegetables and damaged fruits arising from our operation, is used as organic fertilizers after being decomposed and turned into resources. Cartons and plastic buckets etc. arising from the operation of shopping malls are recycled by organizations specialized in such area. Therefore, we can fully recycle and reuse our waste items. On the other hand, non-recyclable waste is transported to areas designated by the government after being compressed by refuse collection stations.





# Promoting Environmental Protection

The Company is committed to raising the public's awareness of sustainable development, increasing their awareness of environmental protection and climate change, encouraging and prompting everyone to proactively live an environmental-friendly life, and to jointly participate in green businesses through extensive promotion and training of environmental promotion practices, and inspiring employees to adopt green commuting habits.

## Organizing and carrying out environmental protection training

We organize and carry out environmental protection and energy conservation education and training programs, on topics such as environmental laws and regulations and waste management, in order to improve the basic knowledge of employees on environmental protection and their understanding of the major work undertaken by the Company to go green, so as to enhance their proactiveness towards the environmental protection cause by increasing their awareness of such area.

## Increasing our efforts in promoting environmental protection

By means of making and posting posters and signs in relation to environmental protection, communicating through bulletin boards and distributing publicity manuals, we promote environmental protection extensively in our offices to raise employees' awareness on resource conservation and environmental protection, to create an environmentally-friendly atmosphere.

## Promoting green commuting

In our management system, we encourage employees to adopt green commuting habits (e.g. taking public transport) in their everyday lives. We have also formulated the Management System of Official Vehicles which requires official cars to be low-emission vehicles. Moreover, we encourage the use of video conferences over face-to-face meetings.





# Building a Happy and Harmonious Home Together

## Key Issues

Safe production | Occupational safety and health | Equal employment opportunity  
Employee development | Employee care | Community building | Charity



## Opportunities and Challenges

- In recent years, the Central Government has made a series of important instructions on work safety, which require raising people's awareness of the safe production red lines, implementing development strategies on work safety, and strictly requiring enterprises to fulfill their responsibilities.
- In order to capture decisive opportunities in this new era of quality development, we must place talents in more prominent positions.
- The report of the 19<sup>th</sup> National Congress of the CPC puts forward the overall goal and requirement in relation to social construction, which is to "raise the level of people's security and livelihood, and strengthen and innovate social governance". It also puts forward specific requirements in terms of giving priority to the development of education, strengthening the construction of the social security system and other aspects.

## Major Strategies

- Adhere to the safety policy of "safety first, prevention foremost", and clarify work safety responsibilities to ensure the occupational health and safety of employees.
- Respect the basic right of employees, provide competitive remuneration packages and enriching training courses for them; ensure them having a good balance between work and life, so as to foster mutual growth of the staff and the Company.
- Support the development of the education industry, proactively participate in voluntary services in the community, and create a warm, harmonious and caring community.

## Core Performance

The number of work-related deaths

0

Average training hours per employee

17.08 hours

Average training coverage

80.16 %

Total charity donations

HKD 239,500

Held volunteer activities

11 times

Safety and Health

Promoting Safe Production

BPHL continues to strengthen its work safety management, ensure the occupational health and safety of its employees, so as to build a strong barrier for safeguarding the safety and health of its staff involved in the production and operation of its enterprises.

Here at BPHL, we uphold our safety policy of “safety first, prevention foremost”. Various rules and regulations such as the Safety Production Management System, the Emergency Plan for Safety Production Accidents, the Safety Training and Education System, and the Safety Inspection System for Special Projects have been implemented to clarify our safety production responsibilities, and to improve the overall standard of our safety production management. In 2019, Guangzhou Jinqin Property Management Co., Ltd was accredited as a “Safe Commercial Building”.



Safety production signs posted by Beijian Xinda Management and Consulting Company

Deploying Safety Officers and Implementing Work Safety Responsibilities

In order to promote effective safety management, Beijian Xinda Management and Consulting Company requires all companies engaging in relevant projects to appoint staff at or above managerial level (or personnel of the same level) as safety officers, who are responsible for developing safety production responsibility systems and work safety plans, organizing safety trainings, supervising and inspecting the safety production of the respective projects, and giving feedback and making improvements to safety issues in a timely manner. With the safety officer system, Beijian Xinda ensures that its safety production responsibilities are duly fulfilled.

Conducting Fire Drills to Improve Emergency Preparedness of the Company

In June 2019, Holiday Inn Downtown Beijing conducted a fire drill, which included emergency escape and emergency rescue exercises, and trainings in relation to the evacuation of disabled people and the use of firefighting equipment etc. The whole activity was well-organized, and it increased participants' understanding and mastery of emergency procedures, raised the safety awareness among its staff, and enhanced their ability to handle emergency situations.



Fire drill command



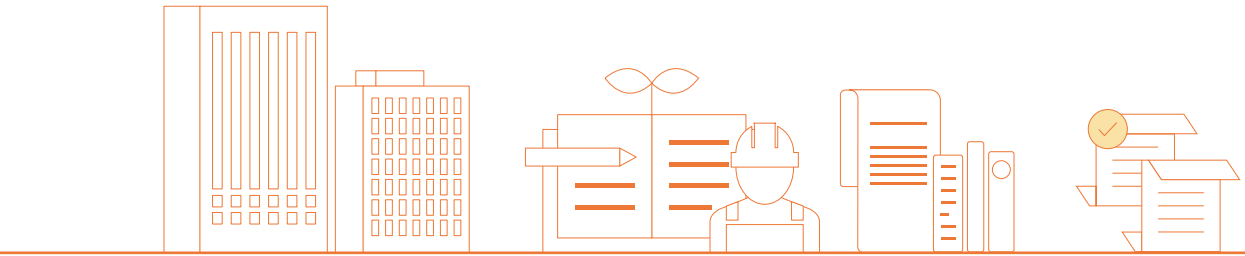
Fire drill evacuation

Safeguarding Occupational Health

In strict accordance with the national standards on occupational health management, we have created employee medical files to record information related to their occupational health. We also regularly organize occupational health education and training programs for our employees; provide health screening services and health insurance coverage to employees; and regularly purchase and provide labor safety products to staff working in hazardous conditions. In 2019, we received no reports on the serious violation of relevant standards, rules and regulations in relation to the health and safety of our staff.

Creating Healthy and Comfortable Office Spaces

The Company attaches great importance to the occupational health of its employees and strives to improve their working conditions. For example, light-colored desks are used at our Hong Kong headquarters to reduce glare and to avoid strong contrasts between the table and our office documents, so as to reduce eye strain. Moreover, in order to avoid having high concentrations of inhalable suspended particles and ozone emitted from the photocopier, an effective ventilation system has been set up in the office. By creating a comfortable office environment, we can protect the health and safety of our employees.



Satisfying Work

We fully respect the value of every employee, encourage their growth, and ensure their work-life balance. For them, we have created a warm and comfortable working environment to improve their work satisfaction levels.

Protecting Employees' Interests

Equal Employment Opportunities

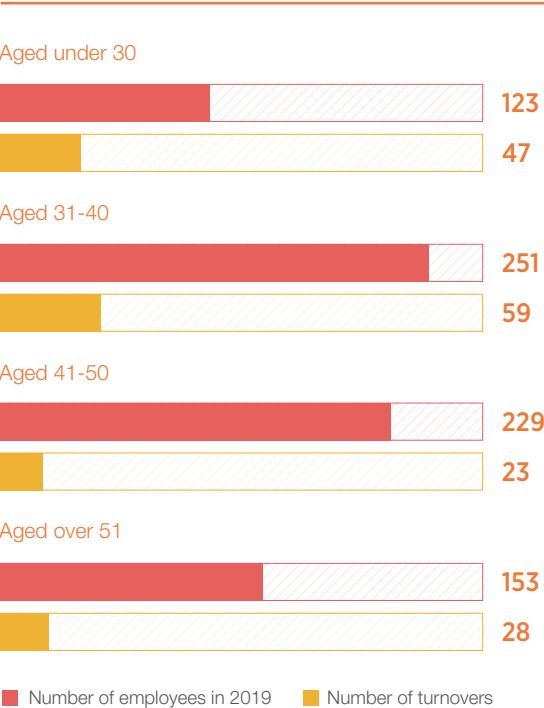
The Company strictly abides by the relevant laws and regulations of the Company Law of the People's Republic of China and the Labor Law of the People's Republic of China etc., to safeguard the basic rights of our employees. We sign labor contracts in accordance with the law to avoid hiring child labor or forced labor; and we provide equal employment and promotion opportunities for all employees without regard to their gender, age, religion and place of ancestry. In 2019, the Company had a total of 756 employees, of which 74 were employees of our joint ventures and associates. There was no serious violation of relevant standards, rules and regulations in relation to child labor and forced labor.

During the recruitment process, the Company collects the basic information of candidates in a timely manner. Applicants are required to provide original copies of their identification documents to our Human Resources Department for registration and age verification, so as to avoid hiring child labor. Applicants under 18 shall be dismissed, as they do not meet our employment requirements.

Number of employees and turnovers by gender



Number of employees and turnovers by age



Note: Beijing Inland Port Co., Ltd., Tianjin Beijing Inland Port Co., Ltd., and Beijing Enterprises City Investment Holdings Group Co., Ltd. are joint ventures and associates of the Company, with 33, 10, and 31 employees respectively as at the end of 2019. The numbers have been included in the compilation of employee information.

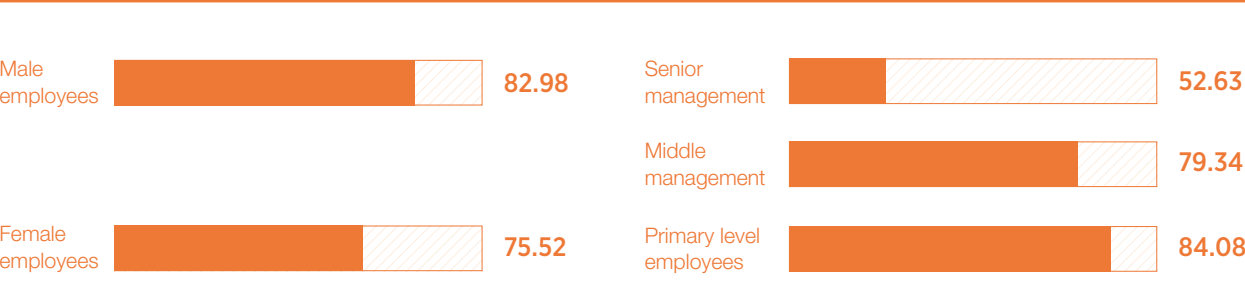
Compensation and Benefits

The Company constantly improves its employment management system, establishes sound remuneration and welfare systems for its employees, and provides competitive remuneration packages for its staff, as an incentive to motivate employees to achieve excellent results. In accordance with the law, it has also provided social insurance for its employees and implemented a unified corporate annuity system and a supplementary medical insurance system. Through a multi-level, dimensional, and all-round insurance system, it creates a decent working experience for its staff to ensure their quality of life.

Supporting Employee Growth

The Company continues to develop and improve its system for nurturing talents. It proactively organizes training sessions that meet the needs of staff at various positions, and encourages them to enhance their ability and broaden their knowledge, in order to build a strong learning culture within the Company to foster mutual growth of the staff and the Company. In 2019, our employees received 17.08 hours of training on average, with an average coverage of 80.16%.

Employee training coverage by gender and position (%)



Average training hours per employee by gender and position (h)



Enriching Employees' Lives

In order to enrich the lives of our employees, the Company has proactively organized various festive, body-building and other kinds of team-building activities for our employees to improve our internal communication, leading employees to live better lives and enhancing their sense of belonging to the Company as a cohesive team.



Hiking and fitness walking



A friendly badminton



# Caring for Our Community

While developing its own business, BPHL always attaches great importance to giving back to the society by actively participating in charitable and voluntary services to support the development of the community, with an aim to create a warm, harmonious and caring atmosphere. In 2019, the Company made charitable donations amounting to HKD239,500 and organized 11 charity events. Volunteer time of our employees reached 1,759 hours.

## Supporting Education

Education is the fundamental way for human beings to pass on their culture and knowledge, nurture the younger generation and create a better life. The Company believes that it is important to improve of the teaching environment and standard in poor and remote areas, thus we help to develop their education industry and strive for fairness in education.

### Participating in the 12-hour Sowers Action Challenge to Raise Funds for Children in Remote Mountainous Areas

On 27 October, BPHL employees participated in the 12-hour Sowers Action Challenge, a charity event, and on behalf of each of the participants, BE Group (an associate of the Company) donated HKD1,300. Organized by Sowers Action, a charity organization, the event requires its participants to complete a marathon within 12 hours. It aims to help out-of-school children living in poor and remote mountainous areas in China to receive education, and to improve their learning environment and the quality of the teaching staff. Step by step, our employees overcame difficulties and contributed their strength to the children in need.



Participating in the 12-hour Sowers Action Challenge



Group photo of participating employees

### Supporting Rural Education Development through the “One School, One Brand” Project

In order to promote the development of rural education, after careful field investigation, Quzhou Tongcheng Agriculture Development Co., Ltd. has entered into an agreement to organize the “One School, One Brand” charity project with Jiang Jia Shan Center Primary School in Kecheng District, Quzhou. Under the project, an annual subsidy of HKD66,800 will be provided for a term of three years, to train students to be proficient in a complete set of traditional martial arts, so as to improve their physical fitness and social skills through the learning of the traditional Chinese values of benevolence, righteousness, manners, wisdom, and trustworthiness. Through joint efforts of the school and the company, a martial arts team has been formed and has become one of the highlights of the school. As such, we have fulfilled our responsibility as a state-enterprise by enriching children’s school life.



Participating in martial arts training

# Participating in Community Services

The Company encourages its employees to carry out voluntary service and participate in cultural activities to contribute to maintaining a good social environment.

Quzhou Agribusiness Complex organized activities for its employees to promote tips on keeping the environment clean, managing a good community environment, and building a civilized society etc., in order to contribute to the efforts of Quzhou to become “civilized city” in China.



Volunteers participating in a city-cleaning event

Guangzhou Guangming Real Estates deployed its employees to become participants of “Shop Managers in the Business District”, a service team comprising volunteers to help the local police control the crowd and maintain public order at the Beijing Lu shopping area.



A “Shop Manager in the Business District” volunteer being interviewed

Employees participated in “Entering the Winter Olympics”, a volunteer activity organized by BE Real Estate at Yangqing District, one of the host cities of the Winter Olympics. They volunteered to clean roadside rubbish.



Employees participating in “Entering the Winter Olympics”, a volunteer activity

# Sending Love at Traditional Festivals

The Company proactively participates in large-scale traditional festive events to send love and bring closer itself to the people in the community, and to create a warm and harmonious atmosphere.

At the Cambodian Water God Festival, New Year and Water Festival, Zhong Jian Jin Bian Jing ji Te Qu Limited donated a total of HKD170,896 to the Kampong Chhnang provincial government.\*

During the Dragon Boat Festival, employees of Guangzhou Guangming Real Estates delivered daily supplies and gave their blessings to poor people in the community.



Note: Converted at the rate of USD1=HKD7.7680.



Proactively Fighting  
against the Epidemic

Since the end of 2019, the sudden outbreak of the COVID-19 epidemic left thousands of people anxious and worried. In such difficult times, the Company is concerned about the wellbeing of its staff, tenants, and the public, hence we have arranged appropriate precautionary measures at various levels in a timely manner to help fight the epidemic.



Providing free epidemic prevention  
supplies to employees

Sanitizers, surgical masks and other epidemic prevention supplies have been provided for employees in the office. Epidemic prevention slogans have also been put up to raise employees' awareness, so as to create a healthy working environment.

Comprehensive Management and Control to Build a Solid Defense Line against the Epidemic

To maintain the stable operation of the market, Quzhou Agribusiness Complex quickly resolved to respond to the emergency measures of the Quzhou municipal government and arranged for its employees and operating businesses to sign the Party Members' Promise Letter in Relation to Epidemic Prevention and Control. A patrol team has been deployed to supervise and inspect the market every day, so as to promote and spread scientific knowledge about epidemic prevention, take temperatures of people in the market and on delivery vehicles, as well as registering and disinfecting them. In addition to disinfecting the entire market daily, the team also disinfects key areas once every four hours. For example, the cold storages and staff entering and exiting thereof are disinfected and registered.

Besides, as an emergency unit responsible for guaranteeing the adequacy of supplies, at the beginning of the epidemic, all employees of Quzhou Agribusiness Complex gave up their Spring Festival holiday and returned to their positions to coordinate supply sources of operating businesses, and maintained the normal operation of the storages. At the same time, employees made extra efforts to deliver supplies, and announced the wholesale prices of vegetables on the WeChat public account every day. Through the launch of "contactless delivery" on the online shopping platform of WeChat, it has become more convenient for people to purchase vegetables. Therefore, this has made great contribution to ensuring the price stability and normalcy of people's livelihood in Quzhou during the epidemic.



Party members taking oaths



Disinfecting vehicles entering and leaving the area



Epidemic prevention slogan of office



Distributing masks for employees



Disinfection in the market



Taking temperature before and after entering



Responsibility Performance

Governance Performance

Economic performance		Unit		Year		
Indicator			2019	2018	2017	
Shareholders' meetings held throughout the year	Times		2	1	2	
Board meetings held throughout the year	Times		4	5	4	
Percentage of independent directors	%		38.46	33.3	33.3	
Total market value	HKD100 million		14.6	16.8	22	
Total assets	HKD100 million		183	181	178	
Net assets	HKD100 million		52	66	68	
Total issued share capital	100 million shares		69.7	69.7	68.5	
Total profit	HKD100 million		-4.2	3.2	3	

Environmental Performance

Environmental performance	Unit	Year		
Indicator		2019	2018	2017
Non-hazardous solid waste				
Domestic waste	Ton	4,098.65	4,094.55	3,092.39
Construction waste	Ton	95.00	88.00	1,922.60
Waste paper	Ton	741.89	563.05	407.10
Hazardous solid waste				
Waste fluorescent lamp	No.	2,246	3,799	1,414
Waste battery	No.	2,828	2,497	218
Waste toner cartridge	No.	60	227	22
Waste ink cartridge	No.	65	101	13

Volume and intensity of gas emissions				
Nitrous oxide emissions	Ton	42.71	37.89	39.56
Nitrous oxide emission intensity	Ton/sqm	0.0436	0.0440	0.0368
Sulphur dioxide emissions	Ton	64.06	54.98	57.21
Sulphur dioxide emission intensity	Ton/sqm	0.0654	0.0639	0.0438
Direct greenhouse gas emissions	CO <sub>2</sub> e(ton)	14.57	18.26	24.10
Indirect greenhouse gas emissions	CO <sub>2</sub> e(ton)	29,713.03	25,501.41	26,534.94
Total greenhouse gas emissions	CO <sub>2</sub> e(ton)	29,727.60	25,519.67	26,559.04
Greenhouse gas emission intensity	CO <sub>2</sub> e(ton/sqm)	0.0303	0.0296	0.0287
Amount and intensity of energy usage				
Total electricity usage	10 thousand kWh	3,050.57	2,741.97	2,724.28
Electricity usage intensity	kWh/sqm	31.13	48.04	29.45
Gas usage	Ton	31.00	41.82	45.62
Gas usage intensity	Kg/sqm	0.032	0.048	0.042
Diesel fuel usage	Ton	4.01	2.50	12.94
Diesel fuel usage intensity	Kg/sqm	0.0041	0.0074	0.0100
Total energy consumption	Ton of standard coal	3,749.22	3,369.97	3,348.25
Total energy consumption intensity(Total assets)	Ton of standard coal/HKD100 million	20.49	18.62	18.81
Volume and intensity of water usage				
Total water usage	10 thousand tons	42.16	41.92	41.12
Water usage intensity	Ton/sqm	0.43	0.73	0.47
Amount of recycled water	Ton	84,354.50	23,027.85	47,529.00
Recycling rate of water	%	20.01	5.49	11.56

Social Performance

Social Performance		Unit		Year	
Indicator			2019	2018	2017
Employment					
Total employees	No. of people		756	616	606
Male employees	No. of people		470	390	273
Female employees	No. of people		286	226	233
Employees aged 30 or below	No. of people		123	100	100
Employees aged 31-40 years old	No. of people		251	197	189
Employees aged 41-50 years old	No. of people		229	191	192
Employees aged 51or above	No. of people		153	128	125
Senior management	No. of people		76	65	71
Middle management	No. of people		121	105	88
Primary level employees	No. of people		559	446	447
Employee turnover	No. of people		157	68	65
Turnover of male employees	No. of people		98	43	45
Turnover of female employees	No. of people		59	25	20
Turnover of employees aged under 30	No. of people		47	25	30
Turnover of employees aged 31-40	No. of people		59	14	21
Turnover of employees aged 41-50	No. of people		23	13	14
Turnover of employees aged over 51	No. of people		28	16	0
Turnover of senior management	No. of people		23	3	/
Turnover of middle management	No. of people		24	8	/
Turnover of primary level employees	No. of people		110	57	/
Health and safety					
Days lost to work injuries	Day		43	104	338
Employees lost to work related deaths	No. of people		0	0	0
Training and development					
Total employees trained	No. of people		606	532	440
Male employees trained	No. of people		390	344	274
Female employees trained	No. of people		216	188	166
Senior management trained	No. of people		40	50	50
Middle management trained	No. of people		96	80	68
Primary level employees trained	No. of people		470	402	323

Training and development				
Total employee training hours	Hour	10,348.0	11,954.5	19,331.0
Total male employee training hours	Hour	6,288	9,956	12,428
Total female employee training hours	Hour	4,060.0	5,358.5	6,903.0
Employee training coverage	%	80.16	86.36	69.60
Male employee training coverage	%	82.98	88.21	73.46
Female employee training coverage	%	75.52	83.19	71.24
Senior management training coverage	%	52.63	76.92	70.42
Middle management training coverage	%	79.34	76.19	77.27
Primary level employee training coverage	%	84.08	90.13	72.26
Average training hours per employee	Hour	17.08	24.28	31.90
Average training hours per male employee	Hour	16.12	24.61	45.36
Average training hours per female employee	Hour	18.80	23.71	41.58
Average training hours per senior management	Hour	27.11	28.40	40.96
Average training hours per middle management	Hour	18.91	45.60	67.35
Average training hours per primary level employee	Hour	15.85	18.65	39.35
Anti-corruption				
Filed and concluded litigation cases in relation to corruption	No.	0	0	0
Anti-corruption training received	No. of attendees	161	110	60
Supplier Management				
Suppliers	No.	294	219	174
Suppliers in east China	No.	109	66	39
Suppliers in north China	No.	121	100	67
Suppliers in south China	No.	58	47	60
Suppliers in central China	No.	3	2	7
Suppliers in northwest China	No.	1	0	0
Suppliers in southwest China	No.	1	2	0
Suppliers in northeast China	No.	0	0	0
Suppliers in Hong Kong, Macau, Taiwan and over-seas	No.	1	2	1
Community Investment				
Charity donations	HKD10 thousand	23.95	6.00	10.88
Voluntary service	Hour	1,759.00	32.50	/
Charity events organized	Times	11	9	9

Prospects

In face of new goals, challenges and opportunities as Beijing Properties (Holdings) Limited enters into its second decade of operation and a new era, we will proactively respond to the call of the PRC government to achieve our first centennial goal, stay committed to our development strategy of "One Specialty, Diversified Development and Dual Drivers", and establish our core business comprising logistics properties and logistics value-added services with BPHL characteristics, and explore new operation models for our logistics properties and cold-chain operations. We will focus on enhancing the quality of our products and services, fully respond to the expectations and demands of our shareholders, customers, employees, partners, the community and the environment, and join hands with all parties to create a better life.

Paying close attention to the “Belt and Road” Initiative, we will participate in and promote in-depth integration of businesses in the Initiative to help achieve sustainable goals and keep pace with global sustainable development trends. We will also make constant improvements to our internal control and management system and the building of a fine and clean Party culture by fully implementing refinement and standardization management measures. Committed to creating a synergic development of a healthy industrial chain, we will strengthen internal business interactions and resource integration, proactively participate in industry exchange activities, and promote the comprehensive, convenient, high-quality and healthy development of the logistics property industry. In terms of the stringent fulfillment of our principal environmental responsibilities, we will constantly improve our safety performance through gradual implementation of each safety control system and requirement. Upholding our development philosophy of “lucid waters and lush mountains are invaluable assets”, we will optimize our green development model, perform solid energy-saving and emission reduction work, in order to co-existing in harmony with the nature, and to aid the building of an ecological civilization and address global climate change issues. Moreover, we will provide an inclusive working environment and excellent career paths for our employees, align the Company's vision with our employee's values, and proactively participate in community building and charity events, so that we can all achieve shared growth.

Moving forward, we will move towards the target of quality development through the creation of a beautiful pattern of joint development and progress between the Company and the community where the fruits of our success are shared. By building an overall image as a socially responsible brand, we will accelerate the advent of becoming a world-leading enterprise.

Appendix

Index of Indicators

ESG Index

Category	Aspect	Key performance indicators	Disclosure status	Page
A Environmen- tal	A1 Emissions	General Disclosure	Fully disclosed	P33/P35-P36
		A1.1 The types of emissions and respective emissions data	Fully disclosed	P40
		A1.2 Total greenhouse gas emissions (in tons) and, where appropriate, intensity (e.g. per unit of production volume, per facility)	Fully disclosed	P42
		A1.3 Total hazardous waste produced (in tons) and, where appropriate, intensity (e.g. per unit of production volume, per facility)	Fully disclosed (in- tensity not applica- ble)	P42
		A1.4 Total non-hazardous waste produced (in tons) and, where appropriate, intensity (e.g. per unit of production volume, per facility)	Fully disclosed (in- tensity not applica- ble)	P41
		A1.5 Description of measures to mitigate emissions and results achieved	Fully disclosed	P36-38/P44
		A1.6 Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved	Fully disclosed	P41-P42
	A2 Use of Re- source	General Disclosure	Fully disclosed	P37/P39
		A2.1 Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (calculated in kWh) and intensity (e.g. per unit of production volume, per facility)	Fully disclosed	P37-P38
		A2.2 Water consumption in total and intensity (e.g. per unit of production volume, per facility)	Fully disclosed	P39
		A2.3 Description of energy use efficiency initiatives and results achieved	Fully disclosed	P37-P38
		A2.4 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved	Fully disclosed	P39/P44
		A2.5 Total packaging material used for finished products (in tons) and, if applicable, with reference to per unit produced	Fully disclosed (in- tensity not applica- ble)	P55
	A3 Environment and Natural Resources	General Disclosure	Fully disclosed	P36/P43-P44
		A3.1 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them	Fully disclosed	P36
B Social	B1 Employment	General Disclosure	Fully disclosed	P48
		B1.1 Total workforce by gender, employment type, age group and geographical region	Fully disclosed	P48-P49
		B1.2 Employee turnover rate by gender, age group and geo-graphical region	Fully disclosed	P49

Category	Aspect	Key performance indicators	Disclosure status	Page
B Social	B2 Health and Safety	General Disclosure	Fully disclosed	P47-P48
		B2.1 Number and rate of work-related fatalities	Fully disclosed	P45
		B2.2 Lost days due to work injury	Fully disclosed	P57
		B2.3 Describe the adopted occupational health and safety measures, as well as relevant implementation and monitoring	Fully disclosed	P47-P48
	B3 Development and Training	methods	Fully disclosed	P49-P50
		B3.1 The percentage of employees trained by gender and employee category	Fully disclosed	P50
		B3.2 The average training hours completed per employee by gender and employee category	Fully disclosed	P50
	B4 Labour Standard	General Disclosure	Fully disclosed	P48
		B4.1 Description of measures to review employment practices to avoid child and forced labor	Fully disclosed	P48
		B4.2 Description of steps taken to eliminate such practices when discovered	Fully disclosed	P48
	B5 Supply Chain Management	General Disclosure	Fully disclosed	P24/P31
		B5.1 Number of suppliers by geographical region	Fully disclosed	P31
		B5.2 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored	Fully disclosed	P31
	B6 Product Responsibility	General Disclosure	Partly disclosed	P25-P30
		B6.1 Percentage of total products sold or shipped subject to recalls for safety and health reasons	Not applicable, as the Company's products have never been recalled for safety or health reasons	/
		B6.2 Number of products and service related complaints received and how they are dealt with	Fully disclosed	P30
		B6.3 Description of practices relating to observing and protecting intellectual property rights	Fully disclosed	P32
		B6.4 Description of quality assurance process and recall procedures	Not applicable, as the Company's products involve norecall procedures	/
		B6.5 Description of consumer data protection and privacy policies, how they are implemented and monitored	Partly disclosed, as there is no such monitoring yet	P30
	B7 Anti-corruption	General Disclosure	Fully disclosed	P17-P19
		B7.1 Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases	Fully disclosed	P19
		B7.2 Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored	Fully disclosed	P19
	B8 Community Investment	General Disclosure	Fully disclosed	P46/P51
		B8.1 Focus areas of contribution (e.g. education, environmental concerns, labor needs, health, culture, sport)	Fully disclosed	P51-P54
		B8.2 Resources contributed (e.g. money or time) to the focus area	Fully disclosed	P51-P54

GRI Standards

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	Communication and Participation of Stakeholders	102-40/102-42/102-43/102-44	P14
	Substantial Analysis and Assessment	102-29/102-40/102-43/102-44/102-46/102-47	P15-P16
Establishing a Business with Sincerity, Building a Solid Foundation for Stable Operation	Regulating Our Governance	103-1/103-2/103-3	P19
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	Green Operation	301-1/301-2/301-3/302-1/302-4/302-5/302-4/303-3/305-4/305-5/306-2	P37-P42
	Promoting Environmental Protection	103-1/103-2/103-3	P43-P44
Building a Happy and Harmonious Home Together	Safety and Health	103-1/103-2/403-1/403-4	P47-P48
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Report Preparation Process

In order to integrate sustainable development into enterprise operation, BPHL carried out whole lifecycle management over the preparation of Sustainable Development reports, which covers three phases, namely planning, engagement and preparation & release. In the process, we implemented dynamic monitoring, management and guidance of the identified key sustainable development indicators to substantially improve our sense of responsibility and ability to perform sustainable development.

The Planning Phase (November 2019 to December 2019)

Established a report preparation team

Established a report preparation team consisting of all the departments and project companies and led by the Administration and Secretary Department to coordinate all the work regarding the preparation of Sustainable Development report.

Organized training on report preparation

Organized a kick-off meeting for and training on Sustainable Development report preparation for study of the ESG Guide, report preparation procedures and methods and other considerations.

Communication with the stakeholders

Promoted regular communication between various departments and the stakeholders including shareholders, clients, suppliers, partners, employees, and communities.

The Engagement Phase (January 2020 to February 2020)

Blend in an ESG indicator system

Broke down the indicators under the ESG Guide and blend in the Company's ESG indicator to guide business operation according to the characteristics of various functional departments and project companies.

Tracked and assessed the indicators

Regularly reviewed and assessed implementation of the indicators by the departments and project companies, and gave guidance on the operational issues involved.

Served business development

Optimized internal management and improved operational transparency to the public by integrating ESG indicators into operation, so as to promote sustainable development of the Company.

The Preparation & Release Phase (February 2020 to April 2020)

Collected and collated information

Functional departments and project companies sorted out sustainable development-related information for the year based on the indicator system and the required file list, and submitted such information to the report preparation team.

Prepared and designed the report

Designed and drafted the outline and the report, and organized project communication and review meetings to determine report focuses, optimize report framework and improve report contents.

Released and circulated the report

Released the Sustainable Development report on sustainable development-related platforms including those of the Hong Kong Stock Exchange and the Company, and organized meetings to summarize the work on report preparation and arrange subsequent steps.

Feedback Form

Dear readers,  
Hello!

Thank you for taking time to read this report. We are sincerely looking forward to your comments and valuable advices on this report which will help us improve our sustainable development work and enhance our capability to fulfill sustainable development.  
Thank you very much!

Beijing Properties (Holdings) Limited  
May 2020

Choice questions: (Please check your choice)

1. Your general impression of the report is:

☐ Very good ☐ Good ☐ Mediocre ☐ Bad ☐ Very bad

2. What do you think of the quality of the sustainable development information disclosed in this report?

☐ Very high ☐ High ☐ Average ☐ Low ☐ Very low

3. What do you think of the report structure?

☐ Very reasonable ☐ Reasonable ☐ Mediocre ☐ Poor ☐ Very poor

4. What do you think of the layout design and forms of expression of this report?

☐ Wonderful ☐ Good ☐ Mediocre ☐ Poor ☐ Very poor

Open-ended question:

Do you have any valuable opinions or suggestions on the 2019 Corporate Sustainable Development Report of Beijing Properties (Holdings) Limited?

Please feel free to contact the preparation team of the 2019 Corporate Sustainable Development Report of Beijing Properties (Holdings) Limited by emailing us at [ir@bphl.com.hk](mailto:ir@bphl.com.hk), calling us at (852) 2511 6016, or faxing this form to (852) 2598 6905. We will seriously consider your opinions and suggestions and undertake to properly protect your personal information set out above.



