



朗诗绿色地产 2019年度

环境、社会与管治报告

2019 Landsea Green Properties ESG Report

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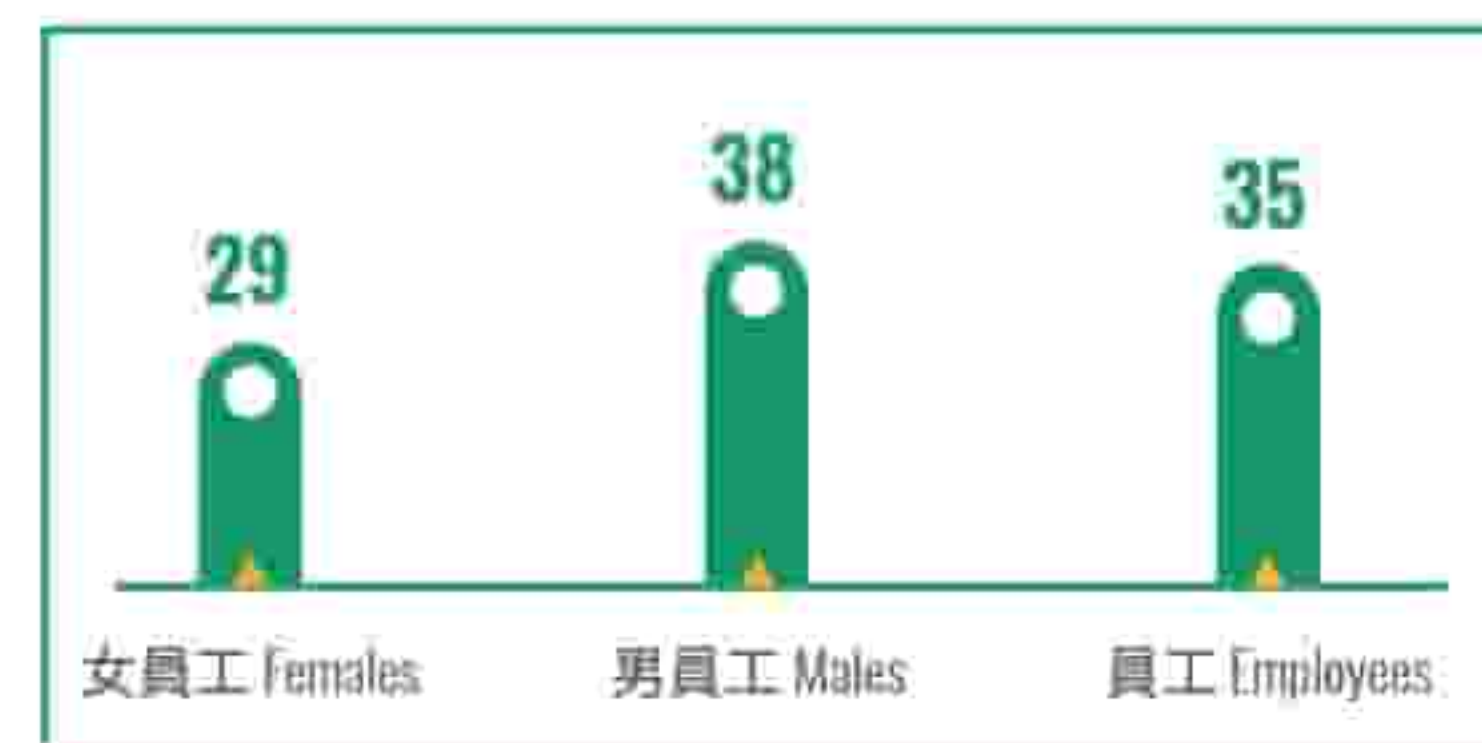
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完善的培訓體系 Sound Training System

朗詩希望將企業辦成一所「學校」。為員工提供滿足不同需求的、有針對性的培訓,包括職場新人的小白修鍊計劃、各方向專業培訓俱樂部、中高層的管理賦能。公司針對不同層級的後備人才,設置不同類型的特訓營,採取「共性培養+個性培養」的方式,透過課堂培訓、交流學習和在崗實踐等快速提升;透過產品專業力學習俱樂部、產品、工程、營銷、採購等專業學習俱樂部持續開展學習活動,邀請內外部優秀講師開展如經驗分享、行業交流、標桿專案參觀、案例研討等形式多樣的培訓。2019年,員工人均培訓時長為35小時。

Landsea hopes to build the enterprise into a "school," providing employees with targeted training that meets different needs, including programs for new recruits, professional training clubs for different purposes, and middle and senior management empowerment. Landsea sets up different types of special training camps to develop talents at different levels, adopts the "generality + personality cultivation" method, and rapidly improves capabilities through classroom training, exchange learning and on-the-job practice. It continues to carry out learning activities through product power learning clubs, product, engineering, marketing, procurement and other professional learning clubs, and invites excellent internal and external lecturers to conduct various trainings such as experience sharing, industry exchanges, benchmarking project visits, and case studies. In 2019, the average training hour per employee reached 35h.

員工接受培訓平均小時數(小時/人)
Average training time for employees (hour/person)



- 梯隊賦能【新員工培訓、中層管理培訓、高管培訓】
- 關鍵崗位專項培養【虎賁營、源動力】
- 專業力/產品力【設計俱樂部、魯班營、暖通俱樂部等】
- Echelon empowerment [new recruits training, middle-level management training, and senior management training]
- Special training for key positions [Tiger Camp, Source Power]
- Professional Power / Product Power [Design Club, Luban Camp, Heating and Ventilation Club, etc.]

組織發展戰略 Organization Development Strategy

梯隊賦能 文化融合 管理賦能 Echelon Empowerment Cultural Integration Management Empowerment			人才發展項目 關鍵崗位培養 Key Positions Training in Talent Development Projects		專業力/產品力 產品精進 專業提升 Professional Strength / Product Strength Product Improvement And Professional Improvement					
新員工 New Recruits	中層管理 Middle-level Management	高管 Senior Management	管培生 Management Trainees	項目總 Projects Manager	產品 Products	營銷 Marketing	工程 Engineering	採購 Purchasing	投資 Investment	...
「新力量」社招培訓 (New power) Social recruitment training	新任中層勝任培訓 New middle-level management Competency training	資深中層提升培訓 Senior middle-level management Promotion training	「源動力」專項培養 (Source Power) Special training	「虎賁營」專項培養 (Tiger Camp) Special training	「暖通俱樂部」 (Heating and Ventilation Club)	「拾級而上設計俱樂部」 (Step Up Design Club)	「魯班營」 (Luban Camp)	「營銷訓練營」 (Marketing Training Camp)	「產品知識系列講座」 (Product Knowledge Series lectures)	「投資實學營」 (Investment and Financing Learning Camp)
「素養提升」職場技能、行業趨勢、素養提升等培訓 (Competency improvement) Trainings on workplace skills, industry trends and quality improvement										
「知識管理」項目及課程體系標準化、沉澱課程 (Knowledge Management) Project and curriculum system standardization, precipitation courses										
「文化中心」老田面對面、烹飪學習、拆書幫、文化融合訓練等培訓/活動 (Cultural center) Training / activities such as face-to-face Laotian learning, Liangjian learning, book-opening gang, cultural integration training, etc.										



豐富多彩的員工活動 Diverse Employee Activities

案例 讀一本書, 走一段路

Exhibit | Reading and traveling



朗詩定期舉辦讀書會和好書分享活動,為員工提供學習知識、交流思想的平台;搭建企業圖書館、員工論壇、知識庫等,為員工成長創造讀書條件;定期組織相關人員到境內外優秀的企業或機構考察學習,拓展國際化視野。

Landsea regularly holds reading parties and book sharing activities to provide employees with a platform to learn knowledge and exchange ideas; builds corporate libraries, employee forums, knowledge bases, etc., to create a good reading environment among employee; regularly sends employees to visit and study in peer enterprises or institutions at home and abroad to expand their international horizon.

案例 攀登中的朗詩

Exhibit | Landsea and climbing



朗詩崇尚運動組織員工多樣化的體育運動(徒步/登山/跑團/戶外拓展),強生健體,凝聚向心力,培養了朗詩人勇於拼搏的狼性精神。

Landsea organizes a diverse range of sports activities for employees (hiking / climbing / running groups / outdoor recreation), boosts physical fitness, builds teamwork, and cultivates Landsea's spirit of courage and hard work.



董事局主席致辭

Message from the Chairman



以可持續發展 致敬美好生活

Sustainable Development
Tribute to A Better Life

際化戰略佈局，發展成為一家以綠色環保為核心的，具備縱向一體化專業能力的國際性開發服務商和生活運營商。

面向居者，我們追求至善。時刻關注客戶需求的變化，力求以更健康、舒適、節能、環保、智慧、人文的產品和服務滿足人們的居住需求。在朗詩「為人造房」的價值觀下，房子不只是為了居住，更是引導綠色生活方式、讓人身心愉悅的棲息地。而我們也相信能夠讓人身心愉悅的建築，其生命力是生生不息的。

面向環境和各方持份者，我們積極傳遞綠色永續理念，透過自主研發的創新綠建技術，推進建築節能、改造存量建築、積極創造碳減排的機會等提高社會整體的資源利用率。在面對氣候變暖、建築能耗高這類全球性問題時，我們亦深知，唯有加強社會各方的互利合作才能產生「一加一大於二」的積極效應，所以我們不斷推進和深化房地產上下游產業鏈的合作，實行「不綠色不採購」，向合作夥伴及各方持份者積極傳遞永續的理念，助力打造房地產全價值鏈綠色環保生態圈。

在面向社會時，我們盡己所能，致力於成為優秀企業公民，推動公益慈善，希望用自己的力量反哺社會，貧困助學、兒童健康、醫療衛生等各條公益線上都有朗詩人的身影，我們希望用實際行動影響房地產企業的價值導向，讓朗詩成為永續發展企業的典範。

邁進新征程，朗詩仍以赤子之心擁抱不斷變化的未來。秉持「志存高遠、腳踏實地、百折不撓」的司訓，為客戶、為員工、為股東、為社會創造價值，以綠色永續發展為導向，推進集團各項工作持續精進，致力於成為對行業和社會有積極持久貢獻的企業，引領永續發展。



UN Sustainable Development Goals call for promoting the efficient usage of resources and energy and building sustainable infrastructure to ensure sustainable consumption and production patterns. As an international green development service provider and residence operator, Landsea strives to become an "Everlasting Green Company" by integrating a sustainable development philosophy into its operations, enabling people to live a better life and delivering green living to our residents, the environment, and society.

Over the last 19 years, maintaining a forward-looking perspective and upholding a sustainable development philosophy enabled by constant innovations and reforms, Landsea has steadily achieved deeply differentiated and diversified development. Founded on green real estate development services, it has not only systematically promoted its business across China but also actively expanded its presence around the globe. With these efforts,

Landsea has become an international development service provider and residence operator focusing on green development, with expertise in vertical integration.

We do our best to satisfy our residents. We recognize the living needs of our clients and provide them with products and services that are healthier, more comfortable, energy-efficient, environmentally-friendly, smarter and more humanistic. Guided by the philosophy of "Building Home for People", Landsea builds houses not just for living, but also for leading a greener lifestyle and providing a pleasant habitats for both body and mind. We believe buildings that bring comfort to both body and mind will become everlasting.

To fulfill our environmental responsibility and respond to stakeholders, we put our green and sustainable development philosophy into action by independently developing innovative green building technologies, promoting building energy conservation, retrofitting existing buildings, and actively creating opportunities for carbon emission reduction to improve society's overall resource efficiency. To tackle global challenges such as climate change and the high energy consumption of buildings, we are deeply aware that a positive "One Plus One is Greater Than Two" effect can

only be achieved through concerted efforts by all walks of life. To that end, we continue to facilitate and deepen cooperation across the real estate industry chain, adopt a policy of only purchasing green materials, share our sustainable development philosophy with partners and stakeholders, and help build a green ecosystem across the whole real estate industry chain.

In terms of our social responsibility, we strive to fulfill our duties as a responsible corporate citizen. We have launched many public welfare initiatives with regard to inclusive education for underprivileged students, children's health and healthcare. With these tangible actions, we hope to promote the development of a real estate industry aligned with positive values, and become an industrial role model for sustainable development.

Looking ahead, Landsea will stay true to its mission and embrace the changes of the future. By upholding our motto of "Aim High, Work Hard, and Be Dauntless", Landsea will continue to create value for clients, employees, shareholders, and society, and pursue green and sustainable development and ensure efficient operations within the group, making everlasting contributions to the industry and society.



走進 朗詩綠色地產

Into Landsea Green
Properties



聚焦

創新引領，為人造房

Focus: Leading in Innovation and Building Home for People

朗詩聚焦綠色產品差異化的發展戰略，從 2004 年打造的 1.0 高舒適低能耗綠色產品「南京朗詩國際街區」，至 2019 年開始自主研發的新一代「自由方舟」健康住宅產品，一路走來，堅守「為人造房」的理念，專注產品研發，人性化地對產品進行更新疊代，並從綠色住宅產品向綠色住宅及商務辦公產品的多元方向發展，不斷實現綠色人居體驗的新高度。

By adopting a strategy of green product-differentiation for development, Landsea built the 1.0 high-comfort, low energy consumption green housing complex "Nanjing Landsea International Block" in 2004 and independently developed the new-generation "Free Ark" healthy housing design in 2019. Over the years, upholding its core philosophy of "building home for people", Landsea has dedicated itself to product R&D, developing new generations of products by catering to people's needs and shifting its focus from developing green housing products to pursuing diversified development of green housing and business-office spaces, in an effort to provide residents with the best green living experience ever.

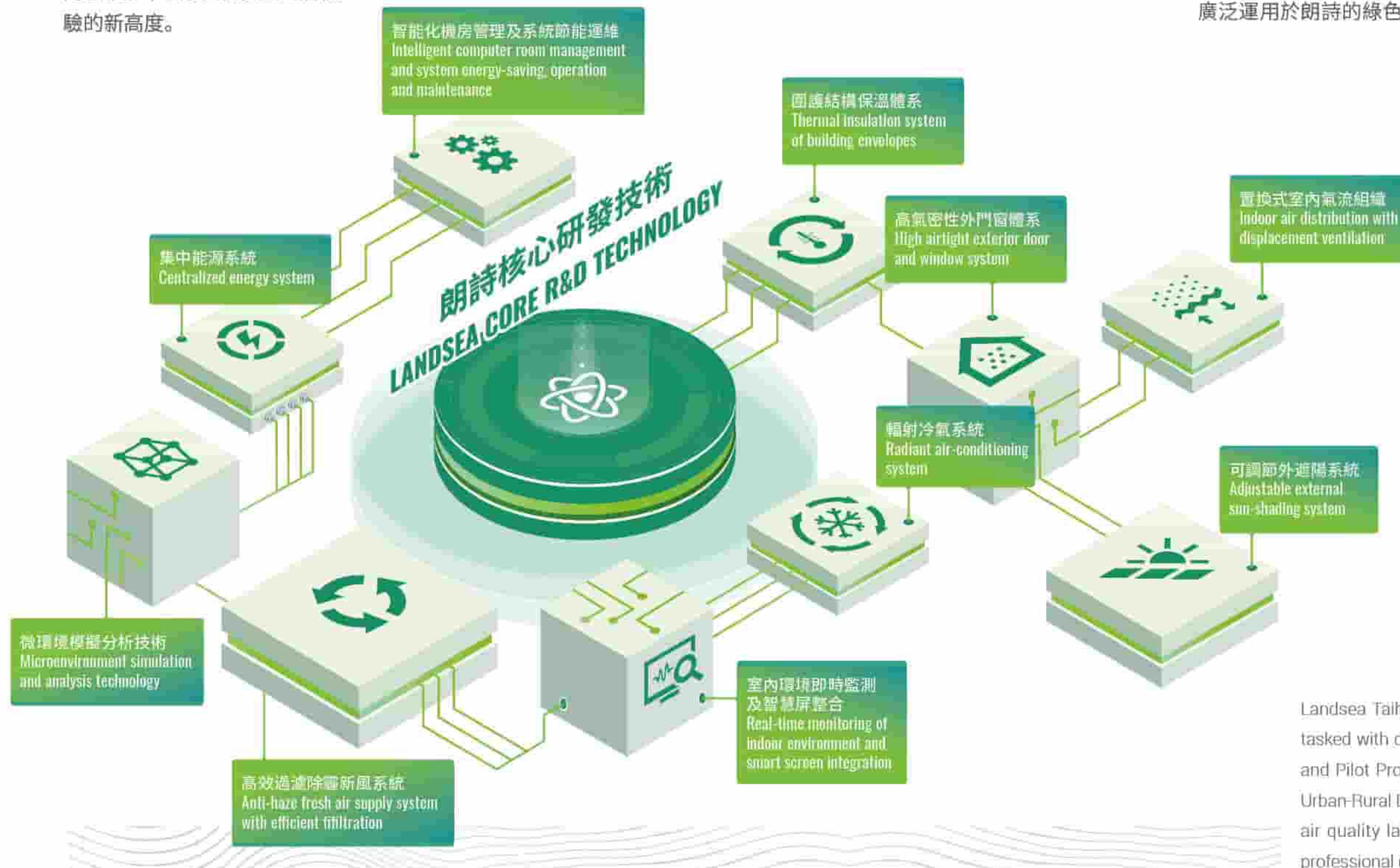


研發創新 行業引領

Innovative R&D, Industry Pioneer

朗詩擁有成熟完善的產品研發體系，由 8 位博士及多位研發人員和綠色建築領域專家組成，涵蓋能源、暖通、綠建、建築、保健醫療、智慧化等多領域。2019 年，朗詩研發投入約 1.5 億元人民幣，用於覆蓋建築節能、高效設備、室內舒適、人體健康、生態環境等專項課題的研發，研發成果被廣泛運用於朗詩的綠色產品。

Landsea boasts a mature and complete product R&D system and has 8 doctors, many researchers and green building experts engaged in various sectors such as energy, heating and ventilation, green building, construction, health and medical care, and intelligence. In 2019, Landsea invested about RMB 150 million in the R&D of special projects like building energy conservation, efficient equipment, home comfort, physical health, and eco-environment, etc. for wide application in its green products.



朗詩太湖研發基地作為朗詩產品的試驗田，承載著新產品創新的使命，研發基地是中國首批綠色建築推廣示範基地、住建部華東地區示範基地、國家級綠建研發示範基地，具備國家檢測資質要求的空氣質素實驗室及朗創工場（含智慧化實驗室、三維建模組、類比分析專業組、視覺呈現專業組）實驗區。

Landsea Taihu Lake Green Building R&D Base serves as a pilot project for Landsea's products and is tasked with developing new product innovations. Acclaimed as one of China's First Batch of Promotion and Pilot Projects of Green Buildings, the Pilot Projects in East China of the Ministry of Housing and Urban-Rural Development and the National Green Building R&D Pilot Projects, it is home to an accredited air quality lab and the Langchuang Workshop pilot zone (including an intelligent lab, 3D modeling professional group, simulation analysis professional group, and visual presentation professional group).



產品疊代
以致精進

Product Upgrading, In Pursuit of Excellence

朗詩的創新之路歷經十餘個春夏，綠色的基因完全滲入產品肌理，從最初的歐洲先進技術引進到本地化的適應至現今的完全自主研發，朗詩在逐步探索住宅功能的增強，不斷實現綠色人居體驗的新高度。

Landsea has spent over ten years on innovation and the green concepts are fully integrated into its product DNA. Landsea is currently shifting its focuses from localization of advanced technologies from Europe to fully independent R&D, to pursue enhanced functions of houses and the best green living experience ever.

朗詩的
綠色研發之路

Landsea's Road
to Green R&D



2004-2017

舶來品，到本地化
From imports to localization



2004

1.0 代表作 南京朗詩國際街區

高舒適低能耗
恆溫、恆濕、恆氧
溫度20°C-26°C
濕度30%-70%
室內空氣每2小時置換1次
建築節能率達65%

Exhibit: Nanjing Landsea
International Block

High comfort, low energy
consumption
Constant temperature, humidity
and oxygen architecture
Temperature 20°C-26°C
Humidity 30%-70%
The indoor air should be
replaced once every two hours
The energy conservation rate of
buildings is up to 65%



2010

2.0 代表作 南京朗詩鐘山綠郡

舒適、健康、節能、環保
人性化設計
室內VOC指標控制
微環境與建築模擬分析
社區共融

Exhibit: Zhongshan Green
County of Landsea in Nanjing

Comfort, health, energy
conservation and environmental
protection
Human-focused design
Indoor VOC indicator control
Simulation analysis of
microenvironment and buildings
Harmony between communities



2015

3.0 代表作 南京朗詩熙華府

健康、舒適、智慧、節能、環保
被動式建築設計理念
關注室內健康標準
芬蘭國標S1級控制
朗詩屏的空氣環境可視化

Exhibit: Nanjing Landsea Xihua Mansion

Health, comfort, intelligence, energy
conservation and environmental protection
Passive building design philosophy
Focus on indoor health standards
Finnish S1 Standards
Landsea Screen enables air and environ-
ment visualization



2017-至今

自主研發，自由之路

自由方舟

代表作 中山朗詩德洲尚郡「2019」

健康、舒適、節能、環保、智慧、人文
自主開關、自由調節、分戶計量

2017 - Present

Independent R&D, A Road to Freedom: **Free Ark**

Exhibit: Landsea Dezhou Shang County

Health, comfort, energy conservation, environmental
protection, intelligence and human focus
Automatic switch control, adjustable and household-based
metering



朗詩自 2019 年度開始研發的全新一代產品自由方舟，是一個「更自由、智慧地營造健康、舒適、節能的室內人居環境」的產品。之所以叫「自由方舟」，是因為它在保證室內環境健康的基礎上，能給使用者提供更大的自由體驗。自由方舟採用集中能源和戶內系統相結合系統形式，作為朗詩劃時代的住宅產品，單個產品就擁有 100 餘項專利。它的推出是朗詩在「為人造房」的理念下，對人類居住的「自由」邊界的又一次探索和突破。

The new-generation Free Ark design, developed by Landsea in 2019, is dedicated to "creating a smarter and more flexible environment that offers a healthy, comfortable and energy-efficient living experience". It provides customers with greater freedom in addition to a healthy living environment, hence the name "Free Ark". The Free Ark combines a centralized energy supply with indoor systems, and each pioneering housing product has over 100 patents. The launching of Free Ark marks another attempt by Landsea to explore the boundaries of "free" residences and make breakthroughs in this area under the philosophy of "building home for people".



案例 朗詩挺進粵港澳大灣區 首個自由方舟進駐中山

Exhibit | Landsea Enters the GBA and First Free Ark is Launched in Zhongshan

朗詩地產 2019 年首進華南，落子粵港澳大灣區，打造【中山朗詩德洲尚郡】項目。項目緊鄰國家 5A 級風景旅遊區孫中山故居，兼有「山、城、田、海」的自然風貌。作為朗詩首個新一代自由方舟健康住宅產品系，也是首個粵港澳項目，項目承擔著把朗詩「健康、舒適、節能、環保、智慧、人文」的綠色理念帶給大灣區的責任，因地制宜項目結合華南高溫高濕的氣候特點，搭載新一代自由方舟產品，為當地打造高舒適健康綠色人居。

Landsea property made its debut in South China in 2019 with its base in the Guangdong-Hong Kong-Macao Greater Bay Area (GBA), where the [Landsea Dezhou Shang County] project was launched. This project is adjacent to one of China's 5A tourist attractions – the Former Residence of Dr. Sun Yat-sen – and its location boasts a varied natural landscape of "mountains, cities, fields and ocean". As Landsea's first new-generation Free Ark healthy housing product series and also the first project based in GBA, it aims to bring the green concepts of "health, comfort, energy conservation, environmental protection, intelligence and human focus" to the GBA region. By adapting to local conditions such as high temperatures and humidity of South China, Landsea presents a new generation of Free Ark products, with the goal of creating a high-comfort, healthy and green living environment for local residents.

1.1 公司概況

About Landsea

朗詩地產是朗詩集團旗下的地產開發業務主體，國內領先的綠色地產開發服務商，連續9年中國房地產百強企業。自2013年進入美國市場，目前位列全美房地產建築商前40名。朗詩18年來秉承「人本、陽光、綠色」的企業價值觀，以人為本，為使用者打造「健康、舒適、節能、環保、智慧、人文」的優秀綠色建築產品。

As the main business part under its group that engages in real estate development, Landsea Green Properties is a leading green property developer in China and one of China's top 100 real estate enterprises for 9 consecutive years. It entered the US market in 2013, and currently ranks among the top 40 real estate builders in the United States. Landsea has been adhering to the corporate values of "People-oriented, Positive, and Green" for the past 18 years, putting people first and creating "healthy, comfortable, energy-saving, environmentally friendly, intelligent and humanistic" green buildings for customers.

運營點個數及分佈

Number and distribution of operating points

綠色住宅132個 / 開發面積2,300萬^m₂
132 GREEN HOUSES WITH A DEVELOPMENT AREA OF 23 MILLION ^m₂



名稱:朗詩綠色地產有限公司 Company name: Landsea Green Properties Co., Ltd.
上市代碼:香港聯合交易所:106 Listing code: The Stock Exchange of Hong Kong: 106
香港總辦事處:香港中環皇后大道中99號中環中心51樓5103室 Head Office in Hong Kong: Unit 5103, 51/F, The Center, 99 Queen's Road Central, Hong Kong
2019年簽約銷售額:405億(人民幣) Contracted sales in 2019: 40.5 billion
員工人數:1,390人 Number of employees: 1,390

1.2 2019 年度外界主要評價

Major Comments from Others in 2019

公司榮譽

Company Honors

● 1月 綠色開發競爭力10強企業

January | Top 10 Green Development Competitive Enterprises

● 3月 2019 中國房地產開發企業100強、經營績效10強

March | 2019 China's Top 100 Real Estate Developers, Top 10 Enterprises with the Best Performance

● 4月 年度城市更新團隊優秀獎

April | City Renewal Team of the Year Award

● 5月 蟬聯中國房地產上市公司百強，發展速度五強

May | ranked among "China's Top 100 Most Competitive Listed Real Estate Developers in 2019" and "China's Top 5 of Fastest Growing Enterprises among Real Estate Listed Company in 2019"

● 7月 中國綠色地產TOP10、運行典範TOP10、全裝修企業TOP10

July | ranked among the "Top 10 Chinese Green Property Developers for 2019" and gained the honors of "2019 Top 10 Model of Green Property Operation in China" and "2019 Top 10 Full Renovation Enterprise in China"

● 8月 中國年度影響力綠色地產企業TOP10

August | Top 10 China's Influential Green Real Estate Enterprises of the Year 2019

● 8月 在2019博鰲房地產論壇被評為「2019中國年度影響力房地產基金品牌TOP30」，且位列前十

August | Landsea Green Fir Capital ranked 10th among "Top 30 China's Influential Real Estate Fund Brand of the Year 2019" at the 2019 Boao Real Estate Forum

● 9月 房地產企業品牌影響力30強

September | Top 30 Most Influential Real Estate Enterprises

- 9月 朗詩美國公司 (Landsea Homes) 榮獲「2019 年度南加州最佳建商」殊榮

September | Landsea Homes won the award of the Best Builders in Southern California of 2019

- 9月 「2019 中國房地產基金優秀品牌企業」, 並躋身地產基金前五大機構

September | named as the "2019 Outstanding Brand Enterprise of China Real Estate Fund" and ranked among the top five institutions in real estate funds

- 9月 「2018-2019 年度介甫獎 - 優秀基金管理人」獎、「優秀私募房地產基金產品獎」、「優秀私募 REITs 基金產品獎」

September | Landsea Green Fir Capital was honored with the "Excellent Fund Manager Award" at the 2018-2019 Jiepu Award Ceremony, Outstanding Private Equity Real Estate Fund Product Award, and Outstanding Private Equity REITs Fund Product Award

- 10月 「綠色供應鏈 CITI」TOP26, 連續三年蟬聯房地產領域 TOP1

October | Top 26 in CITI Evaluation of Green Supply Chain and Top 1 in the real estate sector for three consecutive years

- 12月 綠色開發競爭力 10 強企業、綠色採購金夥伴獎

December | Top 10 Green Development Competitive Enterprises of the Year 2019 and Green Procurement Gold Partner Award

- 12月 精瑞獎「綠鏈企業優秀獎」

December | gained the "Green Chain Enterprise Excellence Award" at the 16th Elite Habitat Award Ceremony

- 12月 可持續發展及企業社會責任報告獎

December | Sustainability and CSR Report Award

- 12月 「2019 城市推動力」地產傳媒大獎 20 強

December | "2019 City Driving Force" Top 20 Real Estate Media Great Award

- 2020 1月 「融資中國 2019 年度最佳房地產基金管理機構 TOP10」

January 2020 | listed among Finance China TOP 10 Best Real Estate Fund Management Institutions in 2019

項目榮譽 Projects Honors

朗詩地產 (中國) Landsea Real Estate (China)

- 1月 朗詩熙華府榮膺 CIHAF 2018 年度十大綠色項目

January | Landsea Xihua Mansion gained the honor of "CIHAF's top 10 Green Projects for 2018"

- 4月 杭州朗詩樂府項目獲評「年度住宅優秀獎」

April | Hangzhou Le Mansion project was awarded "Residential Property of the Year"

- 4月 上海朗詩新西郊被授予中國第一批「健康建築示範基地」

April | Landsea New Mansion Project was granted one of the first "Healthy Building Demonstration" in PRC

- 11月 上海朗詩新西郊、南京朗詩熙華府獲評好建築行動示範項目

November | Landsea New Mansion and Nanjing Landsea Xihua Mansion were appraised as "Good Building Demonstration Projects"

- 11月 上海朗詩綠色中心獲雙認證先鋒項目獎

November | Landsea Green Centre in Shanghai was granted the double certification pioneer project award

- 12月 上海朗詩新西郊、上海朗詩綠色中心雙入選「CIHAF 2019 中國綠色項目 TOP10」

December | both Landsea New Mansion and Landsea Green Centre in Shanghai were selected as "CIHAF's 2019 Top 10 Green Projects in China"

- 12月 無錫朗詩新郡、常州中建朗詩熙華雅園入選「江蘇人居環境典範樓盤」

December | Wuxi Landsea New County and Landsea Xihua Yayuan in Changzhou, co-developed by Landsea and The China State Construction Engineering Corporation (CSCEC) were selected as "Jiangsu Habitat Environment Model Real Estate"

朗詩美國 Landsea Homes

- 4月 矽谷 The Vale 項目獲得建商行業協會灣區年度社區獎

April | The Vale Project won the Bay Area Community of the Year Award from the Builders Association

- 9月 森林湖 IronRidge 社區榮獲「2019 年度最佳新建社區」殊榮

September | Iron Ridge Community in Lake Forest earned the title of "Best New Communities of 2019"

- 10月 新港灘 Lido Villas 項目在南加州建築工業協會銷售及市場委員會舉辦的年度獎項中獲得四項大獎：最佳創新科技應用、最佳聯排房屋內裝推廣、最佳濱海聯排房屋建築設計以及最佳集合住宅建築設計

October | Lido Villas Project won four awards at the annual awards ceremony held by the Sales and Marketing Committee of the Building Industry Association of Southern California, namely the Best Innovation and Technology Application Award, Best Townhouse Interior Promotion Award, Best Coastal Townhouse Architectural Design Award, and Best Collective Residential Building Design Award

2

環境篇： 構築可持續未來

Environment

Lead a Future towards Sustainability



聚焦

打造全生命周期綠色朗詩房

Focus

Green Landsea Housing Is Environmentally-Friendly throughout Its Lifecycle



差異化的綠色產品策略

Differentiated Green Housing Strategy



“好上加好”即傳統意義上的地段好、配套好、建築好、裝修好、景觀好的基礎之上，加上朗詩對於健康、舒適、智慧、節能、環保和人文方面差異化的好，實現好上加好。

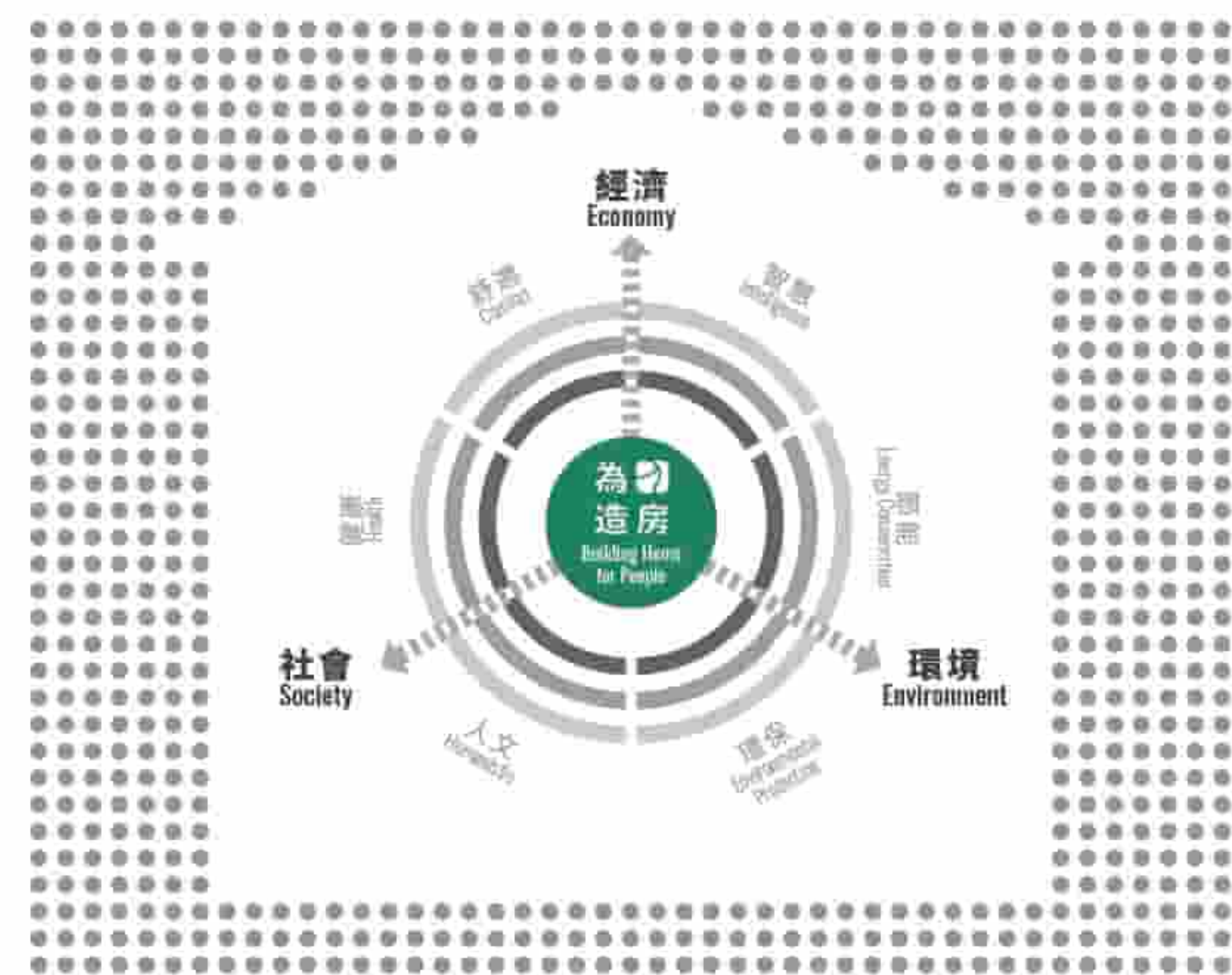
“Plus Benefits” means that besides the traditional benefits of good housing – excellent location, great facilities and buildings, fine decoration and beautiful landscape – Landsea's housing products offer “plus benefits” in health, comfort, intelligence, energy saving, environmental protection and humanistic atmosphere.

遵循三重底線原則

Uphold the Triple Bottom Line Principle

朗詩產品遵循三重底線原則，遵循經濟、社會和環境的協調，關注與環境密切相關的建築能耗和氣密性，關注與客戶健康密切相關的室內空氣質素、溫度、濕度、二氧化碳濃度、TVOC 和甲醛含量，關注給予客戶便捷的智慧控制和個性化定製等，關注與社區密切相關的噪音控制、景觀規劃、人文環境等，透過不斷的創新，為客戶提供健康、舒適、節能、環保、智慧、人文的產品。

Upholding the Triple Bottom Line principle, Landsea housing balances economic, social and environmental factors. We take into consideration every one of these factors in house developing, including energy consumption and air tightness of buildings, which are closely tied to environment; health-related elements such as indoor air quality, temperature, humidity, carbon dioxide concentration and the residue of TVOC and formaldehyde; the smart control system and customization service to make life easier; as well as factors relating to the community, such as noise control, landscape planning, humanistic atmosphere, etc. Through continued innovation, we aim to provide healthy, comfortable, energy-efficient, environmentally-friendly, smart and humanistic housing products.



6個維度——更精益的「好」

Six Dimensions – “Plus Benefits”

健康 Health	智慧 Intelligence	舒適 Comfort	地段 Location
空氣健康 Air quality	環境可視 Environment visibility	溫濕度嚴控 Strict control of temperature & humidity	
水健康 Water quality	遠程控制 Remote control	聲光控制 Acousto-optic control	配套 Facilities
場地健康 Site quality	自動調控 Automatic control	溫差控制 Temperature difference control	建築 Buildings
	情景模式 Scene mode		
節能 Energy Conservation	環保 Environmental Protection	人文 Humanistic	裝修 Decoration
被動式低能耗建築 Passive & low-energy buildings	綠色供應鏈 Green supply chain	人性化收納空間 Humanized storage space	
倡導行為節能 Advocate energy-saving behaviors	減少碳排放 Reducing carbon emissions	適老化設計 Elderly friendly design	景觀 Scenery
可再生能源利用 Renewable energy utilization		貼心物業服務 Considerate property service	

先建築，後設備

Comfort-oriented Architectural Design
Complemented by Optimal Facilities

先建築 Comfort-oriented Architectural Design

朗詩房，採用被動式建築設計理念，最大化的利用自然氣候條件，在設計初期藉助各種類比計算工具進行類比分析，優先考慮運用週邊護保溫隔熱、防冷熱橋、高氣密性、建築遮陽等技術要點，盡可能從建築本體上達到節能舒適的目的。

Landsea housing adopts the design philosophy of passive buildings to take full advantage of local climate conditions. At the beginning of the design, we prioritize the analysis of using building envelope for heat preservation and insulation, elimination of heat bridge effect, and other technical points including high air-tightness, architectural shading, facilitated by various simulation calculation tools, so as to develop energy-saving buildings that deliver comfortable experience.

氣候和微氣候分析

Climate and microclimate analysis

朝向最優化

Building orientation optimization

窗牆比

Window-to-wall ratio (WWR)

自然通風

Natural ventilation

自然採光

Natural lighting

可調節幕牆策略 / 幕牆熱工參數

Adjustable curtain wall strategy / thermal parameters of curtain wall

主動式策略

Proactive strategy

可再生能源

Renewable energy

後設備

Complemented by
Optimal Facilities

在利用好建築本體的基礎上，設備選擇時最大化的利用太陽能、風能、地熱能等可再生能源，減少建築能耗與溫室氣體排放。應用除霾新風系統、天棚輻射等高舒適性的科技手段，保證人體健康舒適。

To further boost the comfort, Landsea's buildings are complemented by optimal facilities that can maximize the use of renewable energy such as solar energy, wind energy, geothermal energy to reduce the energy consumption and greenhouse gas emission of these buildings. High technologies such as anti-haze fresh air supply system and radiant ceiling system have also been applied to secure people's health and comfort.

朗詩地產
累積開發 **132** 個項目
LANDSEA HAS LAUNCHED **132** PROJECTS
IN TOTAL

開發總
面積逾 **2,300** 萬
平方米
WITH A TOTAL DEVELOPED AREA OF
MORE THAN **23 MILLION SQUARE METERS**

朗詩目前的項目
綠建認證比例超過 **30%**
CURRENTLY OVER **30%** OF LANDSEA'S
PROJECTS HAVE BEEN CERTIFIED AS
GREEN BUILDINGS



開發項目全生命週期的綠色理念

The Adoption of Green Strategy Throughout the Development of Projects

綠建項目認證

綠建一星 9 個 (武漢朗詩里、西安朗詩未來街區等)

綠建二星 26 個 (合肥皖新朗詩綠郡、上海朗詩未來街區等)

綠建三星 46 個 (南京朗詩熙華府、成都朗詩熙華府、天津朗詩中福翡翠瀾灣等)

China's Green Building Label

One-star Green Building: 9 projects

(Landsea Mileage, Wuhan, Xi'an Future Block, etc.)

Two-star Green Building: 26 projects

(Hefei Wanxin's Green County, Shanghai Future Block, etc.)

Three-star Green Building: 46 projects

(Nanjing Landsea Xihua Mansion, Chengdu Xihua Mansion, Tianjin Emerald Lan Wan, etc.)

健康住宅認證

健康認證三星 4 個 (杭州朗詩熙華府、杭州朗詩樂府、馬

鞍山朗詩熙華府、上海朗詩新西郊)

Healthy Building Certified Project

Three-star Healthy Building Certified Project: 4 projects

(Hangzhou Xihua Mansion, Hangzhou Le Mansion, Ma'an Shan Xihua Mansion, Landsea New Mansion)

其它認證

湖州布魯克被動房 (PHI/DGNB)、北京延慶被動房 (PHI Plus)、朗詩綠色中心 (LEED 鉑金)、上海朗詩新西郊 (WELL 金)、成都熙華府 (世行 EDGE)

Other Certificates

Huzhou Passive House "Bruck" (PHI/DGNB), Beijing Yanqing Passive House Project (Germany PHI Plus Gold Award), Landsea Green Centre (Platinum LEED certification), Landsea New Mansion (Platinum WELL certification), Chengdu Xihua Mansion (World Bank's EDGE).



案例「江蘇人居環境典範樓盤」、綠建設計三星項目

Exhibit | Humanistic Environment Model Property of Jiangsu Province, Three-star Green Building Design Project

常州中建朗詩熙華雅園繼承朗詩地產綠色基因和成熟的綠建體系，引入綠建科技系統，從保溫、傳熱等多個維度全方位匠造控溫、控濕、控氧的綠色科技住宅，建築節能率達 70%，低於國家標準。全年室內溫度處於 18-26°C 之間，無需冷氣機暖氣的協助，實現「每一平米皆舒適」的居住體驗。

- 透過設計高熱工性能的圍護結構、節能及高氣密性門窗系統、可調節外遮陽系統以及全熱回收新風系統最大限度的降低建築本身的能耗
- 採用地源熱泵系統為各樓棟提供冷氣機冷熱水以及生活熱水
- 透過天棚輻射 + 置換新風系統進行溫濕度調節，提升項目舒適度
- 開發過程中綜合考慮了節地、節能、節水、節材以及室內環境質素
- 專項雨水規劃，採用綠地及透水鋪裝地面、綠色雨水生態措施、雨水回收利用系統，場地年徑流總量控制率在 70% 以上
- 多維綠化植被空間，改善局部熱濕環境

The Xihua Yayuan Property, co-developed by Landsea and the China State Construction Engineering Corporation (CSCEC), continues Landsea's green building tradition and benefits from its established green construction system. By systematically introducing green construction technologies, this real estate project concentrates on a wide variety of dimensions such as heat preservation and transmission to develop temperature-, humidity- and oxygen-controlled green residential properties. The energy-saving rate of its buildings reaches 70%, below the national standard. The indoor temperature is maintained between 18°C and 26°C all year around. No extra air conditioner required, it offers fantastic living experience with comfortable temperature within every square meter of the houses.

- Minimize the energy consumption of green buildings by designing their envelopes with great thermal performance, energy-efficient door-and-window system with high air-tightness, adjustable external sun-shading system and entire heat recovery fresh air supply system.
- Provide hot and chilled water for air conditioning system as well as hot water for life by means of the ground-source heat pump system (GSHPs).
- Adjust indoor temperature and humidity thus enhance comfort level by equipping the buildings with radiant ceiling system as well as replacement of fresh air system.
- Take into full consideration in real estate developing the need to save space, energy, water and materials as well as indoor environmental quality.
- Make specific plan for rainwater diversion, including leaving enough green ground, using permeable pavement, taking green rainwater, ecological measures and installing rainwater recycling system. With these measures, the total annual runoff control rate of the site reaches above 70%.
- Develop multidimensional green vegetation space to change the humidity of local environment.



聚焦

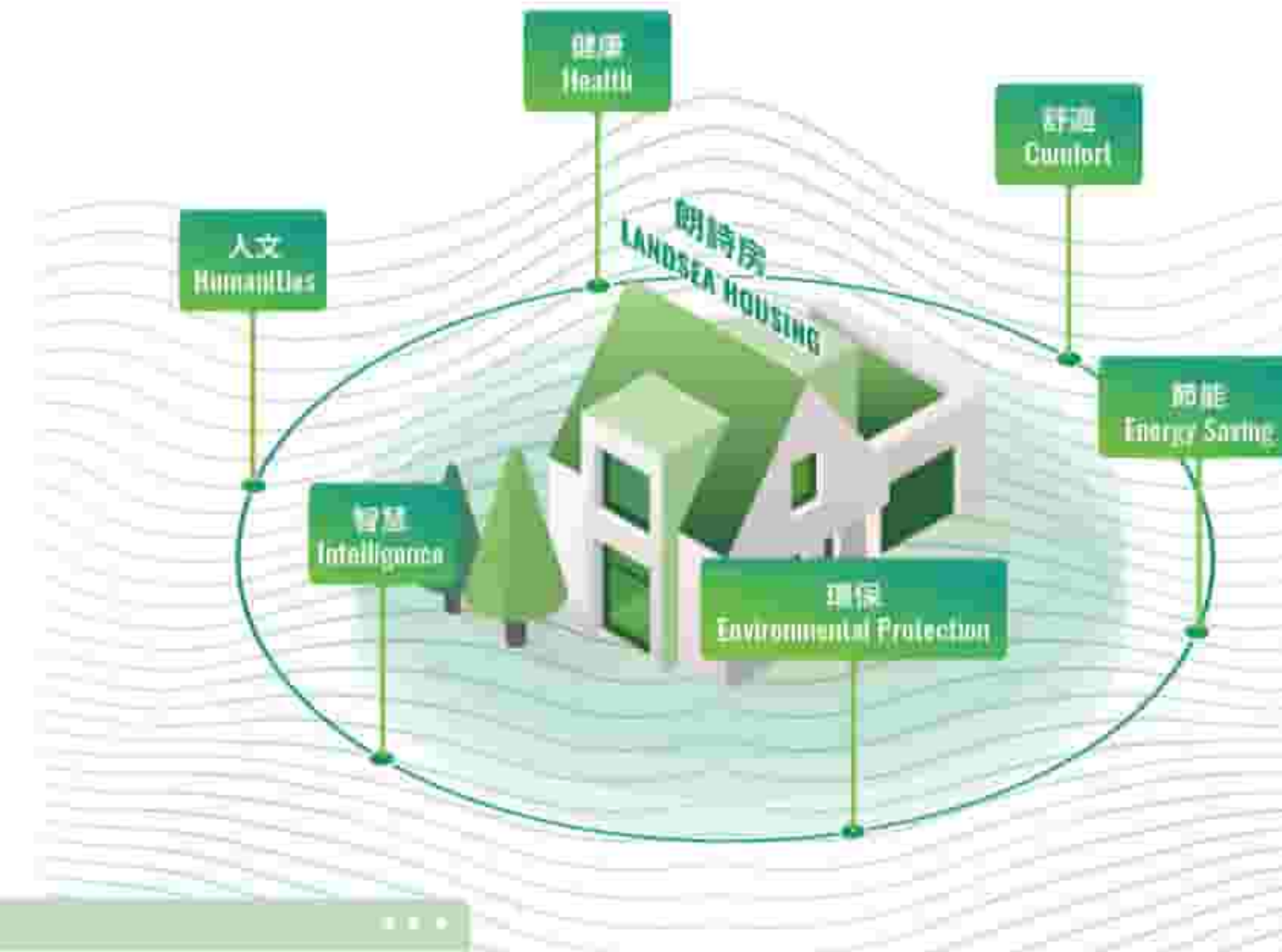
打造 24 小時綠色朗詩家

Focus

Develop a 24-hour Green Landsea Housing

朗詩家，堅持「以人為本」，考慮住戶 24 小時居住需求和生活場景，採用朗詩技術，讓客戶時刻感知「健康、舒適、節能、環保、智慧、人文」的朗詩家。

Focusing on the people-oriented philosophy, Landsea housing suits to residents' 24-hour living needs and life scenes. With Landsea's unique technologies, we offer customers a superior living environment featured with healthy, comfortable, energy-efficient, environmentally-friendly, smart and humanistic buildings.



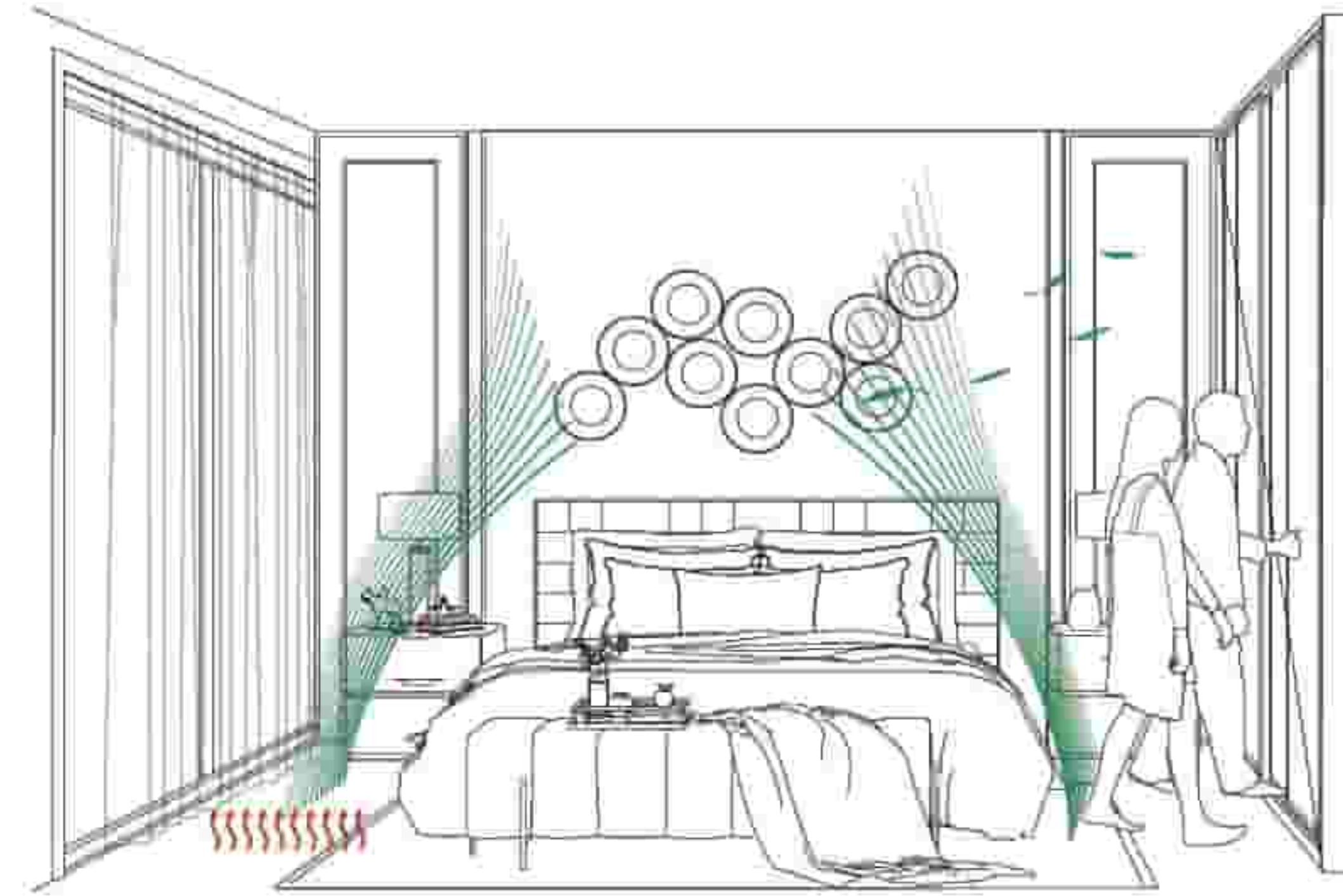
7:00-8:30

晨起

朗詩房透過節能方式為使用者提供舒適感受，即便冬夏兩季，睡醒時也能感受到 20-26°C 的舒適溫度和 24 小時的新鮮空氣。

Get up

Landsea housing enables customers to experience the comfort of living in an environment of controlled temperature between 20 and 26°C in an energy-efficient way. Even in summer and winter, customers can wake up to the pleasant temperature and fresh air for a whole day.



外遮陽系統。

External sun-shading system.



LOW-E 玻璃，提升隔音隔熱效果。

LOW-E glass improves sound-proof and heat-insulation effect.



窗簾電動控制，一鍵關閉窗簾，打造私人空間。

Electric curtain control closes curtains with one click to create a private space.



被動式建築設計，在低耗能的條件下，提供舒適的生活環境。

Passive building design provides a comfortable living space with least possible energy consumption.



防冷熱橋系統，降低建築物的冷氣機、採暖負荷及能耗。

Eliminating heat bridge effect helps reduce the heating load of air conditioning and energy consumption.



外牆保溫系統，降低室內和內表面溫度的溫差，降低建築能耗。

External thermal insulation system decreases the temperature difference between indoor and internal surfaces, thus reducing energy consumption of buildings.



屋頂加厚保溫板，使建築更節能。

The thickened roof insulation board makes the buildings more energy efficient.



能源站 + 輻射製冷採暖 / 局部地暖，舒適的供能方式。

Energy station plus radiant cooling or heating / partial floor heating system offer comfortable energy supply.



置換新風系統，保持室內相對濕度 30%-70%，鮮氧源源不斷。

Replacement of fresh air system keeps indoor relative humidity between 30% and 70%, with a steady flow of fresh oxygen.

12:00-14:00

午睡

朗詩房為午睡營造舒適環境，遠離屋外噪音和光污染的困擾。

Nap

Landsea housing offers a pleasant environment for napping, free of outdoor noises or light pollution.



15:00-16:00

休憩

朗詩房因地制宜開展園區規劃，在園區打造環境優美、功能豐富的戶外場景，透過豐富的景觀效果和室外設施，為業主休閒生活帶來樂趣。

Recreation

The public space layout of Landsea housing project is tailored to local conditions. Outdoor fields with varied, beautiful landscape and various multi-functional facilities are created within the properties to enrich owners' leisure life.



室外直飲水，過濾后仍保留有益人體的微量元素和礦物質，保護飲水健康。

Drinking water available outdoors. After being filtered, the provided drinking water still retains micro-elements and minerals that are beneficial to the human body.



打造生物多樣性的綠色景觀，由喬木、灌木、草坪、地被、花境構成多層次的景觀。

Bio-diverse green landscape consists of trees, shrubs, lawns, ground covers and flowers.

19:00-20:00

晚餐

朗詩房定製美味生活的百變場景，油煙機運行時，手動開啟補風口，對廚房進行補風。用餐時，屋內的新風量調至高檔，可快速排出飯菜味道，滿足人員集中時的空氣要求。

Dinner

Landsea housing customizes different settings for various scenes of gourmet cooking and flavor tasting. When the range hood is running, you can manually open the air supply port to ventilate the kitchen. At dinner time, the fresh air volume in the house can be adjusted to the highest level, which can quickly air out the smell of meals and offer suitable air quality for a crowd of people.



廚餘垃圾粉碎，減少廚房異味，減少害蟲騷擾，促進家人健康。

Grinding food waste can reduce kitchen odor and avoid infestation so as to safeguard the health of family members.



健康水系統，用水分類，根據水的用途進行不同的處理。
Healthy water usage system classifies different water usage and handles water accordingly.



廚房補風微循環，灶台附近設置補風口，引入室外新風，提高廚房空氣質素和居住環境的舒適性。

Kitchen supplementary air micro-circulation. By setting up supplementary air vents near stoves, we bring in fresh outdoor air to improve the air quality of kitchen and the comfort level of houses.



高效溫差控制系統，地面溫度與房頂溫度溫差控制在 3°C 內。

Efficient temperature difference control system ensures the temperature difference between ground and roof within 3°C.

17:00-18:00

歸家

朗詩房在社區車庫安裝空氣質素智慧監測系統，有效控制歸家停車的空氣質素。同時，業主到達車庫時還可以提前設置居家模式，到家即可享受舒適環境。

Back home

Smart air quality monitoring system is set up in community garage to effectively control the air quality of parking lots. Moreover, home owners can set their house to in-home mode in advance when they arrive at the garage, so that they can enjoy a comfortable environment the moment of stepping into their home.



空氣質素智慧監控，監測空氣質素，污染物超標時自動開啟通風系統，保障車庫空氣質素。

Smart air quality monitoring system constantly monitors the air quality of garage and automatically opens the ventilation system when the concentration of pollutants exceeds the standard rate.



充電樁，地下車庫規劃電動車充電樁，鼓勵使用新能源，為業主提供方便。

Charging piles are included in the underground garage plan, which will facilitate the use of new-energy vehicles and offer convenience to owners.



導引系統，空間牆面、出入口坡道側牆面實現人性化的導向識別。

Considerate guidance symbols are highlighted on the wall space and the side wall of entrance and exit ramp.

21:00-7:00

晚安

朗詩房構建宜居細節，提供 24 小時的生活熱水 & 軟水系統，讓業主和家人都能隨心所「浴」。睡眠時，隔音層有效阻隔了外界上下樓梯間噪音。同時，一系列社區系統也能讓業主在熟睡時安全得到保障。

Bedtime

Landsea housing is built with extra consideration for details that make life convenient. With 24-hour hot water for life and soft water system, home owners and their families can have access to hot water whenever they want to shower. The sound insulation layer added within walls can effectively block outside noise to ensure sound sleep. At the same time, a series of community security systems can provide security guarantee at night.



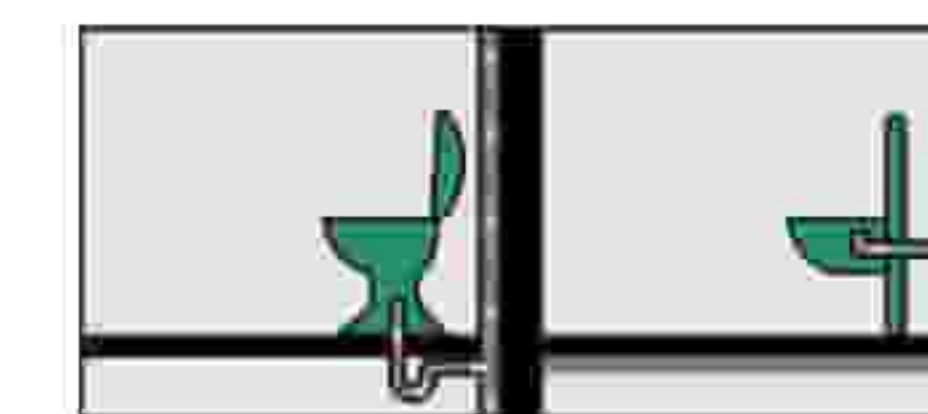
軟水系統，保障健康用水。

Soft water system for healthful household water.



同層排水系統 + 隔音層，阻隔外界噪音。

Same-floor noise damping system plus sound insulation layer can block outside noise.

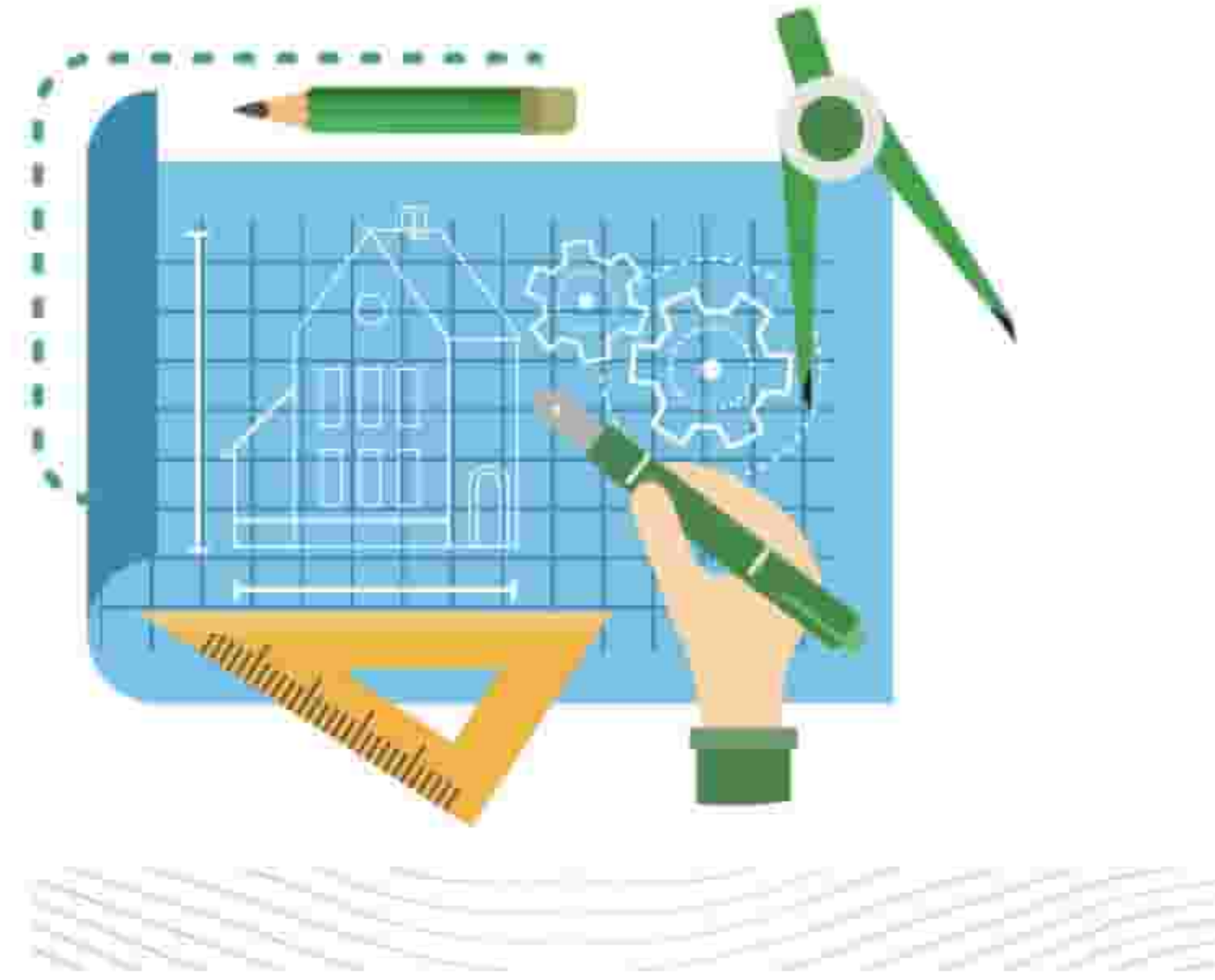


2.1 綠色建築規劃與設計

Green Building Planning and Design

朗詩房，無論在新建項目還是既有建築改造，居住建築還是辦公、商業、公寓產品上，在設計環節都以人為本，不斷優化綠建技術，追求更佳的性能和舒適度，為客戶提供更好的活動環境。

Landsea housing, whether newly developed real estate or retrofitted existing buildings, whether residential real estate or office, commercial, and apartments, is designed with the people-oriented philosophy and in constant pursuit of greater convenience and comfort with upgrading green building technologies, so as to provide residents with a more pleasant living environment.



頂尖的設計類獎項和專利 Top Design Awards and Patents

2019 設計獎項

- 中國室內設計排名 100 強第 45 位
- 十佳綠色建築設計單位
- 最佳綠色建築獎 - 朗詩綠色中心
- 十佳綠色建築設計 - 蘇州朗詩蔚藍廣場
- 亞太室內設計精英邀請賽 - 嘉興養老機構、上海銀城路頤養中心

第 15 屆國際綠建大會及第 23 屆國際被動房大會中，發表綠色建築相關內容的論文 2 篇，在國內核心期刊發表綠建論文 2 篇。

綠建相關技術專利 10 項，實際審查狀態 8 項，國內綠色健康建築類認證 3 項。

2 個項目獲得綠色建築設計三星級標識，1 個項目獲得綠色建築設計二星級標識。

Design awards received in 2019

- Ranking 45 in China's Top 100 Interior Design Companies
- Top 10 Green Building Design Entity
- Best Green Building Award - Landsea Green Center
- Top Ten Green Building Design - Suzhou Landsea Blue Square
- Asia Pacific Interior Design Awards for Elite - Jiaxing Aged Care Agency and Shanghai Yincheng aged-care center.

Two papers dealing with green buildings were presented during the 15th International Green Building Conference and the 23rd International Passive House Conference. Two papers on green housing have been published in China's top journals.

Landsea owns 10 patents related to green construction technology and 8 more patents have entered review status. It has also received 3 domestic green building certifications.

Two projects are granted Three-star Green Building Design Label and one project Two-star Green Building Design Label.

因地制宜，因人制宜 Housing to Suit Local Conditions and Needs

因地制宜，朗詩房在選址時根據項目地理位置、周邊環境、地質條件、人文氣候特徵，對當地的自然環境和社會環境進行充分的了解。

因人制宜，在掌握項目基本規劃資訊後，對容積率、綠化率、建築密度、產品類型、產品受眾等作可行性研究，運用綠色技術和手段開展設計，最大限度實現人與自然的和諧相處。

The great integration of Landsea's real estate into local community starts with site selection. We will fully examine the local natural and social environment by measuring the location, surroundings, geological conditions, humanistic and climatic characteristics of planned sites.

Being well suited to people's needs is equally important to Landsea housing. After completing basic project planning, Landsea will conduct a feasibility analysis of the project's floor area ratio, green space ratio, building density, housing type, target customer, etc. Then we will design it to maximize the harmony between man and nature by means of green technologies.

花園裡種房子的景觀規劃 Creative Landscape Planning Achieves the Effect of "Planting Houses in the Garden"



朗詩房為建築預留最合適的空間，在「花園裡種房子」。結合季節特徵選擇植被，營造「花開四季皆應景」的美麗健康環境，巧思搭配落葉與常綠植物，確保陽光充足，讓一年四季均有綠意，同時透過綠化淨化空氣、增加含氧量、阻擋粉塵。

Landsea housing tends to reserve a certain amount of suitable space for buildings to achieve the effect of "planting house in the garden". Different vegetation has been carefully chosen to match different seasons, creating a beautifully harmonious landscape decorated by "flowers suited for different seasons". Ingeniously-positioned deciduous trees and evergreen plants guarantee enough sunshine for the space and make it look refreshingly green all the year round. At the same time, green plants can help purify the air, increase oxygen level and block flowing dust.

案例 帕多瓦住宅

Exhibit | Padova Residence



為實現促進鄰里共融的綠色理念，項目在建築佈局、外牆材料、屋頂綠化、陽光暖房、用水規劃等處進行因地制宜、因人制宜的綠色設計。

Under the green design philosophy of deep integration into local community, the project has included green designs that adapt to local conditions and people's needs with regard to building layout, exterior wall materials, roof greening, sunroom, water planning, etc.

微環境模擬分析 Micro-environment Simulation

朗詩房，在項目規劃前期，利用計算機模擬分析方法對社區風速、溫度、日照、陰影、噪聲等物理環境進行計算，對包括社區設施的佈局、建築朝向、排布、樓幢組合方式、高低錯落關係、景觀綠化佈置、植物高低選擇等進行分析和優化，在數十種不同的規劃方案中，選擇最優方案。

01 風環境 Wind Environment



良好的建築佈局為基礎，合理的落葉、常綠喬木布局，營造良好室外風場環境。冬季，室外活動場所基本無強烈吹風感；夏季，室外活動場所所有氣流通過，帶走燥熱；春秋兩季，無靜風區、無渦流產生，保持室外活動場地的空氣清新。

Based on a sound building layout, Landsea real estate carefully plans the positions of deciduous trees and evergreen trees, creating a pleasant outdoor wind-flow system. In winter, residents won't feel strong gusts when walking outside in the community; in summer, air will flow through all outdoor areas, taking away scorching heat; in spring and autumn, an area free of wind or eddy will be formed above the property space, keeping air fresh in outdoor areas.



02 溫度 Temperature

結合住區內熱島強度類比方法，優化設置喬灌木、景觀水體等元素，打造溫度適宜的生態社區。

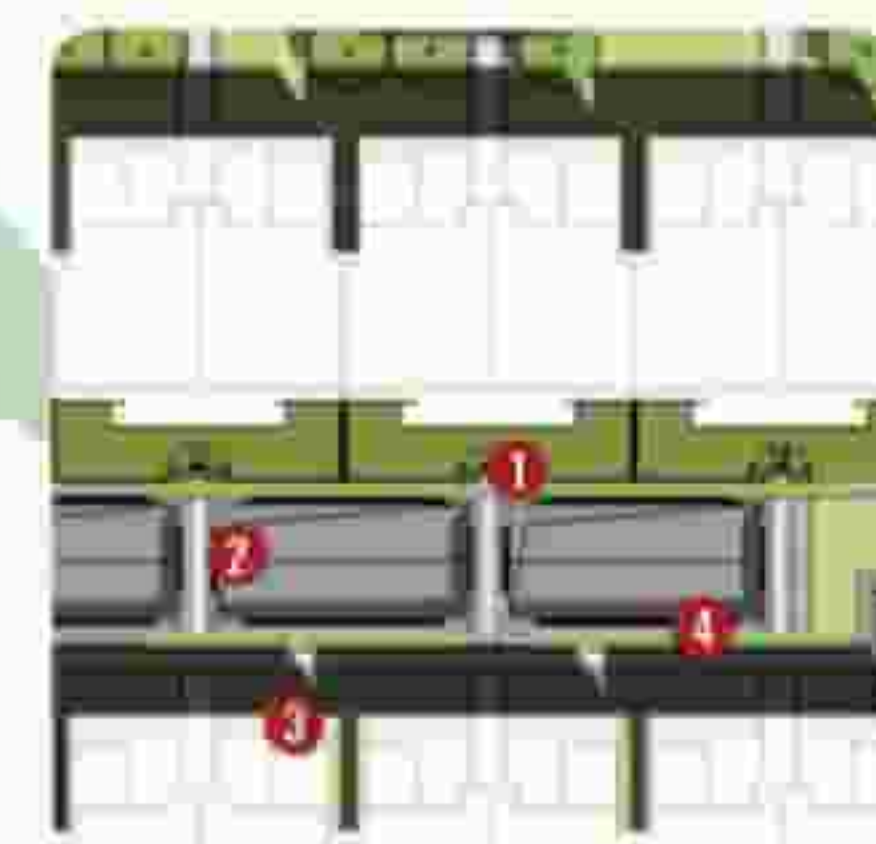
By simulating the heat island effect within the estate, Landsea makes efforts to alleviate the effect by planting trees and shrubs and building landscape waters, so as to create an ecological residential area with a pleasant temperature.



04 陰影 Shadow

建築背陰面，佈置喜陰植物。場地可獲得充分日照區域，利用落葉大喬木創造「大樹底下好乘涼」的活動場所。

The shaded side of buildings is decorated with shade-loving plants. The area with sufficient sunshine can be converted into great relaxation and recreation areas by planting large deciduous trees.



03 場地日照 Sunlight exposure

在日照條件最佳的區域佈置老人兒童活動場地，並結合不同的日照需求合理佈置常綠落葉喬木，夏季擋曬遮蔭，冬季曬太陽取暖。

Facilities for the elderly and children are arranged in the areas which are exposed to sunlight for the longest time. In the meantime, evergreen and deciduous trees are planted accordingly for shielding people from the sun in summer and sunbathing in winter.



05 場地全日照區域 Full Sunlight

選擇常綠、喜陽性、觀賞性強的植物，在冬日也能給住戶帶來優美的社區環境。

Evergreen ornamental sun-loving plants are cultivated in areas that are exposed to full sunlight, which can create a beautiful community environment for home owners, even in winter.

06 隔絕噪音侵入 Isolate Outside Noise

利用綠化屏障的科學設置減少社區外部交通、商業、學校等噪音侵入。

Setting up landscaped barriers to scientifically reduce outside noise from traffic, commercial areas, and schools.



優美聲景 Pleasant Soundscape

07

在合適的區域利用果樹吸引鳥兒，利用高差製造落水，創造一個鳥語花香、流水潺潺的社區聲景環境。

With fruit trees planted in suitable areas to attract birds and height difference utilized to make waterfalls, Landsea creates a transcendent community of natural sounds; singing birds, blooming flowers, and murmuring running water.



2.2 綠色採購

Green Procurement

朗詩房，以「公開、透明、科學、高效」的模式實施陽光採購。協同優秀合作資源、建立開放互動平台，通過規範自己的採購體系，推動上游供應商可持續開發、生產工藝先進、生產排污合規，共同提供健康人居產品。

With an "open, transparent, scientific and efficient" procurement policy, Landsea housing collaborates with quality partners to build interactive open platforms. By standardizing its own procurement system, Landsea housing strives to promote sustainable development, advanced production, and emission and discharge compliance among upstream suppliers, jointly creating healthy housing products.

負責任的採購體系 Responsible Procurement System

陽光採購政策 Transparent Procurement Policy

三	
公開透明 Openness and transparency	網招平台線上招標，過程受控，操作日誌追蹤，簽署廉潔協議 Bidding through online platforms with monitored processes, tracking operation logs and signing integrity agreements.
科學高效 Science and efficiency	職責明確，獨立運作，建立招標小組 Establishing a bid team with clear responsibilities and independent operation.
評估公正 Fair evaluation	客觀公正，雙向評估 Two-way evaluation built upon the principles of objectiveness and fairness.
保護環境和社會責任 Environmental protection and corporate social responsibility (CSR)	負責任的採購，推動供應鏈企業環境合規，推動森林資源保護 Responsible procurement to ensure supply chain companies' compliance with environmental standards and forest protection.

朗詩積極持續開展供應商審核與管理體系和制度的制定工作。對於供應商的入庫審核，朗詩建立專業網招平台，供應商通過註冊，並提交相關資質和業績檔，朗詩對供應商的營業資質、財務狀況及工程業績進行相關審核，通過天眼查等外部軟體，對供方的信用進行審核，判斷其是否存在重大違法失信記錄。對於存在違法失信的供應商，不與合作。

Landsea actively engages in the examination of suppliers and the formulation of management systems. A special online recruitment platform has been established to examine entries where suppliers can submit relevant qualification and performance documents after registration. Landsea then examines the suppliers' qualifications, financial positions and project performance, and assesses their credit through external tools such as TianYanCha to eliminate those with bad credit or records of violation of the law. Landsea will stop cooperating with suppliers with illegal or dishonest conduct.

招標檔案中納入環境合規要求 Environmental Compliance Written in the Request for Proposal

朗詩自 2016 年起，持續對供應鏈上游企業進行環境合規檢索，並將環境合規要求納入「招標文檔」。在「招標文檔」中要求投標企業在第三方環境資訊網站「蔚藍地圖」上提供企業的環境監管信息依據，並督促不合格企業改善。對於供應商環境違規情況，朗詩要求供應商到「蔚藍地圖」網站提交公開說明，並要求其採取及時整改措施。

朗詩已在「蔚藍地圖」資料庫中檢索了 197 家企業的環境監管記錄，其中，通過整改撤銷環境違規記錄的有 24 家，發佈公開說明的有 28 家，切實推動了相關企業逐步實現綠色生產。

Since 2016, Landsea has been assessing upstream suppliers' environmental compliance and included it as a requirement in the "Request for Proposal", which specifies that bidders should provide supporting documents for their environmental regulatory information on Blue Map, a third-party environmental information website. Meanwhile, it has also been urging unqualified enterprises to make rectifications. When found violating environmental regulations, suppliers are requested to submit public statements to Blue Map and take timely corrective measures.

Landsea has retrieved the environmental regulatory records of 197 companies, among which 24 revoked the violation records after rectification, and 28 published public statements, effectively pushing forward green production in these enterprises.



發佈「木製品採購承諾」 Publishing "Wood Products Procurement Commitment"

在木材來源合法化方面，朗詩作為「全球森林貿易網路」成員，支持可持續的森林經營和負責任的林產品貿易。2019 年，朗詩發佈木製品採購承諾。

As a member of the Global Forest & Trade Network, Landsea stands by sustainable forest operations and responsible trade in forest products when it comes to legal procurement channels for wood products. In 2019, Landsea published its "Wood Products Procurement Commitment".

木製品採購承諾

Wood Products Procurement Commitment

- 不採購來自高保護價值森林的木材,如:亞馬遜生物多樣性保護區、西雙版納自然保護區、其他生態保護區的木材,除非該森林已經獲得 FSC 認證;
- 不採購《瀕危野生動植物國際貿易公約》所列樹種,除非供應商能夠提供瀕危管理機構出具的允許銷售的恰當許可;
- 不採購來自戰亂或林權有爭議地區的木材;
- 不採購將林業用地轉換為非林業用地來源的木材;
- 不採購將天然林轉變成人工林來源的木材;
- 不採購轉基因木材;
- Do not purchase wood from forests of high protective value, such as the Amazon biodiversity conservation zone, the Xishuangbanna nature reserve, and other ecological reserves, except those certified by FSC;
- Do not purchase trees listed in the *Convention on International Trade in Endangered Species of Wild Fauna and Flora*, unless appropriate permits for sale issued from endangered species protection agencies can be provided by suppliers;
- Do not purchase wood from war zones or regions under forest right disputes;
- Do not purchase wood produced on non-forest land converted from forest land;
- Do not purchase wood produced from artificial forests converted from natural forests;
- Do not purchase genetically modified wood.

為實現以上承諾,朗詩嚴格審核供應商木材來源,確保其源於合法途徑,要求供應商:

1. 提供木材原料記錄,該記錄至少包括:木材產地證明、運輸證、檢疫證、採伐證、海關證明和木材產品檢驗報告等內容。
2. 提供木材原料來源地的相關信息以及相關的合法性證明文件和相關記錄,保證採購的林產品可追溯到產地。
3. 提高已知源和合法源的比例,逐步消除不予採購源和未知源,並最終獲得 FSC 認證。

To fulfill the Commitment, Landsea strictly examines the sources of wood, making sure they are legally sourced, and requires the suppliers to:

1. Provide wood records including at least the following items: certificate of wood origins, transportation certificate, quarantine certificate, logging certificate, customs certificate, wood product inspection report, etc.
2. Provide wood origin information, legality proofs and other relevant records, making sure that all the wood products purchased are traceable.
3. Increase the proportion of wood from known and legal sources while gradually eliminating those from forbidden and unknown sources, as efforts to eventually earn an FSC certificate.



2.3 綠色施工

Green Construction

朗詩房,在施工建造過程中,關注環境、資源節約和生物多樣性等議題。在保證品質、安全的前提下,通過科學管理、技術進步、動態規範化管理,實現綠色施工,最大限度節約資源,減少對環境的負面影響。

During construction, issues like environmental protection, resource conservation and biodiversity are taken into consideration. With scientific management, technological advance and dynamic standardized management, Landsea carries out green construction, saving resources as much as possible and minimizing negative impact on the environment while guaranteeing quality and safety.

資源節約與排放物管理

Resource Conservation and Emission Management

在項目施工建設過程中,朗詩制定節能措施、優化土地利用、實行用水計量、選用綠色材料以及控制施工現場的噪音、揚塵、有害氣體、固體廢棄物的排放等要求,有效做到節能、節地、節水、節約材料、資源利用以及環境保護。

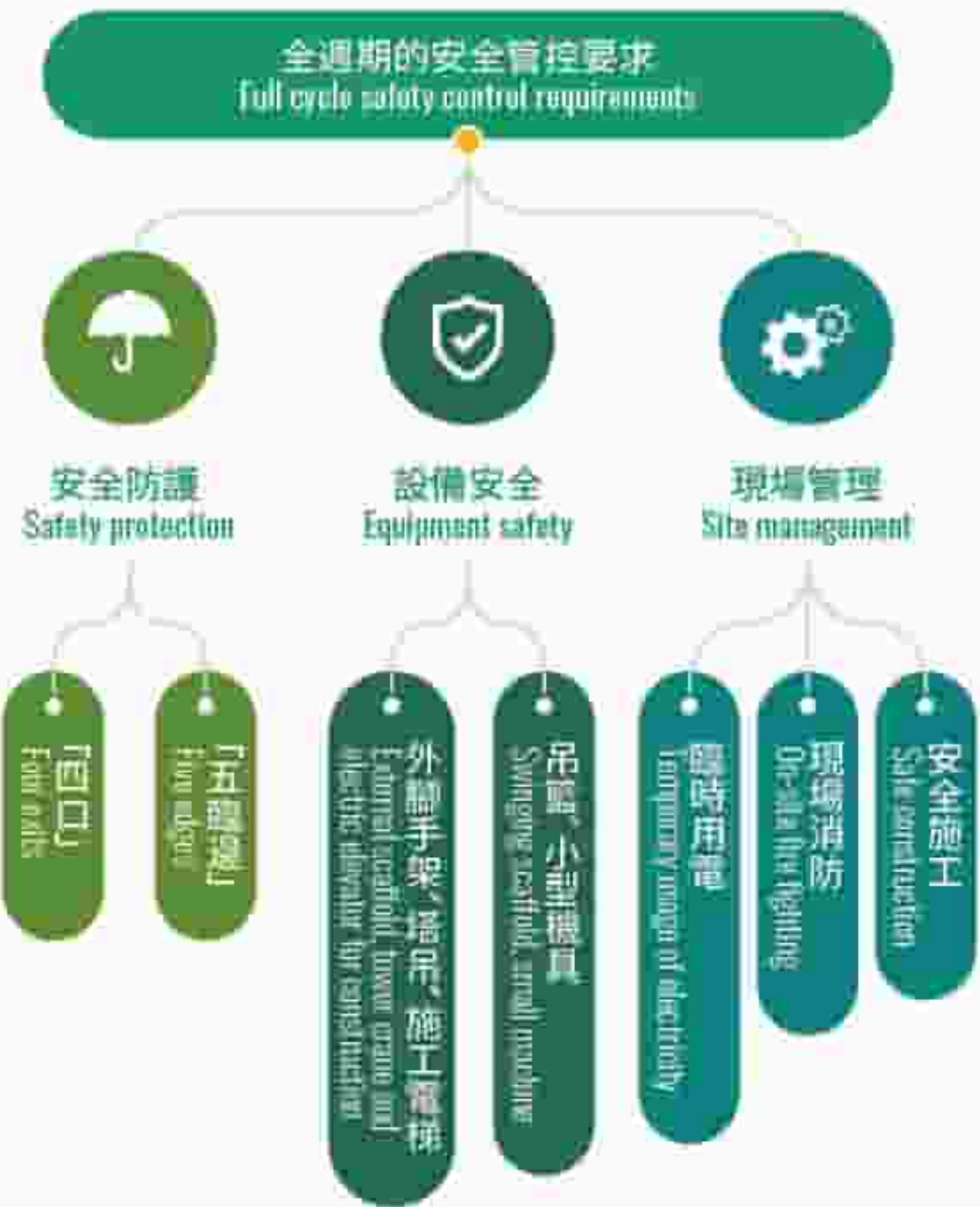
During construction, Landsea formulates energy-saving measures, optimizes land use, implements water metering, selects green materials, and controls noise, dust, toxic air emission, solid wastes, and other emissions from construction activities. These will greatly save energy, land, water and construction materials, achieving effective resource utilization and environmental protection.



健康安全的施工環境 Healthy and Safe Construction Environment

朗詩房踐行「生命至上、安全發展」的戰略思想，建立《朗詩綠色地產安全管理體系》，梳理供應商安全管理行為及標準，重點落地施工過程安全管控措施，透過教育培訓、宣貫學習等多樣方式，提升供應商安全管理水平，持續強化監督考核工作，有效控制並降低了現場施工風險。

Practicing "safe development with life in the first place", Landsea Housing has established the Landsea Green Properties Safety Management System, sorting out safety management conduct and standards for suppliers, with an emphasis on safety management and control measures during the construction process. Landsea housing works to improve the safety management of suppliers through methods such as education and awareness training, and continues to strengthen supervision and evaluation, effectively controlling and reducing on-site construction risks.



朗詩對於施工現場供應商安全管理措施 Safety Management Measures Taken by Landsea for On-site Suppliers

- 要求供應商建立安全管理架構和制度；
- 安全分級管控，安全生產責任管理明確到崗；
- 項目全週期的安全管控可視化標準；
- 將公司的安全管理工作的各項要求納入承包
商施工合同中；
- 定期的第三方安全檢查和整改；
- 多條線的安全培訓及考核機制。
- Requiring suppliers to establish safety management structures and systems;
- Hierarchical management and control with safety production management responsibilities clearly assigned to specific positions;
- Visualization standards for safety management and control throughout the project;
- Incorporating Landsea's safety management requirements into the construction contracts with contractors;
- Regular third-party safety inspection and rectification;
- Multi-dimensional safety training and assessment mechanisms.

控制揚塵 Dust control	<ul style="list-style-type: none">• 在建工地對車輛採取嚴密的封閉措施。• 在施工現場的合理區域設置沖洗設施。• 在土方作業、結構施工、安裝裝修、拆除臨時建築物階段，採取清理積塵、灑水、高壓噴霧、圍擋的防揚塵措施。• Implementing strict closure measures on vehicles entering the construction site.• Setting up washing facilities properly on the construction site.• Taking dust control measures such as cleaning, watering, high-pressure spraying and setting barriers during earthworks, structural construction, décor installation, and temporary buildings removal.
節約施工用地 Optimal land utilization	<ul style="list-style-type: none">• 對需要設置臨時施工用地的項目，遵循用地面積最小化的原則，緊湊、合理地規劃平面佈局，提高用地的利用效率。• 在鋪設施工現場道路時，臨時道路與永久道路相結合，或採取環形通路的鋪設方案，減少道路的佔地面積。• For projects requiring temporary construction land, minimizing the area used and planning the layout compactly and reasonably, so as to improve land use efficiency.• When building roads on the construction site, integrating temporary roads with permanent ones, or designing ring-shaped passages to reduce the area occupied.
保護施工土壤 Soil protection	<ul style="list-style-type: none">• 對於施工造成的裸土現象，及時在此區域種植速生草種，保護生態環境。• 因施工造成容易發生地表徑流土壤流失的情況採取設置地表排水系統、穩定斜坡、植被覆蓋等措施，減少土壤流失。• 對於有毒有害廢棄物回收後交由有資質的單位處理，不能作為建築垃圾外運，避免污染土壤和地下水。• Planting fast-growing grass seeds in areas of bare soil caused by construction to protect the ecological environment.• Taking measures such as setting surface drainage system, stabilizing slopes, and vegetation coverage to reduce soil erosion due to construction-caused surface runoff.• Toxic and hazardous wastes should be handed over to qualified units for treatment after recycling, and shall not be transported outside the site as construction waste, so as to avoid polluting soil and groundwater.
控制水污染 Water pollution control	<ul style="list-style-type: none">• 實施施工現場污水的防控措施，設置化糞池、隔油池、沉澱池等。• 對涉及有毒性的油料和材料的存儲地，設計密封嚴密的隔水層，認真做好防滲、防漏處理。• Implementing prevention and control measures for sewage on the construction site, setting up septic tanks, grease traps, sedimentation tanks, etc.• For places where toxic oil and materials are stored, designing tightly sealed water resisting layers, preventing seepage and leakage.
控制噪音與振動 Noise and vibration control	<ul style="list-style-type: none">• 採取低振動、低噪音的施工機具，設置臨時隔音和隔振動的屏障措施。• 實時監測施工噪音，控制其不超過《建築施工場界噪音限制》的相關規定。• Using low-vibration and low-noise construction equipment, and setting up temporary soundproofing and vibration isolation barriers.• Monitoring construction noise and keeping it within the limits specified in the Noise Limits on Construction Sites.
控制施工垃圾 Construction waste management	<ul style="list-style-type: none">• 遵循減量化原則，減少垃圾的產生量。• 做好施工垃圾回收再利用，對垃圾進行分類別類地製作，力求回收率 and 再利用率達到30%以上。• 施工人員的生活區域設置封閉式垃圾容器，建築垃圾進行分類，集中送到施工現場垃圾站，統一運出，不可囤積過久。• Following the minimum principle to reduce wastes.• Managing the recycling and reuse of construction waste, sorting it into different categories for treatment, aiming to achieve a recovery rate and reuse rate of more than 30%.• Setting up closed waste containers in the living area of the construction personnel, classifying the construction waste, and sending it to the waste station on the construction site to transport out together without hoarding.

2.4 綠色裝飾

Green Decoration

朗詩房，以「人與自然和諧共生」理念為基礎，持續研究國內外健康、環保、品質裝修裝飾技術和需要，考慮住戶健康問題、空氣污染、食品安全、飲用水污染等環境問題，將綠色裝修科技與建築空間、業態、使用場景、綠色價值進行有效融合，打造**健康室內環境**。

With the philosophy of "harmonious co-existence between humans and nature", Landsea housing keeps researching into domestic and foreign technologies and needs concerning health, environmental protection and quality decoration. Taking into account environmental issues such as household health, air pollution, food safety and drinking water pollution, Landsea effectively integrates green decoration technologies into building space, business formats, usage scenarios, and green values to create **a healthy indoor environment**.

健康的空氣環境

- 取風口精心設計，確保源頭空氣質量。
- 過濾PM2.5，降低室內物理污染。
- 全置換通風，全流程甲醛監控，芬蘭S1級標準室內空氣質量。
- 嚴格選材標準，源頭控制裝修污染物。

Healthy Air

- Carefully designed air intakes to ensure air quality
- PM2.5 filtering to effectively reduce indoor physical pollution
- Whole-house ventilation, whole-process formaldehyde monitoring and indoor air quality meeting Finnish S1 Standards
- Strict standard for material selection and source control of decoration pollutants

健康的溫度環境

- 全年濕度低於70%，滿足人體健康需求。
- 濕度適宜，可舒緩關節炎等疾病。

Healthy Humidity

- Humidity below 70% throughout the year satisfying health needs
- Suitable humidity conducive to the relief of arthritis and other diseases

健康的水環境

- 室內直飲水系統，即開即享。
- 24小時集中熱水，提供便利生活。
- 節水型水龍頭、馬桶，避免水資源浪費。

Healthy Water

- Indoor direct drinking water is readily available
- 24h concentrated hot water facilitates daily lives
- Water-saving faucets and toilets help avoid water wastage

健康的光環境

- 室內避免點光源，降低光污染。
- 透過適配的照度和色溫，實現局部照明和全景照明相結合，避免眩暈。
- 使用LED燈具，節約電能。

Healthy Light

- Avoiding point light sources indoors to reduce light pollution
- Combining local with panoramic lighting by adopting proper illuminance and color temperature, so as to avoid dizziness
- Using LED lights to save energy

健康的溫度環境

- 室內溫度均勻，夜間起夜不著涼。
- 上下溫度梯級符合人體健康要求。

Healthy Temperature

- Balanced indoor temperature preventing people from getting cold if getting up at night
- Temperature gradient in line with human body

健康的聲環境

- 外部隔音好內部噪音低。
- 浴室同層排水，避免鄰里噪音。
- 架空地板鋪設，減少層間噪音。

Healthy Sound

- Excellent soundproofing and low noise indoors
- Adopting the same floor toilet drainage system to avoid noise from neighbors
- Raised floor reduces noises between floors

芬蘭 S1 標準，為呼吸的暢快

Free Breathing Ensured by Meeting Finnish S1 Standards

最嚴苛的室內空氣質量標準

The most stringent indoor air quality standards

我國室內空氣質量標註與國外對比值

China's Indoor Air Quality Value vs. Foreign Values

中國標準

Chinese standards

甲醛
Formaldehyde: 0.08mg/m³

TVOC: 0.5mg/m³



美國標準

American standards

甲醛
Formaldehyde: 0.062mg/m³

TVOC: 0.3mg/m³



芬蘭S1標準

Finnish S1 standards

甲醛
Formaldehyde: 0.03mg/m³

TVOC: 0.2mg/m³



朗詩恪守最嚴苛的芬蘭標註 為呼吸的暢快

Landsea carries out decoration work in line with Finnish S1 standards to improve air quality.



裝飾全流程甲醛控制

Formaldehyde Control throughout the Process of Decoration

前

甲醛防控設計、供應商採購合約

Early stage:
formaldehyde prevention and control design, and supplier procurement contract

中

施工過程：對新工藝、工序、要點及要求管理

Decoration:
construction process: management of new processes, procedures, key points and requirements

後

竣工驗收、交付監測等環節全程管控

Later stage:
whole process control including acceptance, delivery monitoring, etc.

無添加產品與技術使用
Mutenka Products and Technologies

無添加住宅不使用任何化學合成建材，使用天然素材打造最接近自然的極致健康環保的生活環境。以圍繞病屋綜合症、健康高感人群、母嬰用戶為核心為其提供健康人居解決方案及服務。

Mutenka house uses no synthetic materials but natural ones to create the most healthy and environmentally friendly living environment closest to nature. Focusing on people suffering from sick house syndrome, people highly susceptible to health risks, and mothers and children, Mutenka house provides them with healthy living solutions and services.

朗詩 11 個項目成功推廣應用了無添加產品和技術，投入使用後房屋內的 VOC 釋放量大大低於常規建築。

Mutenka products and technologies have been successfully applied in 11 projects, and the amount of VOC released in the houses in use is much lower than that of conventional buildings.

案例 · 長興 · 朗詩無添加住宅

Exhibit | Changxing Landsea Mutenka Housing

日本 BELS (建築物節能性能標識制度) 最高級別 5 星認證。

Japan BELS (Building Energy-efficiency Labeling System) five-star certification (highest level)



位於太湖研習基地 Located in Landsea Taihu Lake Green Building R&D Base

長興 · 朗詩無添加住宅的無添加技術

Mutenka technologies adopted in Changxing Landsea Mutenka house

 <p>100% 天然無添加防敏感壁材</p> <p>採用 100% 全天然物料，沒有任何化學添加劑，天然抗病毒、防真菌、調濕除臭、防靜電不沾塵、而且防皸裂。</p> <p>100% Mutenka Allergy-friendly Wall Materials</p> <p>The project adopts 100% natural (additive-free) materials that can adjust humidity and eliminate bad smell and have anti-virus, anti-fungus, anti-static, dust-proof and anti-cracking features.</p>	 <p>100% 天然無添加實木地板</p> <p>無添加住宅的實木拼板，其生產及運輸不使用化學方法除蟲，接合劑是 100% 天然大米膠，所以產品絕不含殘留化學物，是製作家具的理想材料。</p> <p>100% Mutenka Solid Wood Floors</p> <p>The solid wood panels for Mutenka house avoid using chemicals in pest control during production and transportation and adopt 100% natural rice glue as cementing materials, without containing residual chemicals. As a result, it is the perfect material for furniture.</p>
 <p>100% 天然無添加木門及木櫃</p> <p>以無添加實木生產，不使用化學接合劑，100% 的安全和放心。</p> <p>100% Mutenka Wood Doors and Cabinets</p> <p>The products are made of Mutenka solid wood without using chemical cementing materials and assure 100% safety.</p>	 <p>100% 無添加實木地板</p> <p>無添加住宅使用的實木地板，其生產及運輸不使用化學方法除蟲，絕不含殘留化學物。</p> <p>100% Mutenka Solid Wood Floors</p> <p>The solid wood floors for Mutenka house avoid using chemicals in pest control during production and transportation and do not contain residual chemicals.</p>
 <p>100% 天然無添加植物塗料「柿漆」</p> <p>柿漆是日本傳統天然塗料，有抗菌、驅蟲、防腐、吸附化學物質等功能。無添加住宅使用的是 100% 純天然柿漆。</p> <p>100% Mutenka Plant Coating [Persimmon Paint]</p> <p>Persimmon paint is traditional natural coating from Japan and has anti-bacterial, insect repellent, anti-corrosion and chemical absorption features. The Mutenka house uses 100% natural persimmon paint.</p>	 <p>100% 無添加自然素材接合劑</p> <p>無添加住宅使用 100% 安全天然材料作為接合劑，大米膠、骨膠及銀杏草膠這些天然物料使我們使用的接合劑，完全棄用化學產品。</p> <p>100% Mutenka Adhesives for Natural Materials</p> <p>The Mutenka house uses 100% safe and natural adhesives for natural materials like rice glue, bone glue and ginkgo grass glue and abandons chemical products.</p>
 <p>100% 天然著色材料「印度紅」</p> <p>印度紅，是日本傳統的建築著色材料，從土中經高溫提煉，有驅蟲、防腐、抗菌等功能。</p> <p>100% Natural Coloring Materials [Indian Red]</p> <p>Indian red is Japan's traditional material for adding colors to buildings. It is extracted from soil at high temperature and has insect repellent, anti-corrosion and anti-bacterial features.</p>	 <p>100% 天然木具保護蠟</p> <p>無添加住宅使用 100% 純天然日本優質樹蠟，是實木地板及家具的好拍檔。</p> <p>100% Natural Wax for Wood Protection</p> <p>The Mutenka house uses 100% Japan's natural high-quality vegetable-based wax, which is the perfect material for solid wood floors and furniture.</p>

2.5 綠色營銷

Green Marketing

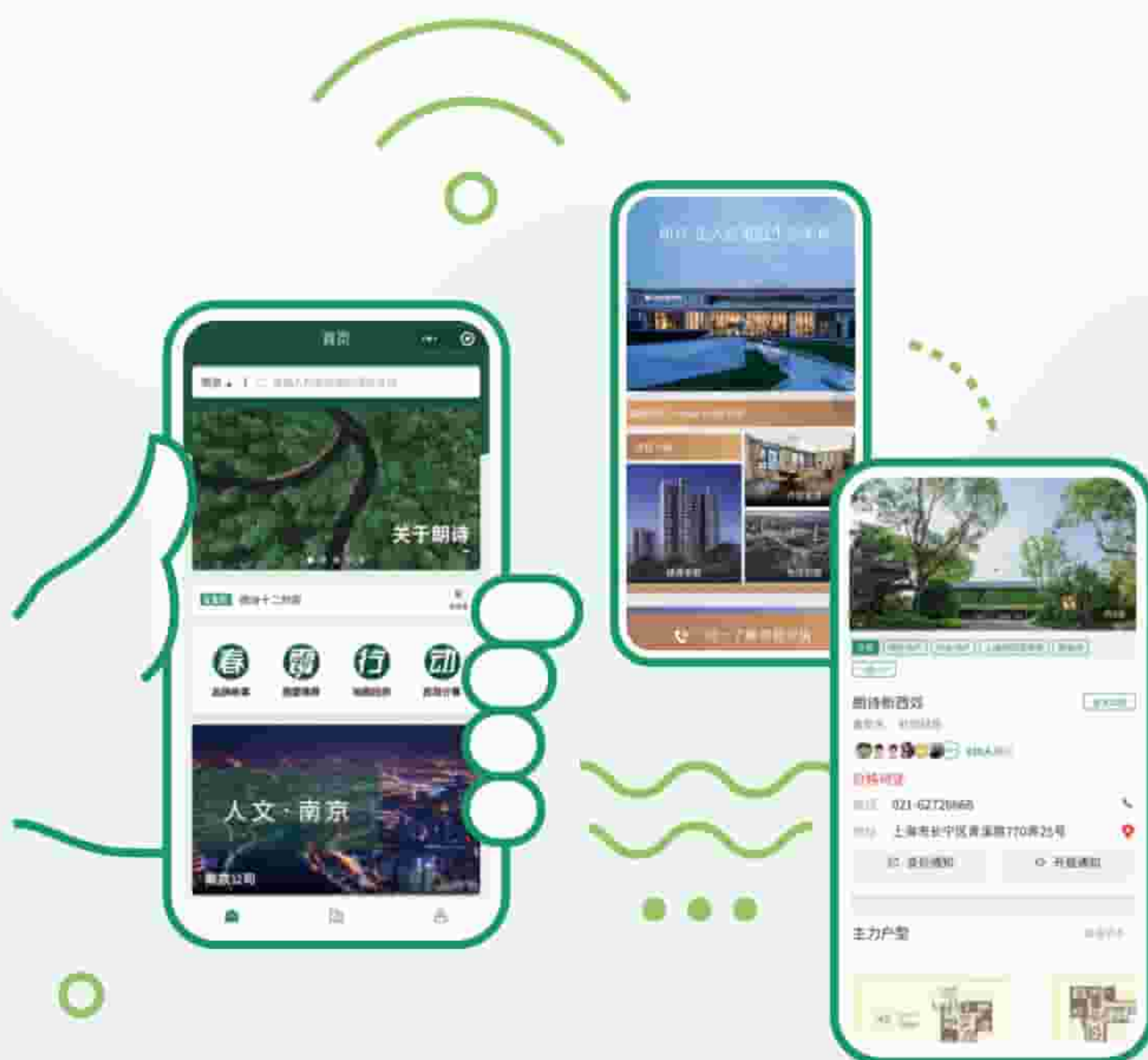
數位化對外行銷平台 Digital Marketing Platform for Clients

朗詩中國地產事業部打造朗詩中國項目售樓處線上終端「朗詩健康家小程序」，包含項目在線展示、電子名片、活動報名、裂變傳播、數據打通、數據分析等，滿足客戶一站式雲端購房需求。

China Real Estate Division has built the "Landsea Health Home Mini App", an online sales portal for Landsea's properties in China, including online project display, e-business cards, event registration, fission-style propagation, data communication, data analysis, etc., satisfying the one-stop cloud purchasing needs for clients.

朗詩美國地產所有項目行銷均為數位化行銷：網站宣傳、網上登記、社交媒體、郵件推送資訊等。

Landsea Homes' marketing is 100% digital: website promotion, online registration, social media, emails, etc.



2.6 綠色運維

Green Operation and Maintenance

數位化的能源管理 Digital Energy Management

朗詩房，搭建了能源管理系統集中管控平台，並在朗詩地產總部設立調度中心，在實現遠端數位化監測的基礎上，我們更注重數據的積累與分析，在保證朗詩房冷氣系統穩定運行的同時，為節能降耗提供數據支撐。

Landsea housing has built a centralized management and control platform for energy management systems and set up a dispatch center at the company's headquarters. Based on remote digital monitoring, Landsea focuses on data accumulation and analysis so as to provide data support for energy conservation and consumption reduction, while ensuring the stable operation of the air conditioning system of Landsea housing.

可持續的售後社區維護服務 Sustainable After-sales Service for Community Maintenance

隨著霧霾情況日益加重以及朗詩系統的除霾技術的不斷進步，朗詩房，秉承負責任售後，為進一步提升業主居住品質，朗詩對配置集中置換新風系統的、已交付住宅樓棟進行免費升級改造，升級後系統的除霾能力將得到顯著提升，在霧霾較嚴重情況下，新風過濾效能可達 80% 以上。

While the smog issue becomes increasingly severe, Landsea has also been making progress on its smog removal technology. Being responsible for the after-sales service, Landsea offers free upgrade and renovation for sold houses with centralized replacement of fresh air systems, which greatly increase the houses' smog removal capacity. In some cases, the fresh air filtration efficiency can reach more than 80%.

案例 武漢朗詩里程項目

Exhibit | Landsea Mileage, Wuhan project

對業主戶內電路管線、門窗、衛浴潔具、冷氣機過濾網等進行主動保養。

Landsea actively carries out maintenance on the house owners' indoor circuit pipelines, doors and windows, sanitary ware, air-conditioning filters, etc.



資源節約型的售後社區改造 Resource-efficient After-sales Community Renovation

電力 / 水資源管理 Power/Water Resource Management 社區節電 / 節水改造 Energy and Water Conservation

案例 Exhibit

2019 年，杭州朗詩綠色街區，部分社區普通日光燈更換成 LED 節能燈，每月節省電約 3 千度；杭州朗詩國際街區、杭州朗詩田園綠郡項目改造園區水系，年節約水資源預估 200 噸。

In 2019, for the Hangzhou Landsea Green Street project, ordinary fluorescent lamps in some communities were replaced with the energy-efficient LED lamps, saving about 3,000 kWh per month; for the Hangzhou Landsea International Block and Hangzhou Landsea Green County, the water systems were renovated, saving an estimated 200 tons of water per year.



節電管理 Energy Conservation Management 電能替代 Electrical Energy Substitution

案例 Exhibit

南京青春街區項目鼓勵電能替代綠色出行，建立電動車停車棚，設置充電樁。

For the Nanjing Youth Block project, use of electrical energy was encouraged as a green substitute for travel, and electrical vehicle parking sheds and charging stations were set up.



垃圾管理 Garbage Management 垃圾分類 Garbage Classification

案例 Exhibit

上海朗詩綠島項目撤去全部原垃圾桶，設立 2 個投放點，定點定時投放；武漢朗詩綠色街區及朗詩里程項目均配合社區做好垃圾分類宣傳；成都公司回收利用部分有價值物質，避免生活垃圾混合收集造成的環境污染。

For Shanghai Landsea Green Island, all the original garbage cans were removed and two fixed-point waste stations were set up for fixed-time delivery; for Landsea Green Street and Mileage Wuhan projects, there was cooperation with the communities to raise waste classification awareness; Landsea Chengdu recycled some valuable materials to avoid environmental pollution caused by mixed collection of domestic garbage.



碳排放 Carbon Emission 植樹碳中和 Planting Trees for Carbon Offset

案例 Exhibit

杭州朗詩青春年代雅居開荒種植草皮和綠植苗木，種植草皮面積達 300 平方左右，用樹木中和社區碳排放。

For the Hangzhou Landsea Youth Residence, turf and trees were planted on wasteland, with a total turf area of about 300 square meters, neutralizing carbon emissions in the community.





Society

Contributing to a Better Society



聚焦

發掘被低估資產，助力城市更新

Focus
Exploring Underestimated Assets to Help Urban Renewal



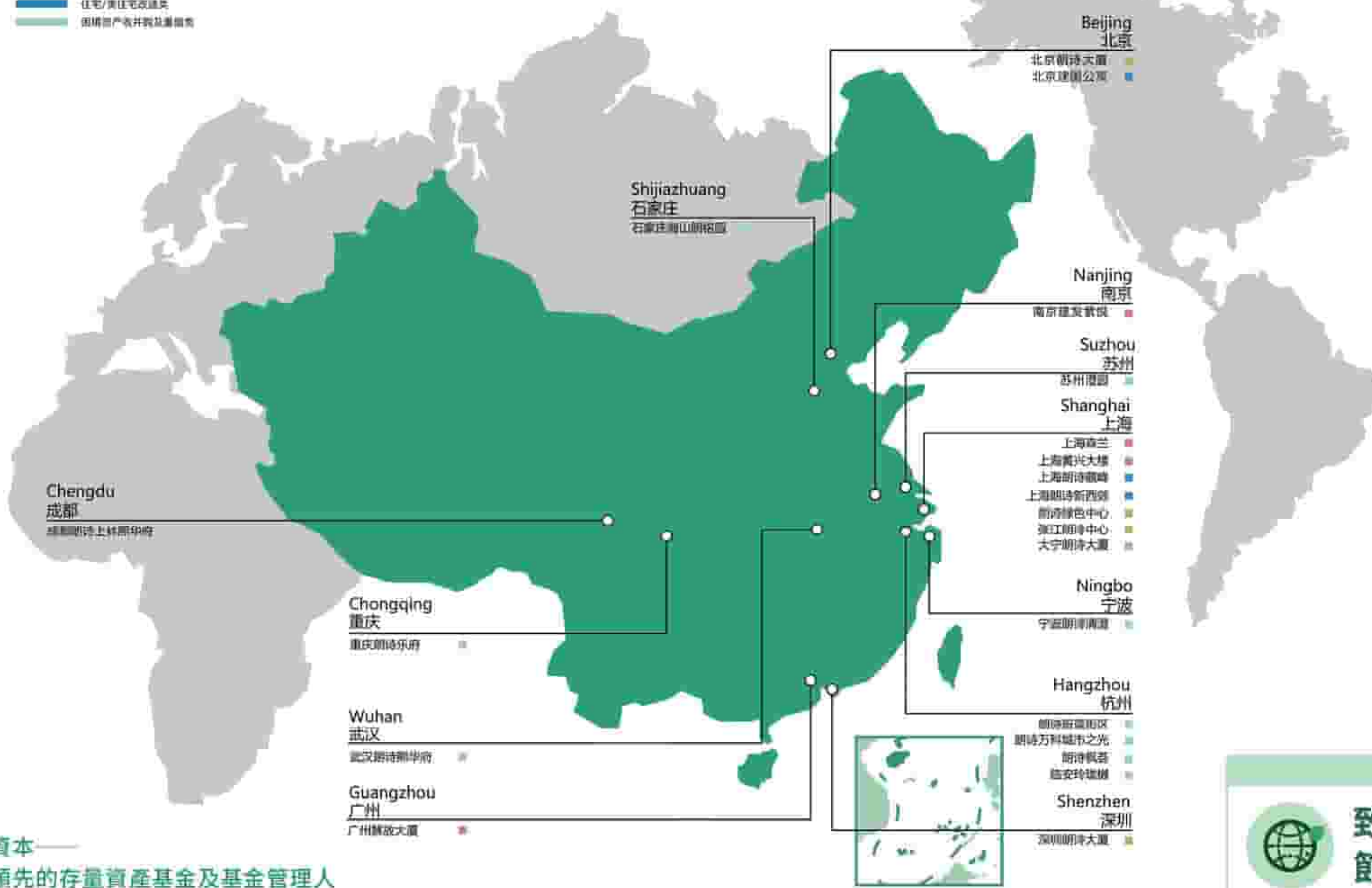
解決存量更新問題
構建美好城市

Solving the Problem of Stock Renewal and
Building a Beautiful City

朗詩聚焦城市更新項目，致力於發掘一線城市和發達二線城市核心地段價值被低估、建築老舊、運營水準差的存量資產，透過自身專業能力，進行重新定位、改造和運營管理，提升資產價值，打造美好城市。為了解決存量更新問題，朗詩於 2012 年成立朗詩青杉資本，目前青杉資本管理的股權基金資產規模已突破 120 億元，投資於國內一線和部分發達二線城市的共 20 多個存量項目，擁有 8 支股權基金及聯合投資平台。

Landsea focuses on urban renewal projects and is committed to exploring stock assets in the core areas of first-tier cities and strong second-tier cities with underestimated value, old buildings and poor operation levels, and uses its professional capabilities to reposition, transform and manage the assets to enhance their value, with the aim of building a beautiful city. In order to solve the problem of stock renewal, in 2012, we established Landsea Green Fir Capital, which currently manages more than 12 billion yuan of equity fund assets, has invested in more than 20 stock projects in first-tier and some strong second-tier cities in China, and owns 8 equity funds and joint investment platforms.

持有公寓類
持有辦公類
住宅/商住改寫類
困頓資產收併購及重組類



朗詩青杉資本——
成為中國領先的存量資產基金及基金管理人

- 朗詩集團旗下聚焦存量資產的地產基金平台
- 專注於核心城市存量資產的投資和資產管理領域
- 目前的資產管理規模已突破 120 億元，管理的項目均位於國內一線城市和部分發達二線城市核心地段
- 發現被低估的價值 - 重新定位、改造、運營管理、資產退出
- 「募投管退」一體化的基金管理與資產管理

Landsea Green Fir Capital—
Becoming the leading stock asset fund and asset manager in China

- The real estate fund platform under Landsea Group focusing on stock assets
- Focusing on stock assets investment and asset management in core cities
- The current asset management scale has exceeded 12 billion yuan, and the projects managed are located in the core areas of first-tier cities and some strong second-tier cities in China
- Discovering underestimated value—repositioning—renovation—operation value added—asset exit
- Integrated fund management and asset management with “fund raising, investment, management and exit”

120 億+ 資產管理規模
12 BILLION+ ASSET MANAGEMENT SCALE

20+ 個 存量項目投資案例
20+ STOCK PROJECT INVESTMENT CASES

8 隻 基金及投資平台
8 FUNDS AND OTHER INVESTMENT PLATFORMS



致力於高耗能舊建築的
節能改造和社區重建

Committed to Energy-Saving Renovation
and Community Reconstruction of Old
Buildings with High Energy Consumption

朗詩青杉資本目前已逐步形成四條產品線，包括持有公寓類、持有辦公類、住宅 / 類住宅改造類、困境資產收併購及重組類，打造了上海朗詩新西郊項目（住宅舊改）、上海朗詩綠色中心項目（綠色辦公改造）等經典案例，不僅進一步地強化了朗詩在房地產行業的產品差異化優勢地位，也對全球城市更新、高能耗的舊建築實現節能減排具有重大意義。

Landsea Green Fir Capital has gradually developed four product lines, including apartment holding, office holding, residence/generic residence renovation, and merger, acquisition and reorganization of troubled assets, and has created classic cases such as Landsea New Mansion (old residence renovation) and Landsea Green Centre in Shanghai project (green office renovation), which not only further enhances Landsea's product differentiation advantage in the real estate industry, but also has great significance for global urban renewal and energy conservation and emission reduction in old buildings with high energy consumption.

案例 住宅舊改：上海朗詩新西郊

Exhibit | Old Residence Renovation
Landsea New Mansion



上海朗詩新西郊項目堅持「以人為本」、「健康第一」的原則，採用 4 大技術革新 15 大科技系統，為居住者營造健康、舒適、節能、環保、智慧、人文平衡發展的高質素住宅。

斬獲多項國際大獎：

- 上海朗詩新西郊項目獲 Construction21 國際「綠色解決方案獎」健康建築解決方案獎全球第一名
- 被授予中國第一批「健康建築示範基地」
- 獲得好建築行動示範項目
- 入選「CIHAF 2019 中國綠色項目 TOP10」

Landsea New Mansion Project adheres to the principles of "people-oriented" and "health first", adopts 4 technological innovations and 15 technological systems to create high-quality residences with balanced development of health, comfort, energy saving, environmental protection, intelligence and humanistic.

It has won multiple international awards:

- the first place in the global healthy building solution award of Construction 21 "Green Solution Award";
- the first batch of "Healthy Building Demonstration Bases" in China;
- the Good Construction Action Demonstration Project;
- CIHAF 2019 China's Green Project TOP10.

案例 寫字樓舊改：朗詩綠色中心

Exhibit | Old Office Building Renovation
Landsea Green Centre



上海朗詩綠色中心是一棟利用既有建築改造的、高度體現人性化需求和城市更新的綠色建築項目。

- 能耗低於上海辦公寫字樓均值 50% 以上
- 是全球首個按照 LEED、WELL 雙鉑金、綠建新國標、DGNB、BREEAM 五類標準改造的辦公建築
- 採用 14 大技術體系、共 108 項建築科技
- 圍繞人性設計、健康環境、智慧管理、節能環保、舒適辦公 5 大核心價值點，構建現代綠色辦公環境

Landsea Green Centre in Shanghai is a green building project that renovates existing buildings, reflecting humanized needs and urban renewal.

- It consumes 50% less energy than the average for office buildings in Shanghai.
- As the world's first renovated office building in accordance with five standards (LEED, WELL double platinum, GBES (2019), DGNB, BREEAM).
- It adopts 14 technological systems and a total of 108 building technologies.
- It builds a modern green office environment around the five core values of humanized design, healthy environment, intelligent management, energy conservation, comfortable office.



案例 寫字樓舊改：張江朗詩中心

Exhibit | Old Office Building Renovation
Zhangjiang Landsea Center

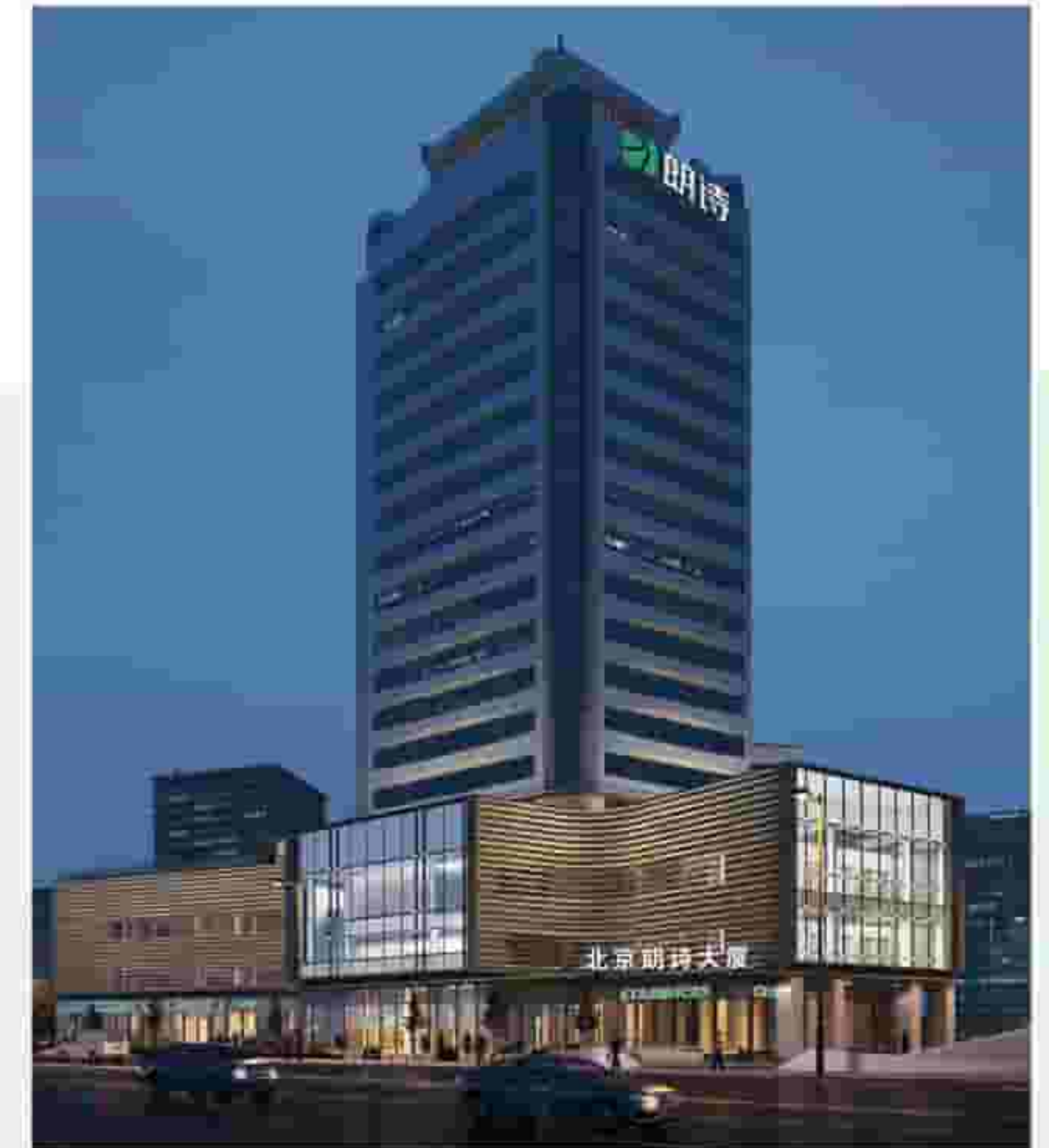


張江朗詩中心項目原為張江嘉利大廈，共兩棟主樓。因年代久遠，室內空間的處理方式、材料、佈局已完全滿足不了時下對現代辦公樓的功能、色彩、空間等各項要求。依託朗詩獨有的綠建優勢，朗詩青杉資本透過對項目外立面、內部庭院、軟硬體設施設備的提升改造，將項目改造為綠色低密度花園式辦公，全面提升其質素和租金水準。

Zhangjiang Landsea Center was originally the Zhangjiang Jiali Mansion, with two main buildings. Due to its old age, the decor, materials and layout of its indoor space fail to meet the requirements of the functions, colors and spaces of modern office buildings. Relying on Landsea's unique advantages of green buildings technology, Landsea Green Fir Capital has transformed the project into a low-density, garden-style green office building by upgrading the facade, internal courtyard, software and hardware facilities and equipment, comprehensively improving its quality and rent.

案例 寫字樓舊改：北京朗詩大廈(改造中)

Exhibit | Old Office Building Renovation
Beijing Landsea Tower (Under Renovation)



北京朗詩大廈項目原為北京船舶重工酒店，朗詩青杉資本基於對項目的重新定位進行功能調整，將酒店改造成寫字樓，透過部分外立面改造，大堂和公共區域裝修改造，全面提升辦公氛圍和質素；同時，依託朗詩獨有的綠建優勢，將健康、舒適、節能、環保的產品理念植入項目改造和運營中。

Beijing Landsea Tower was originally the Beijing Plaza Hotel. Landsea Green Fir Capital renovated the hotel into an office building based on the repositioning of the project and function adjustment. Through the renovation of some facades, the lobby and other public areas, the office atmosphere and quality are comprehensively improved; relying on Landsea's unique advantages of green buildings, it integrates the concepts of health, comfort, energy saving and environmental protection into the project renovation and operation.

聚焦

精銳人居，打造美好朗詩社區

Focus

Elite Residence, Creating a Beautiful Community



綠色社區 促進人與自然相處

A Green Community: Promoting Harmony between Humans and Nature

朗詩社區運用綠色技術和手段開展設計，最大限度實現人與自然的和諧相處。

景觀融合、健康人性的「回家的路」

朗詩社區融合景觀，設置廊道和其他遮陽措施，有效減少日曬和突如其來的天氣變化；利用「人車分流」的提前規劃，透過多次動線類比，規劃用戶歸家之路，路線省時便捷，兼備安全性，並減少路面空氣污染，釋放更多活動空間。

Landsea community is designed with green technology and methods to maximize harmony between humans and nature.

"Way back home" with integrated landscape and healthy humanity

Landsea community integrates landscape, corridors and other shading measures to effectively reduce sun exposure and sudden weather changes; plans the route for users to return home through advance planning of "People and Vehicles Split" and multiple generatrix simulations. The route is time-saving, convenient and safe, reduces air pollution on the road, and releases more activity space.



案例 · 朗詩成都熙華府

Exhibit | Landsea Chengdu Xihua Mansion

社區綠化率 **58%** 經計算室外綜合熱島強度均 $\leq 1.5^{\circ}\text{C}$
達到 有效緩解城市熱島效應

The greening rate of the Landsea Chengdu Xihua Mansion reaches **58%**, and the outdoor comprehensive heat island intensity is less than or equal to 1.5°C , which effectively alleviates the urban heat island effect.

項目人均
公共綠地面積 **1.87m²/人**

有雨水調蓄功能的下凹式綠地面積9,009.21m²
佔綠地總面積的31.58%

Public green space of the project is **1.87m² per person**, and the sunken green area with rainwater regulation function is 9,009.21m², accounting for 31.58% of the total green area.

項目選種適應成都市當地氣候的本土植物，植株多樣，比例協調

平均每100m²
綠地面積上喬木數量 **4.04棵**

The project selects native plants adapted to the local climate in Chengdu, with diverse plants and harmonious proportions. The average number of trees per 100m² of green area is **4.04**.



美好社區 促進人際交流

A Good Community: Promoting Communication between People

家門口的口袋公園

積極社交是健康生活不可缺少的因子，朗詩社區供人們交談、娛樂、集體活動，活躍社區文化生活，打造充滿活力和友好的人際關係。

Pocket Park at your doorstep

Active social contact is an indispensable part of a healthy life. Landsea community engages people in exchange, entertainment and group activities, in an effort to enrich community cultural life and create vibrant and friendly interpersonal relationships.



全齡活動的社區場地

朗詩社區以人的生活需求為核心，為使用者提供場景化、個人化的公共配套。針對老年人，設置安全鍛煉的專屬區；針對小童，設置快樂玩耍的活動區；針對成年人，配備專用慢跑跑道。同時，慢跑跑道途徑小童和老人活動場地，運動健身的同時也能兼顧老人小童安全。

Community venue for all-age activities

Landsea community focuses on people's daily needs and provides users with scenarized and personalized public facilities: an exclusive safe exercise area for the elderly, a play area for children, and jogging tracks for adults. The jogging tracks pass through activity areas for children and the elderly, so that adults can look after the safety of the elderly and children while exercising.

健康多元的社區活動

- 社區餐飲活動
- 兒童節、重陽節、中秋節、聖誕節等社區節日活動
- 社區業主郊遊出行、體育運動、環保公益等活動
- 社區便民服務
- 社區物業開放日

Healthy and diverse community activities

- Community catering activities
- Community festival activities on Children's Day, Double Ninth Festival, Mid-Autumn Festival and Christmas
- Community residents' outings, sports, and environmental protection activities
- Community convenience services
- Community Open Day



朗詩社區秉承科學園區規劃，園區全 WIFI 覆蓋；報警系統、智慧安防系統、一鍵求助；易燃氣體煙氣監測、智慧訪客管理、離園提醒、園區無死角監控，全方位保證住戶安全。

Landsea community adheres to scientific park planning with full WIFI coverage, and ensures the safety of residents with an alarm system, intelligent security system, one-click for help, flammable gas monitoring, intelligent visitor management, reminder on leaving the park, and full monitoring.

 周界報警系統
Perimeter Alarm System

 智能安防系統
Intelligent Security System

 一鍵求助或報警
One-click for Help

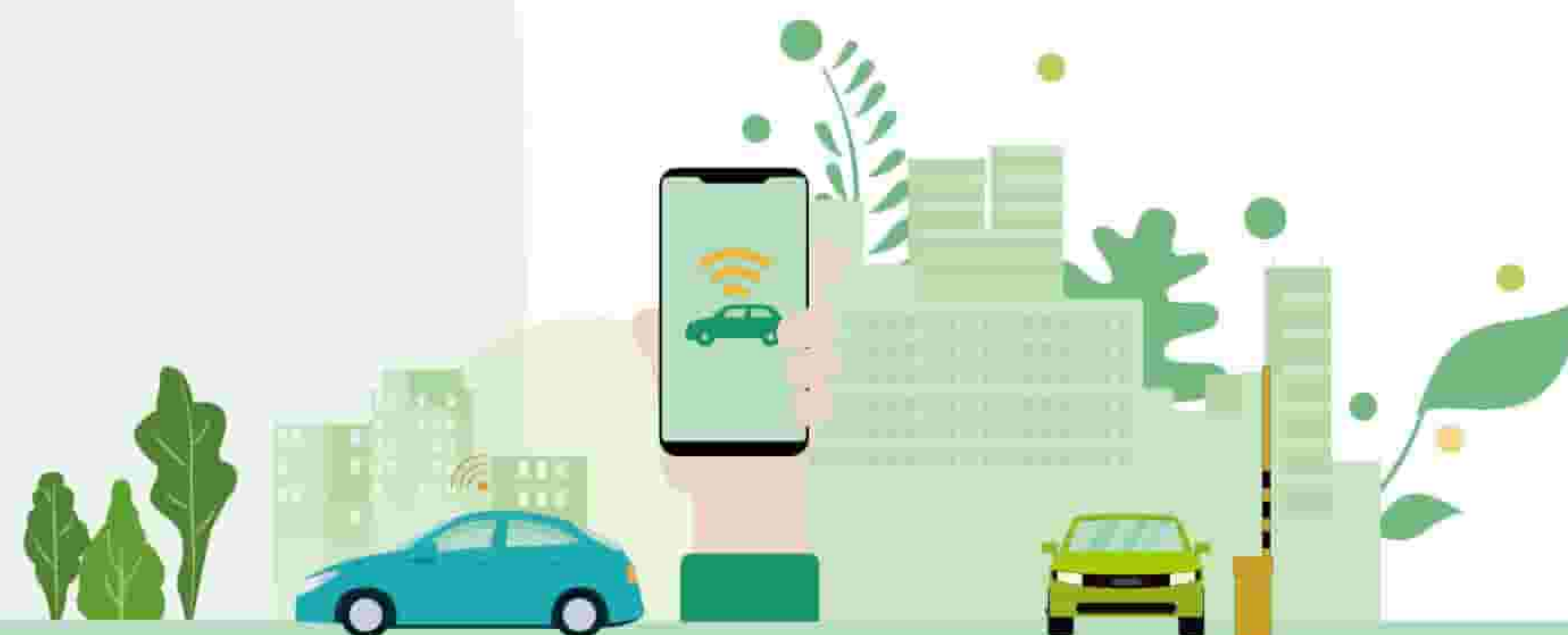
 易燃氣體煙氣監測
Flammable Gas Monitoring



 24h 園區無死角監控
24H Full Monitoring

 離園提醒
Reminder on Leaving the Park

 智能訪客管理
Intelligent Visitor Management



3.1 高標準的產品品質管理

High-standard Product Quality Management

朗詩房堅持高標準的產品品質建造理念，堅持從設計端到工程端的高效品質管理。透過建立完善的標準制度、品質管理體系，不斷開展精細化的過程控制，為客戶提供品質的產品與服務，堅持為人造房。

Landsea housing adheres to the high-standard concept for product quality and efficient quality management from the design to the construction. Through the establishment of a sound standard system and quality management system, Landsea continues to carry out refined process control, provides customers with quality products and services, and insists on building home for people.

設計端的品質管理方法

Quality Management Methods on the Design End

- 搭建基於微環境類比分析下的精細化總圖規劃設計體系；
- 秉承全方位的景觀綠化、室內精裝、綠建系統、夜景照明，智慧化人性化設計控制標準；
- 遵循嚴苛的建築、景觀、室內材料設計管理制度及綠色控制要求；
- 建立物業與客戶服務端的全面前介圖紙聯審、圖紙交底、現場巡查與圖檔管理體系。
- Establish a well-designed planning and design system based on micro-environment simulation analysis;
- Adhere to all-around landscape greening, indoor refined decoration, green construction system, nightscape lighting, and intelligent and humanized design control standards;
- Follow strict management system of architecture, landscape and interior material design and green control requirements;
- Establish a comprehensive joint review of early drawings, drawing delivery, on-site inspection and drawing management system for property and customer service.

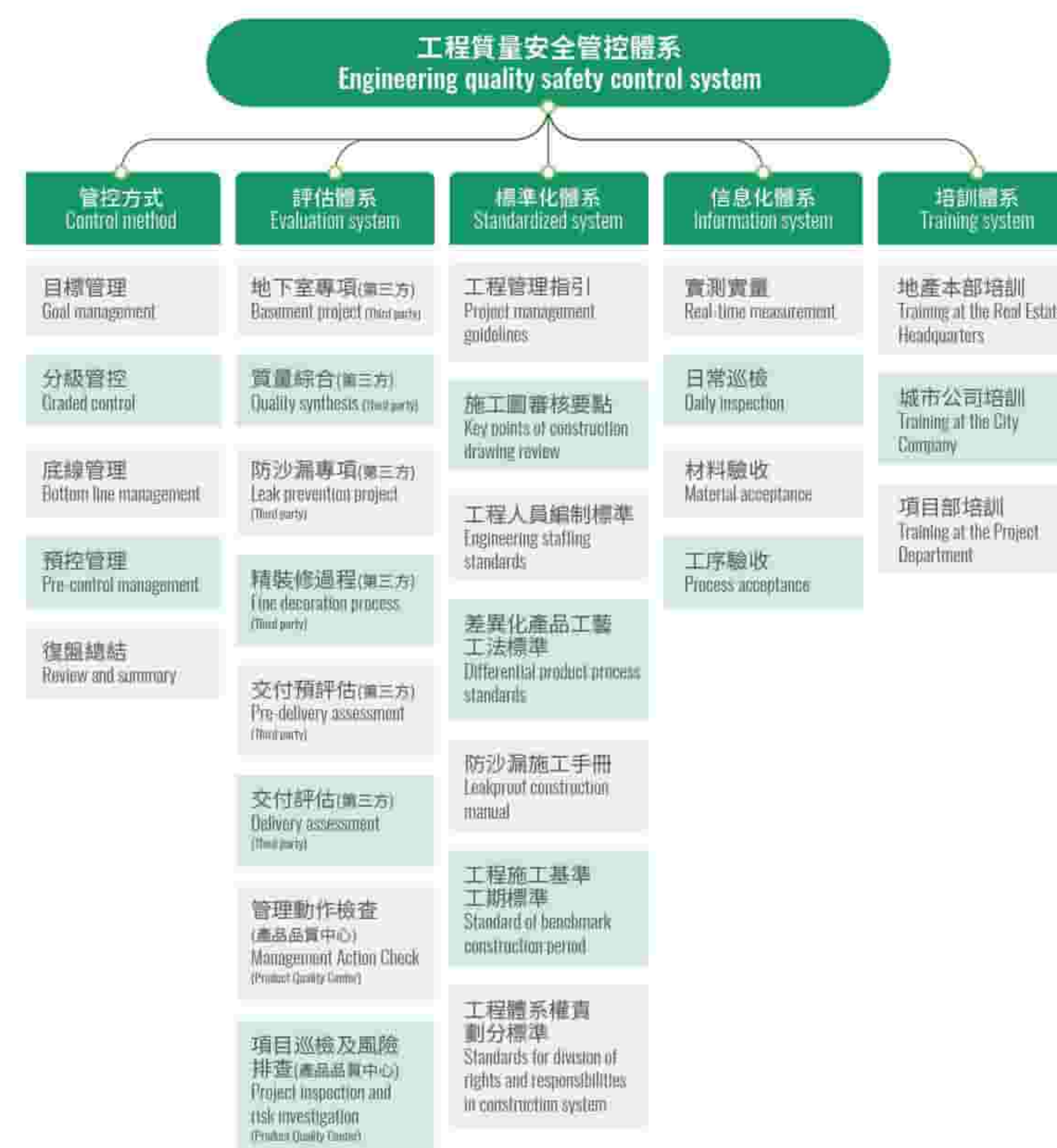


工程端的品質管理體系

Quality Management System for Construction

在建築的建造和施工過程中，建立品質化的管理體系，並涵蓋精細化的過程控制和嚴格的結果驗收，包括項目開發過程中的品質綜合評估、防滲漏專項評估、精裝修過程評估以及交付評估等。

During the construction process, Landsea establishes a quality management system, covering refined process control and strict delivery standards, including comprehensive quality evaluation during the project development process, special evaluation on leakage prevention, refined decoration process evaluation and delivery evaluation.



3.2 優質的客戶關係和服務

Good Customer Relationship and Service

客戶滿意度評價逐年提升

Customer Satisfaction Rate Increases Year By Year

朗詩堅持「為人造房」的理念，每年開展客戶滿意度調研。2019 年¹客戶滿意度較 2018 年²上升。

Landsea adheres to the concept of "building home for people" and conducts customer satisfaction surveys every year. Customer satisfaction score in 2019 saw an increase compared with 2018.

客戶滿意度(分)
Customer Satisfaction (points)



售前 - 售中 - 售後全流程客戶溝通機制

Pre-, In- and After-sales Customer Communication Mechanism

朗詩客戶關係部門聯動各專業條線，全面解決住宅全週期售前、售中、售後服務中的問題，並透過產品宣傳材料、產品發佈會等為業主提供真實、有效、全面的產品資訊，力求為業主提供安全舒適的居住環境，打造有溫度的社區。

Landsea's customer relations department connects various business lines to solve the problems in the whole process of pre-sales, in-sales and after-sales services, and provides customers with authentic, valid and comprehensive product information for owners through its marketing materials, product launch, etc., striving to provide owners with a safe and comfortable living environment and build a warm community.

內部反向審查機制

朗詩運用反向審查機制，對旗下所有銷售案場開盤項目、交付項目進行涉及銷售風險、交付風險和品牌風險的檢查。2019 年為 16 個項目超過 7,000 套交付到客戶手中的房屋提供了產品開發全周期的品質提升護航行動。

Internal Reverse Review Mechanism

Landsea adopts the reverse review mechanism to provide sales, delivery and brand risk inspection services for all of its sales opening projects and delivery projects. In 2019, it provided a full-cycle quality improvement escort for product development for 16 projects with more than 7,000 houses delivered to customers.

多元化的客戶溝通管道

- 總部 400 客服熱線；
- 城市公司服務熱線；
- 微信公眾號；
- 項目建設客戶家書

Diversified Customer Communication Channels

- 400 customer service hotline in the Headquarters;
- City company service hotline;
- WeChat public account;
- Project Construction Letter to Customers



客戶投訴處理流程

Customer Complaint Handling Process



1. 2019 年度客戶滿意度調研機構為普華永道諮詢有限公司 EG Consulting was the customer satisfaction research institute in 2019

2. 2018 年度客戶滿意度調研機構為普華永道諮詢有限公司 Gallup was the customer satisfaction research institute in 2018

客戶隱私保護 Customer Privacy Protection

朗詩地產嚴格遵守《中華人民共和國消費者權益保護法》、《中華人民共和國網路安全法》等法律法規的規定，將保護客戶資訊視為重要管理工作，制定內部《保密制度》、《保密協定》，並在員工手冊中明確要求員工需遵守公司《保密制度》、《保密協定》等關於商業秘密的保護，不得洩密。

Landsea Real Estate strictly abides by the Law of the People's Republic of China on Protection of Consumer Rights and Interests, People's Republic of China Cyber Security Law and other laws and regulations, regards the protection of customer information as an important task, establishes an internal Confidentiality System and Confidentiality Agreement, and clearly stipulates in its Employee Manual that employees must abide by the company's Confidentiality System and Confidentiality Agreement and other relevant policies on business secrets protection.

有溫度的售後社區關懷 Caring After-sales Service in the Community

2019 年度朗詩杭州公司共舉辦 20 餘場客戶活動；南京公司共服務 26,600 戶客戶，11 個項目涉及組織活動 48 場次；上海公司聯合物業公司，全年結合節日舉辦業主活動 50 餘次；武漢公司邀約流動維修師傅進社區，為業主提供免費便民服務，並定期邀請艾格眼科、口腔、中醫診療機構等到社區進行義診活動；成都公司關愛老人，開展長者關懷活動，幫業主買菜，並送貨上門，上門清收垃圾。西安公司春節給業主贈送春聯、褚橙活動。

In 2019, Landsea Hangzhou Company held more than 20 customer events; Nanjing Company served a total of 26,600 customers in 11 projects with 48 organized events; Shanghai Company cooperated with Real Estate company to organize more than 50 owner events at festivals throughout the year; Wuhan Company invited mobile maintenance workers to enter the community to provide free and convenient services for the owners, and regularly invited Eyegood Ophthalmic, stomatology and TCM clinics to the community for free treatment; Chengdu Company carried out elder care activities, buying and delivering vegetables for owners, and collecting garbage for them; Xi'an Company sent Spring Festival couplets and oranges to owners during the Spring Festival.



案例 朗詩美國 [2019 年度最佳新建社區]

Exhibit | Landsea Homes [The Best New Home Community in 2019]

朗詩美國作為朗詩在美國的全資子公司成立於 2013 年，自成立以來先後進入大紐約地區、波士頓地區、洛杉磯地區、三藩市地區和亞利桑那地區，是深耕美國本土的綠色地產商。

As a wholly-owned U.S. subsidiary of Landsea Group established in 2013, Landsea Homes has expanded into the Greater New York Region, and the Boston, Los Angeles, San Francisco, and Arizona regions since its establishment. It is a green real estate developer rooted in the U.S.



IronRidge 項目配套滿足各年齡層業主需求的 The Ridge 俱樂部，為業主提供包括娛樂休閒、Spa 放鬆、露天野餐、運動玩耍、騎行步道等多項活動的場地，另外社區還會不定期的舉辦形式多樣、內容豐富的業主活動，例如小羊瑜伽、復活節彩蛋、社區聚餐等多彩活動，增強社區關懷，促進社區共融。

IronRidge is home to the Ridge Club that meets the needs of all age groups and provides owners with activity venues for entertainment, spa relaxation, open-air picnic, sports and play, cycling trails, etc. Besides, the community will also organize plenty of owner activities in various forms from time to time, such as the goat yoga, Easter eggs, and dinner parties in communities, in an effort to enhance community care and promote community inclusion.



IronRidge 項目是森林湖 Portola Hills 大型規劃社區的 Portola Center 南地塊，Portola Center 佔地 196 英畝，項目依據加州綠色建築標準 CGBSC (California Green Building Standards Code) 建造，在節水、能耗、安全性、社區標識系統等方面有嚴格標準，獲得美國 2019 年度最佳新建社區榮譽。

IronRidge is the block in the south of Portola Center in Portola Hills. The Portola Center covers an area of 196 acres. This project was launched in line with the California Green Building Standards Code (CGBSC) and has strict standards in water conservation, energy consumption, security, and community signage system. It was honored as the Best New Home Community in 2019.



圖片來自：美國南加州 IronRidge 社區項目活動
Photos courtesy of IronRidge Community Project Activities in Southern California, USA

3.3 構建健康、多元的職場環境

Building a Healthy and Diverse Working Environment

尊重員工權益

Safeguarding Employees' Rights and Interests

朗詩高度重視保護員工權益，遵守《中華人民共和國公司法》、《中華人民共和國勞動法》等法律法規。報告期內，公司未發生僱傭童工或強制勞工的情況，亦未發生任何違反員工人權及合法權益的法律或條例的重大事件。朗詩營造陽光透明的職業環境，為員工提供多種溝通渠道，確保員工能採用最適宜和最有效的溝通方式與管理層交流，保障員工維護、主張和申述的合法權益。



Landsea recognizes the importance of protecting the rights and interests of employees and abides by the *Company Law of the People's Republic of China* and the *Labor Law of the People's Republic of China*. During the reporting period, there was no reported use of child labor or forced labor by the company, nor any major non-compliance associated with violating employee human rights and interests. Landsea creates a positive professional environment and provides employees with multiple communication channels to ensure that employees can communicate with managers in the most appropriate and effective manner, safeguarding the legitimate rights and interests of employees to defend, claim and complain.

公司僱傭相關政策概覽

An Overview of Employment-related Policies

員工僱傭層面 Employee level	相關政策與措施 Related policies and measures
招聘、解僱與晉升 Recruitment, dismissal and promotion	<ul style="list-style-type: none">制定《朗詩招聘手冊》、《新員工入職引導管理辦法》、《職級管理制度》、《朗詩綠色地產工程類專業任職資格評定標準》。堅持公平招聘，依法與全體員工簽訂僱傭合同。招聘時核查員工年齡，禁止僱傭童工及任何形式的強制勞工。提供專業序列路徑和管理序列路徑兩種職業發展路徑。Formulate Landsea Recruitment Manual, Management Methods of New Recruits' Onboarding Guide, Rank Management System, and Landsea Green Real Estate Engineering Professional Qualification Evaluation Standards.Adhere to fair recruitment and sign labor contracts with all employees according to laws.Verify employee age during recruitment, and prohibit the employment of child labor and any form of forced labor.Provide two career development paths: professional sequence path and management sequence path.
薪酬與福利 Compensation and benefits	<ul style="list-style-type: none">提供養老、醫療、失業、工傷、生育保險、住房公積金。執行法定公休日、婚喪假、產假、哺乳假，並提供高溫補貼等。根據工作崗位、能力、業績和市場水準提供具有競爭力的薪酬。提供優秀員工旅遊、額外帶薪年假、各類喜慶禮禮、節日禮金等額外福利。為員工購買補充商業醫療保險，提供家屬醫療險管道供員工自願投保。組織員工年度體檢。Provide endowment insurance, medical insurance, unemployment insurance, industrial injury insurance, maternity insurance and housing provident fund.Provide statutory holidays, wedding and bereavement leave, maternity leave, breastfeeding leave, and high-temperature subsidies, etc..Provide competitive salary in the industry according to job position, ability, performance and market level.Provide additional benefits such as travel allowance, additional paid annual leave, various benefits for joyous and funeral ceremonies, and holiday for outstanding employees.Provide supplementary commercial medical insurance and family medical insurance plans for employees to voluntarily participate.Organize annual medical examination.

員工僱傭層面 Employee level	相關政策與措施 Related policies and measures
工時與假期 Working hours and holidays	<ul style="list-style-type: none">制定《考勤休假管理制度》，符合國家與地方法律法規規定。Formulate the Attendance and Leave Management System in compliance with national and local laws and regulations.
平等、健康、多元化、反歧視 Equality, health, diversity and anti-discrimination	<ul style="list-style-type: none">堅持公平、透明、公開的人才甄選原則。拒絕性別、年齡上的歧視，創造機遇均等的工作環境。歧視騷擾、保證員工健康與安全、鼓勵舉報非法或不道德行為。員工個人發展取決於員工的能力和所取得的成績。Adhere to fair, transparent and open recruitment.Prohibit discrimination on gender and age, and create a working environment with equal opportunities.Prohibit harassment, ensure the health and safety of employees, and encourage reporting of illegal or unethical behaviors.Employee's personal development based on their ability and achievements.
保障女性員工權益 Protect female employees' rights and interests	<ul style="list-style-type: none">朗詩在招聘過程中拒絕性別歧視，不主動詢問女性隱私問題。朗詩關愛女性，給予女性員工法定假期外更多的休息時間和節日福利。朗詩給予女性員工平等的職位發展晉升和培訓、深造機會。朗詩開展防騷擾培訓，並參與女性領導力會議。朗詩開通女性發展溝通郵箱：sustainability@landsea.cnLandsea prohibits discrimination based on gender during the recruitment process and does not ask female candidates questions related to personal privacy.Landsea cares for women and gives female employees more leaves and holiday benefits beyond statutory holidays.Landsea provides female employees with equal opportunities for development, training, and further study.Landsea conducts anti-harassment training and participates in the Women's Leadership Conference.Landsea has a female development and communication mailbox in place: sustainability@landsea.cn <div><p>中級管理層以上女性佔比 The proportion of female managers above the medium level 20%</p><p>女性員工佔比 The proportion of female employees 36%</p></div>

明確的晉升管道

Clear Promotion Channel

朗詩關注員工的職業發展需求，鼓勵員工在公司的指導和說明下結合自身能力、特質和意願制定適合自己的職業發展計劃，尊重每一位員工的自我意願並珍惜其對公司做出的貢獻致力於為員工提供廣闊的職業發展空間，為員工提供管理序列和專業序列的晉升雙管道。

- 專業序列適用於投資、運營、工程、暖通、前期、客服、設計、行銷、成本、採購、財務、人力資源、法務等專業崗位。相關崗位透過知識、技能、經驗的累積提升其工作價值。
- 管理序列相關崗位負責管理團隊、設定業務方向與協調相關資源，其工作績效主過團隊成果來體現。

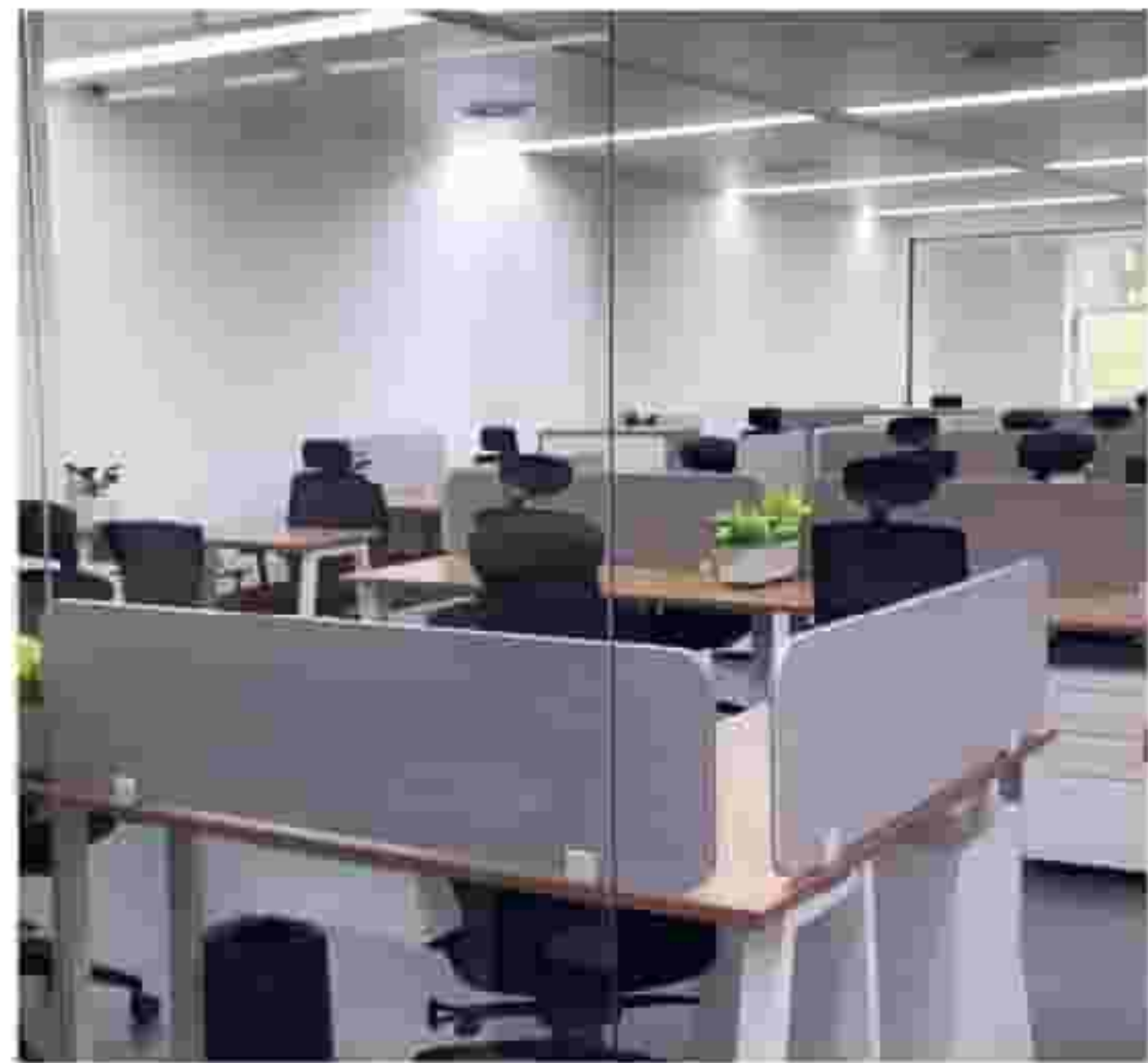
Landsea is committed to the career development needs of employees. It encourages employees to formulate their own career development plans relevant to their own skills, personality and interests with guidance from the company. It recognizes every employee's voices and contributions to the company. Landsea is also committed to providing employees with a broad career development platform, and providing employees with two lines of professional development management and professional.

- Professional line: applicable to investment, operation, engineering, heating and ventilation, early stage, customer service, design, marketing, cost, procurement, finance, human resources, legal affairs and other professional positions. Employees in related positions enhance their work value through the accumulation of knowledge, skills and experience.
- Management line: Employees in related positions are responsible for managing the team, setting business directions and coordinating related resources, and their work performance is mainly reflected in team achievements.

以人為本的工作環境 People-oriented Working Environment

2019 年，朗詩對中國地產本部辦公樓進行了改造升級，參照 WELL 設計理念，堅持以人為本的設計原則，為員工打造「健康、舒適、節能、環保、智慧、人文」的綠色工作環境。

In 2019, Landsea renovated and upgraded the office building of the Real Estate Headquarters in China. By following the WELL design concept, Landsea adhered to the human-oriented design principle and created a "healthy, comfortable, energy-saving, environmentally friendly, intelligent and humanistic" green working environment for employees.



宣導工作和生活的 平衡的空間佈局

「休閒空間」增設咖啡吧、清吧等休閒空間，用隔牆、清玻、風琴簾和綠植與工位虛實隔斷，營造健康、休閒、輕鬆的靈活辦公位。

Advocate a Balanced Layout of Work and Life

[Leisure space] Add leisure spaces such as coffee bars and public houses, partitioned by walls, clear glass, cellular shades and green plants, creating a healthy, leisurely, relaxed and flexible working space.

提倡平等、合作、協同的 工位分佈和共享辦公

「工位分佈」將東、南向陽光充足、視線開闊、風景怡人的室內空間提供給開敞式員工辦公，將西、北向相對較差的環境提供給獨立管理層辦公室和會議室。共用辦公區域，採用了升降桌、摩擦平衡板、地球樹等辦公桌椅的組合，打破了對常規「正確的坐姿」和「舒適的坐姿」的認識，有效降低頸椎病、腰椎病等機率。

Promote Equal, Cooperative and Collaborative Desk Distribution and Shared Office

[Desk distribution] Create an open-office space facing the east and the south, with enough sunlight, wide views and pleasant interior scenes, and the less desirable environment facing the north and the west reserved for independent management offices and meeting rooms. In the shared office area, there are adjustable desks, frictional balance plates and earth trees in place to redefine the conventional "correct sitting posture" and "comfortable sitting posture", and effectively reduce the probability of cervical spondylosis and lumbar spondylosis among employees.



關心員工身心健康的 設計管理

「顏色搭配」地面採用低反射度深灰色地膠，頂面白色乳膠漆，牆面原木色和白色乳膠漆搭配，原木色辦公桌面、淺灰色織物隔斷、白色櫥櫃、黑色扶手椅和綠植等低色彩飽和度搭配，空間色彩統一純粹、安靜和諧。

「光照設計」盡量採用自然光滿足日常需求外，集中在有效桌面區域。使用 6,000K 色溫的白色柔光面光源，整體照度透過計算滿足 500Lux，且照明分佈按辦公區域、走道、休閒區等不同功能主次佈置，合理使用能耗。

「降噪管理」臨街面用來臨時辦公或輔助健身功能，將主要辦公區域進行退讓，同時結合不同部門功能職責特性進行動靜分區，並透過吸音棉、地膠、到頂隔斷等材料手段減少物理噪音對辦公的干擾。

「能源管理」根據不同功能空間分區域進行能源管理，盡量使用自然資源並選擇裝修效果的極簡主義，在裝修材料選擇上選擇環保、綠色的部品部件，整體室內環境達到芬蘭 S1 標準。

「情緒管理」在辦公環境的企業 VI 設計上，強調不斷奮鬥、創新的文化價值觀貫穿整個辦公空間，辦公健身、休閒的一體化空間、簡單明快、統一的低飽和度色彩、動靜分區的聲場環境、明暗和諧、高效的光照設計提供了健康、積極的情緒管理氛圍。



Design and Management Fit for Employees' Physical and Mental Health

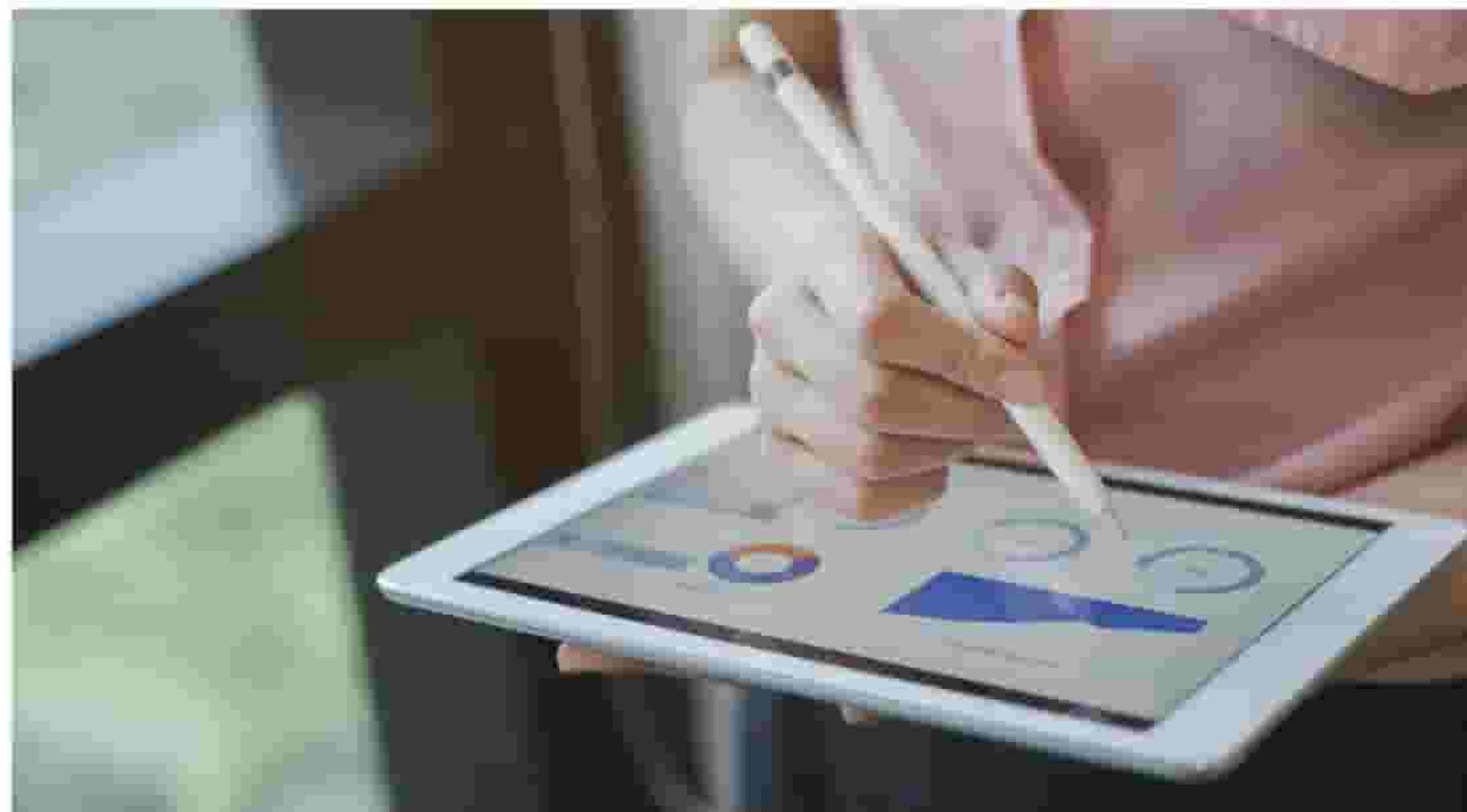
[Color matching] The space color is unified and pure, quiet and harmonious, with low color saturation matching: low-reflectivity dark gray flooring, white latex paint on the ceiling, wood color and white latex paint on the walls, wood color desktop, light gray fabric partitions, white file cabinets, black armchairs, and green plants.

[Lighting design] Use natural light as much as possible to meet daily needs, and focus lighting on the effective desktop area. Use the white soft light source with 6000K color temperature. The overall illuminance is calculated to meet 500Lux, and the lighting distribution is arranged according to different functions such as office areas, aisles and leisure areas for efficient energy use.

[Noise reduction management] Use the frontage for temporary office or auxiliary fitness functions, put the main office area behind, partition dynamic and static areas according to the functions of different departments, and filters out physical noise in the office through materials and measures such as sound-absorbing cotton, floor rubber, and ceiling partitions.

[Energy management] Carry out energy management according to different functional spaces in different areas, use natural resources as much as possible, choose the minimalism of the decoration effect, choose environmentally friendly and green parts and components in decoration materials, and make the overall indoor environment meet the Finnish S1 Standards.

[Emotion management] In the design of the corporate VI of the working environment, the cultural values emphasizing continuous striving and innovation run through the office space. The integrated space for working, fitness and leisure, simple, bright and unified low saturation color, dynamic and static sound field environment, and an efficient and harmonious lighting design between bright and dark provide a healthy and positive emotion management atmosphere.



資源節約的綠色辦公 Resource-conservative Green Office

宣導資源節能

積極傳播健康生活方式,提高員工環保意識。

- 宣導節電、節水、公司多處張貼小貼士,提醒員工從小事做起,提升節約能源意識。
- 宣導包裝循環利用、節約紙張,減少資源浪費。
- 宣導綠色出行,鼓勵乘坐公共交通。
- 名片採用環保紙張進行印刷。

2019 年,辦公環境績效:單位面積耗電量減低 5%,單位面積耗水量減低 14%,有害廢棄物總量降低 45%,無害廢棄物總量降低 21%。

電子化、無紙化辦公

採用線上審批流程,以電腦代替紙筆做會議記錄,鼓勵大家使用 e-message、email、微信進行線上的工作溝通。2019 年,公司累計完成線上審批流程 29 萬條,召開移動視頻會議 2,284 次,累計會議時長超過 21,000 小時。

相較 2018 年,2019 年的辦公環境文印紙使用量減少 6.9 噸,名片、筆記本、宣傳冊等其他辦公用品消耗量也減少了 0.1 噸。

Advocating resource conservation

Actively promote healthy lifestyles and raise employees' awareness of environmental protection.

- Advocate power and water saving and post several small signs in the office to remind employees of saving energy from small things.
- Advocate package recycling and paper saving to reduce resource wastes.
- Advocate green travel and encourage public transportation.
- Print business cards with environmentally friendly paper.

In 2019, in terms of environmental performance, the power consumption per unit reduced by 5% and the water consumption per unit reduced by 14% while the total harmful wastes reduced by 45% and the total harmless wastes reduced by 21% compared with that of 2018 respectively.

Electronic and paperless office

Adopt online approval process, use computer instead of paper and pen to take meeting notes, and encourage employees to use e-message, e-mail, WeChat for online work communication. In 2019, Landsea completed a total of 290,000 online approval processes, and held 2,284 mobile video conferences, with cumulative conference duration of over 21,000 hours.

In 2019, the consumption of printed paper in office reduced by 6.9 tons while that of other office paper such as business cards, notebooks and brochures reduced by 0.1 tons compared with that of 2018 respectively.

案例 公司開展綠色宣傳活動

Exhibit | Landsea carried out green promotional activities

朗詩回應世界自然基金會 (WWF) 的「地球一小時」號召,為地球熄燈一小時,點亮綠色未來;回應 "6.5 世界環境日" 主題宣傳活動,開展環境保護宣傳動員活動,呼籲節約利用資源,增強全體員工對環境保護的意識,宣導綠色簡約生活;回應國家垃圾分類政策,開展知識普及、線上測試、公眾號推廣、員工家庭活動等多方面進行內外宣傳和實踐。

Landsea responded to the WWF's (World Wide Fund for Nature or World Wildlife Fund) call for "Earth Hour", turning off lights for one hour to contribute to a green future. In response to the themed activity of the World Environment Day on June 5, Landsea carried out environmental protection promotion activities and implemented saving resources to enhance environmental protection awareness among all employees, advocating a green and simple life. In response to the national policy of waste classification, Landsea carried out promotions initiatives such as knowledge popularization, online testing, WeChat public account promotion, and employee family activities.



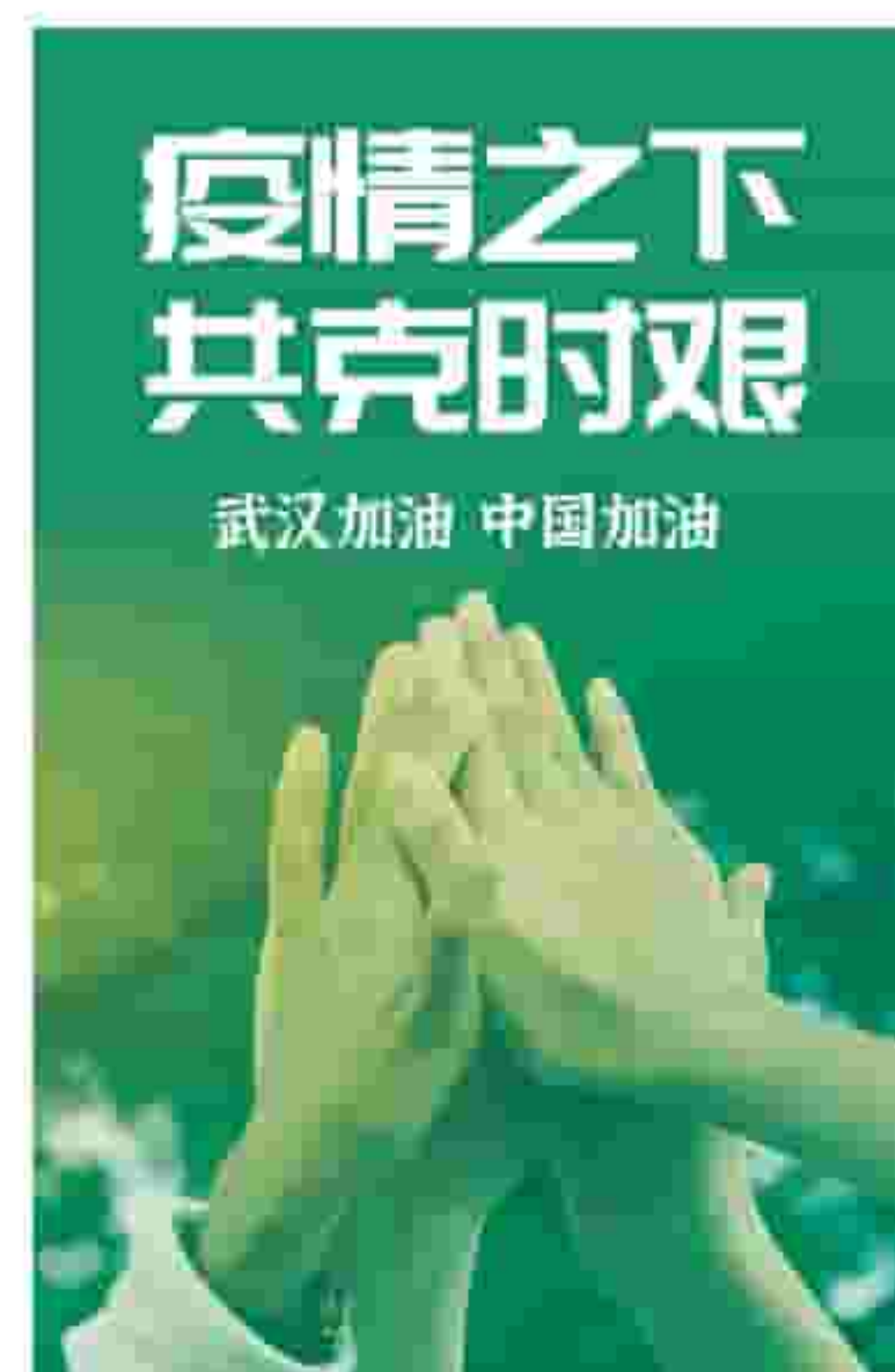
3.4 持續推進公益事業

Continue to Promote Public Welfare Initiatives

疫情之下，共克時艱 Difficult Times during the Epidemic

中國武漢自 2019 年 12 月爆發新冠肺炎疫情以來，朗詩始終密切關注疫情發展及防疫物資的供給。2020 年 1 月 30 日，朗詩通過中歐國際工商學院校友總會、上海復星公益基金會及北京春苗慈善基金會，捐贈人民幣 1,000 萬元¹，該筆款項將用於從海外購買緊缺醫療物資，支援疫區一線工作人員，保障醫護人員的切實防護。

Since the outbreak of COVID-19 in Wuhan, China, in December 2019, Landsea has been paying close attention to the development of the epidemic and the supply of epidemic prevention materials. On January 30, 2020, Landsea donated RMB 10 million through CEIBS Alumni, Fosun Foundation and Beijing Chunmiao Charity Foundation to purchase medical supplies in short supply from overseas to support front-line medical workers and ensure their effective protection.



1. 抗疫捐贈數據屬於 2020 年，未包含在本報告社會績效內。
The 2020 data of donation against the epidemic was not included in the social performance of the Report.

多彩的朗詩美國公益支援 Colorful Public Welfare Support by Landsea Homes



房屋修繕 House repair

為仁人家園捐贈房屋修繕傢俱
Donating repair furniture to Habitat for Humanity



關愛兒童 Caring for children

資助兒童：為「男孩女孩的希望」捐贈禮物和食物
Supporting children's education: Boy's Hope Girl's Hope

為兒童反飢餓組織捐贈 7,344 頓飯
Donating 7,344 meals to Kids Against Hunger

為 Avora 社區捐贈玩具
Donating Toy drive / Car drive to the Avora community

捐贈加州橘郡的貧困兒童，「愛的火花」公益組織
Donating to poor children in Orange County, California, through the charity organization Spark of Love



紅十字 Red Cross

紅十字捐贈
Red Cross Donation

紅十字獻血
Red Cross Blood Drive



衣物捐贈 Clothing donation

向 Goodwill 慈善機構捐贈 18 袋專業工作服
Donating 18 bags of professional work clothing to Goodwill



關愛露宿者 Caring for the homeless

贊助橘郡露宿者中心和「家庭前進」在 Costa Mesa 的可負擔房屋翻新，這兩座住宅將為 8 個露宿家庭提供居所
Sponsoring renovation of HomeAid OC and Families Forward's affordable houses in Costa Mesa, which will provide accommodation for 8 homeless families.

感恩節向橘郡露宿者中心捐贈食物
Donating food to HomeAid OC on Thanksgiving Day

向鳳凰城露宿者中心捐贈襪子、毯子
Donating socks and blankets to HomeAid Phoenix



關愛長者 Caring for the elderly

終結認知障礙症健康跑
Walk to End Alzheimer's



食物救助 Food donation

食物銀行 AZCEND Food Bank，組織捐贈和分發
AZCEND Food Bank organizes donations and distribution



社區健康推廣 Health promotion in the community

洛杉磯新年爆竹跑
LA Firecracker Run

鳳凰城兒童醫院萬聖節活動
Phoenix Children's Hospital Halloween Event



持續援助朗詩希望小學 Continuous Assistance to Landsea Hope Elementary School

朗詩在 2008 年至 2011 年期間，援建兩所「震不倒」小學（「朗詩五權希望小學」和「拉布朗詩希望小學」）。「拉布朗詩希望小學」是玉樹第一所災後重建交付使用的學校，可抵禦 8 級地震，多年來，朗詩堅持持續提供軟性幫扶：

一對一助學活動

自 2008 年起，朗詩組織開展「一對一幫扶」，旨在幫助貧困家庭的學生實現讀書夢，為偏遠地區教育尋找出路。該計劃從創立至 2019 年，收到愛心捐助逾百萬元。

支教活動

為了促進師資隊伍建設，調動希望小學教職員工的工作熱情和工作積極性，朗詩公益基金會自 2018 年起特設立「助教金」，用於幫助朗詩五權希望小學教職員工的家庭或個人生活較為貧困的教職員工，以及鼓勵業績優秀的教職員工。



From 2008 to 2011, Landsea provided disaster relief assistance for two "earthquake-free" elementary schools (Landsea Wuquan Hope Elementary School and Labu Landsea Hope Elementary School). Labu Landsea Hope Elementary School is the first school in Yushu to be rebuilt and used after the earthquake, which can withstand a magnitude 8 earthquake. Over the years, Landsea has continued to provide soft support:

One-to-one Help Plan

Since 2008, Landsea has initiated the "One-to-one Help Plan" to help students from poor families attend schools and seek solution to education in remote areas. From its launch through 2019, the program has received more than one million yuan of donations, and every one thousand yuan can support one student through one school year. Landsea has been fulfilling its commitment to education support ever since.

Teaching Assistance Activities

In order to promote the development of the teaching staff and to mobilize their enthusiasm and activeness, Landsea Foundation set up a teaching assistantship in 2018 to help poor families or individual faculty members of Landsea Wuquan Hope Elementary School, and to recognize outstanding faculty members.

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2019 年度，朗詩公益基金會共為「一對一助學活動」和「助教活動」捐贈人民幣 19 萬元。
In 2019, Landsea Foundation donated RMB 190,000 for One-to-one Help Plan and Teacher Assistance Activities.



綠色蓓蕾 Green Bud Action

2016 年 11 月，朗詩公益基金會發起「綠色蓓蕾抗霾幼稚園公益行」行動（以下簡稱「綠色蓓蕾行動」），為幼稚園提供的包含新風換氣、高效除霾、智慧監控、節能降耗、超低噪音五大功能的除霾方案，在高效改善室內空氣的同時，還配備了可視化的智慧集成控制面板，做到家長、老師對室內空氣質素的實時監控。

「綠色蓓蕾行動」已相繼落地北京、天津、上海、蘇州、南京、合肥、杭州、成都、武漢和保定 10 座城市，共計 12 家機構。目前，改造的幼稚園已投入正常使用。



“
2019 年，朗詩持續跟進幼稚園投入後的使用感受，並呼籲行業更多的同行者加入進來。
In 2019, Landsea continued to follow up on the user experience after the kindergarten was put into use, and called for more industry peers to participate into the initiative.

In November 2016, Landsea Foundation launched the Green Bud Anti-Haze Public Welfare Action at Kindergartens (hereinafter referred to as the Green Bud Action), which provided kindergartens with a haze removal solution with five key elements—fresh air ventilation, efficient haze removal, intelligent monitoring, energy saving and consumption reduction, and ultra-low noise. While improving indoor air efficiently, it is also equipped with a visual intelligent integrated control panel to enable parents and teachers to monitor indoor air quality in real time.

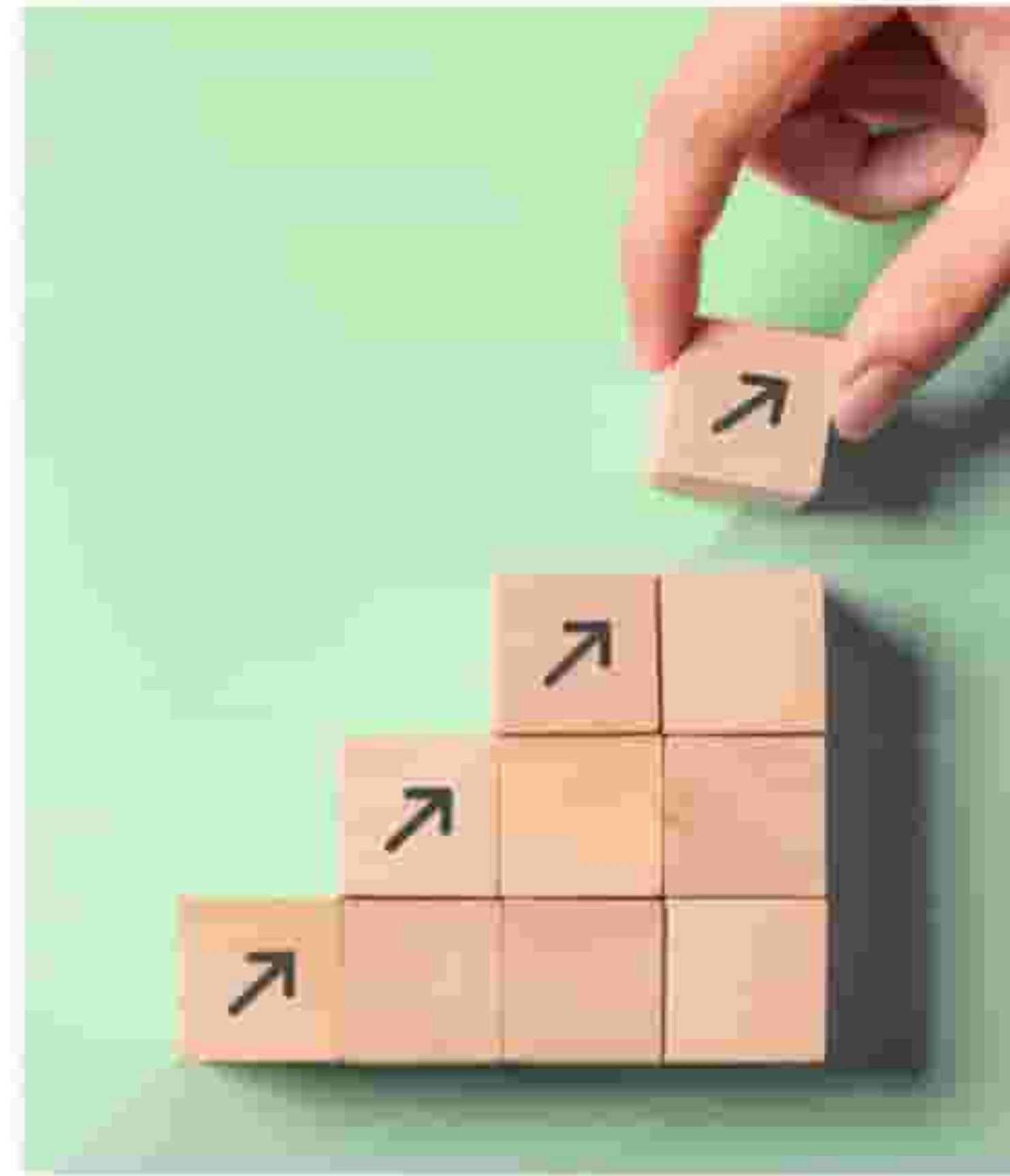
The Green Bud Action has been successively launched at 12 institutions in 10 cities—Beijing, Tianjin, Shanghai, Suzhou, Nanjing, Hefei, Hangzhou, Chengdu, Wuhan and Baoding. At present, the transformed kindergarten has been put into use.

3.5 推動行業健康發展

Promote the Healthy Development of the Industry

作為綠色建築行業的引領者，朗詩多年來持續參與行業相關標準的制定、積極推動綠色聯盟的構建，樹立行業標桿形象，助力房地產行業的綠色轉變與國家的綠色發展。

As a leader in the green building industry, Landsea has continuously participated in the development of relevant standards in the industry, actively promoted the establishment of green alliances, and acted as an industry role model, contributing to the green transformation of the real estate industry and the green development in China.



朗詩推動相關標準的制定和專項研究

Landsea Promotes the Development of Relevant Standards and Special Research

參與制定住建部標準：《綠色建築運行維護技術規範》

參與制定行業標準：①《毛細官網輻射供暖供冷施工技術規範 (CEC5433:2016)》②《空調冷源系統能效檢測技術標準》③《綠色建築工程竣工驗收標準》④《建築用真空絕熱板應用技術規程》

參與制定地方標準：①《健康建築評價標準》②《雙冷源新風機組》

參與課題：①《室內微生物污染源頭識別監測和綜合控制技術》(國家十三五課題)

②《近零能耗建築技術經濟分析及產業支撐可行性研究》(住房和城鄉建設部課題)

③《夏熱冬冷地區超低能耗被動式建築關鍵技術及產品研究》(江蘇省住房和城鄉建設廳課題)

Participate in formulating the standard of Ministry of Housing and Urban-Rural Development: *Technical Specifications for the Operation and Maintenance of Green Buildings*;

Participate in formulating industry standards: 1. *Technical Specifications for Construction of Capillary Tube Mats Radiant Heating and Cooling (CEC5433:2016)*, 2. *Technical Standards for Chillers' Energy Efficiency Test*, 3. *Acceptance Standards for Completion of Green Building Projects*, and 4. *Technical Specifications for Application of Vacuum Insulation Panels for Construction*;

Participate in formulating local standards: 1. *Healthy Building Evaluation Standards*, 2. *Double Cooling Source Fresh Air Unit, Indoor Microbial Pollution Source Identification*;

Participate in researches: 1. *Monitoring and Comprehensive Control Technology* (National 13th Five-Year Project), 2. *Technical and Economic Analysis of Near-Zero Energy Building and Feasibility Study on Industry Support* (Project of Ministry of Housing and Urban-Rural Development), and 3. *Research on the Key Technologies and Products of Passive Buildings with Ultra-low Energy Consumption in Hot Summer and Cold Winter Areas* (Project of Jiangsu Provincial Department of Housing and Urban-Rural Development).

綠鏈之路，推動行業綠色發展

Green Supply Chain Roadmap, Promoting Green Development of the Industry

朗詩綠色地產始終堅守在綠色第一線，從自身做起，為同行樹立榜樣，是中國房地產行業綠色行動的積極參與者、宣傳者和帶動者，更是一位負責任的先行者。

Landsea Green Properties adheres to the concept of green development, and strives to become an role model in the industry through action. It acts as an active participant, promoter and leader of green actions in the real estate industry in China, as well as a responsible pioneer.

2016

2016年，朗詩攜手阿拉善SEE、中城聯盟、萬科等多方發起「中國房地產行業綠色供應鏈行動」。
In 2016, Landsea launched the Green Supply Chain Action in China's Real Estate Industry with Alxa SEE, CURA, Vanke and others.

48家企業加入

「中國房地產行業綠色供應鏈行動」

48 companies joined the Green Supply Chain Action in China's Real Estate Industry.

2017

2017年，朗詩參與《中國房地產行業綠色供應鏈行動白名單》評審規則的制定以及供應商的篩選。
In 2017, Landsea participated in the development of the review rules for the White List of the Green Supply Chain Action in China's Real Estate Industry and the selection of suppliers.

《中國房地產行業綠色供應鏈行動白名單》發佈

The White List of the Green Supply Chain Action in China's Real Estate Industry was released.

2018

2018年，朗詩先後參加由阿拉善SEE聯合中國石材協會、中城聯盟共同發起的「石材行業綠色供應鏈及綠色金融發展論壇」、第六屆中國企業綠色契約論壇、綠色供應鏈行動小組聯合世界自然基金會(WWF)舉辦的木材供應鏈管理及實踐分享會等行業綠色供應鏈相關活動。
In 2018, Landsea participated in the Green Supply Chain and Green Finance Development Forum in the Stone Industry co-sponsored by Alxa SEE, China Stone Material Association and CURA, the 6th China Enterprise Green Contract Forum, and Wood Supply Chain Management and Practice Sharing Sessions and other industry green supply chain related activities co-organized by the Green Supply Chain Action Group and the World Wide Fund for Nature (WWF).

「中國房地產行業綠色供應鏈行動」已擴大至99家

截至2018年6月

《中國房地產行業綠色供應鏈行動白名單》共發佈了575家企業

The Green Supply Chain Action in China's Real Estate Industry has expanded to 99 companies.

As of June 2018, a total of 575 enterprises have been included in the White List of the Green Supply Chain Action in China's Real Estate Industry.

2019

2019年3月，朗詩參加中城聯盟第九批聯合採購，並與各位採購經理人分享了《室內裝飾人造板及其製品甲醛控制》的綠色採購方案，推動綠色採購在中城聯采落地實施。
In March 2019, Landsea participated in the ninth batch of joint purchasing of CURA and shared with purchasing managers the green purchasing plan of *Formaldehyde Control of Interior Decoration Panels and Their Products* to promote the implementation of green purchasing in CURA.

「中國房地產行業綠色供應鏈行動」擴大至100家

共影響供應鏈上2,000多家供應商

《中國房地產行業綠色供應鏈行動白名單》共發佈了3,669家企業

The Green Supply Chain Action in China's Real Estate Industry has expanded to 100 companies, affecting more than 2,000 suppliers in the supply chain.

3,669 enterprises have been included in the White List of the Green Supply Chain Action in China's Real Estate Industry.

除此以外，2019 年朗詩還參加了由阿拉善 SEE 和碳阻迹主辦的關於「碳排放綠名單」的專家研討會，以及由中國建築節能協會主辦的關於「房地產行業門窗綠名單評審與綠色採購方案」的專家研討會，為綠名單和綠色採購方案的推行提供建議。

In 2019, Landsea participated in an expert seminar on Carbon Emission Green List sponsored by Alxa SEE and Carbonstop, and an expert seminar organized by the China Association of Building Energy Efficiency on the Review of the Green List of Doors and Windows in the Real Estate Industry and Green Purchasing Plan to provide recommendations for the implementation of the Green List and Green Purchasing Plan.



中國房地產行業綠色供應鏈行動：倡導房地產企業共同從「環境影響」維度共同建立分類採購方案，從原料開採、生產過程，到終端消費各環節管理供應鏈，提高環境效益和資源利用效率，為社會發展、環境保護承擔起責任。

The Green Supply Chain Action in China's Real Estate Industry advocate real estate companies to jointly establish a classified purchasing plan from the perspective of environmental impact, manage the supply chain from raw material exploitation and production to end users, improving environmental benefits and resource utilization efficiency, and taking responsibility for social development and environmental protection.



白名單：按照環境合規性來篩查供應商
綠名單：符合綠色定義，在節能減排方面表現優秀的企業

White list: Suppliers are screened based on environmental compliance

Green list: Companies that meet the definition of green and perform well in energy saving and emission reduction

2019 年 10 月，在獨立第三方機構「公眾環境研究中心」主辦的「綠色供應鏈 CITI 指數」全行業排名中，朗詩位列 26 位，在房地產行業位列榜首。2019 年 12 月，在全聯房地產商會精銳人居獎評比中，朗詩榮獲「精銳人居綠鏈獎」。

In October 2019, Landsea ranked no.26 in the Green Supply Chain CITI Index released by an independent third-party organization, the Institute of Public and Environmental Affairs, and ranked no.1 in the real estate industry. In December 2019, Landsea won the Elite Habitat Green Chain Award in the Elite Habitat Award of China Real Estate Chamber of Commerce.

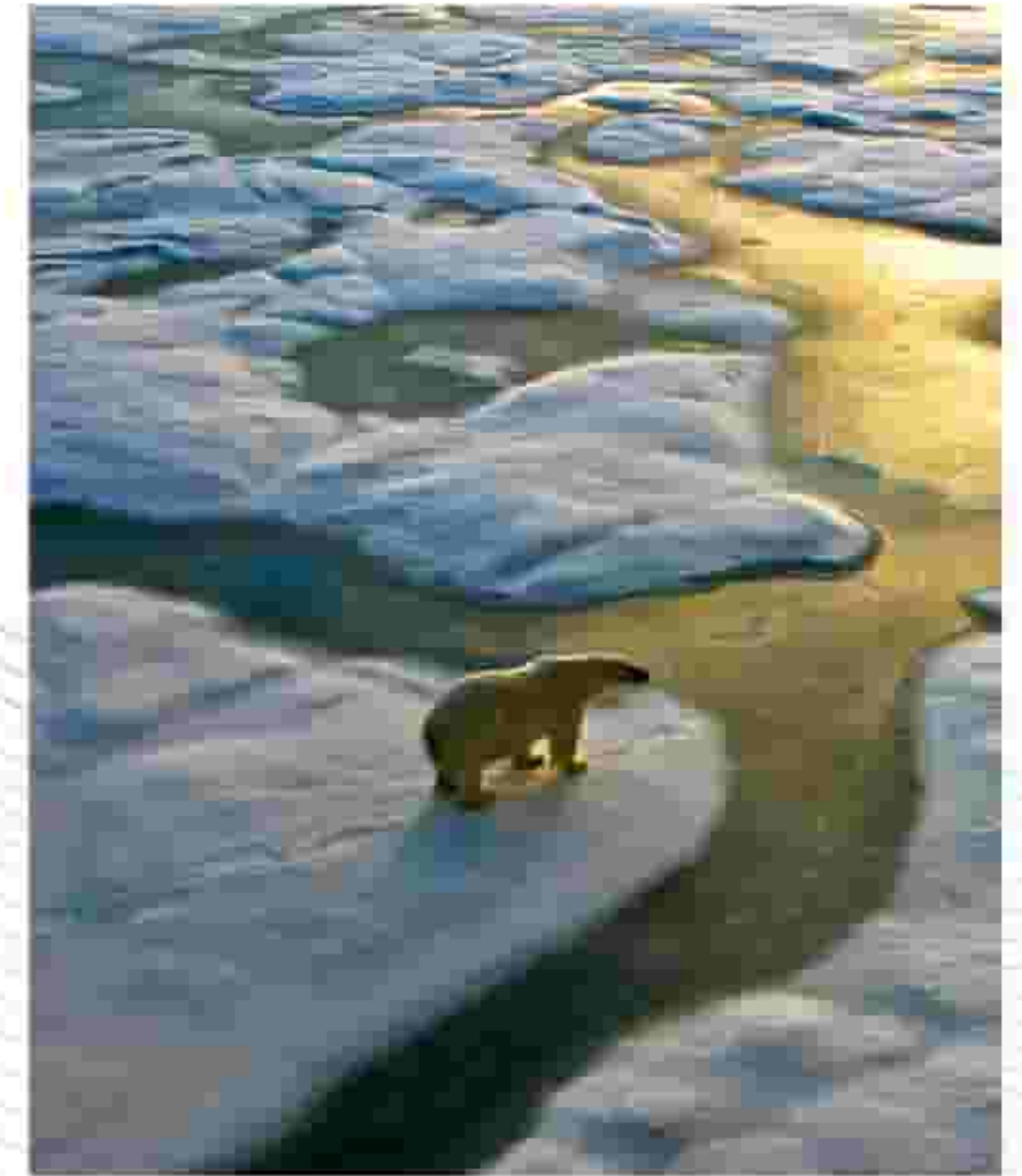


CITI TOP 50



朗詩持續推動氣候行動 Landsea Continues to Promote Climate Action

- 2009** 2009 年成為氣候組織成員，出席氣候組織中國辦公室兩周年慶典
In 2009, Landsea became a member of the Climate Group and attended the second anniversary of the China Office of the Climate Group.
- 2010** 2010 年加入聯合國環境規劃署「氣候中和網絡」項目
In 2010, Landsea joined the Climate Neutral Network project of the United Nations Environment Program.
- 2016** 2016 年第 22 屆聯合國氣候變化大會上，發佈《房地產綠色供應鏈白皮書》
At the 22nd UN Climate Change Conference in 2016, the *White Paper on Green Supply Chain for Real Estate* was released.
- 2019** 2019 年中國氣候投融資國際研討會，分享朗詩綠色中心低碳建築氣候投融資案例
In 2019, at the China Climate Investment and Finance International Workshop, Landsea shared the cases of low-carbon building climate investment and finance at Landsea Green Center.



氣候組織成立於 2004 年，總部位於英國，是一家獨立的國際性非盈利機構。時任英國首相貝理雅和來自北美、歐洲和澳洲的 20 位商業精英和政府領袖是其贊助者。氣候組織的使命是透過推廣溫室氣體減排的最佳實踐，推動全球走上低碳經濟發展道路。

The Climate Group, founded in 2004, is an independent international non-profit organization headquartered in the United Kingdom, invited by the then British Prime Minister Tony Blair and 20 business elites and government leaders from North America, Europe and Australia. The mission of the Climate Group is to promote the global development towards a low-carbon economy by promoting best practices in reducing greenhouse gas emissions.

4

管治篇： 穩健的公司治理

Governance

Robust Corporate Governance



聚焦

推進數位化、目標化的 ESG 管理

Focus

Promoting Digital and Goal-oriented ESG Management

作為堅持可持續發展的綠色企業，朗詩在內部 ESG 績效管理和提升工作方面，建立相應的溝通和管理機制，透過數位化的管理手段，將持份者關注的議題和 ESG 績效指標納入公司的日常經營和業務管理中。

As a green company committed to sustainable development, Landsea achieves internal ESG performance management and performance enhancement through a well-established mechanism. By use of digital management solution, Landsea integrates ESG issues concerning stakeholders and ESG performance indicators into its daily operation and business management.



ESG 指標制定

ESG Indicator Development

朗詩對標香港聯交所 ESG 指引及其他相關國際標準和指南，並對接中國大陸相關法律法規，明確各項 ESG 指標的定義、計算公式、參數；結合公司組織架構，將每項 ESG 指標分配到相應職能部門落實管理；制定《ESG 績效管理系統及指標說明手冊》，實現對 ESG 指標管理的標準化、規範化。

In compliance with the *Environmental, Social and Governance Reporting Guide* (hereinafter referred to as the "ESG Reporting Guide") by The Stock Exchange of Hong Kong Limited (hereinafter referred to as "SEHK") international standards and guidelines, and relevant laws and regulations of China's mainland, Landsea clarifies the definition, calculation methods and parameters of various ESG indicators, tailors each indicator to functional departments based on its organizational structure and rolls out the *Instruction Manual of the ESG Performance Management System and Indicators* to standardize the ESG indicator management.

朗詩於 2018 年開始進行數位化的 ESG 績效管理，透過在公司內網搭建 HiESG 量化績效管理系統，實現對各部門、各分/子公司 ESG 績效的統一化、平台化管理。每年面向 ESG 資訊填報人員開展培訓，規範 ESG 數據填報流程，提升 ESG 數據填報品質與效率。

Landsea started digital ESG performance management in 2018 and strives to achieve a wholistic and platform-based management of ESG performance across various departments and branches / subsidiaries by establishing a HiESG KPI management system on its intranet. Each year, training is conducted among ESG information reporting staff to standardize the reporting process, as well as improve ESG data quality and reporting efficiency.

數位化的 ESG 資料收集

Digitalized ESG Data Collection

目標化的 ESG 績效提升

Goal-oriented ESG Performance Improvement

朗詩透過大數據分析手段，定期分析評價 ESG 績效表現，反哺 ESG 目標的制定，推動 ESG 管理提升。為了目標化的提升 ESG 績效，我們提出《朗詩地產 2025 年 ESG 管理目標提升規劃》，目標覆蓋最受關注，以及我們能夠發揮積極影響力的環境、社會議題，包括氣候變化與碳排放領域、健康與安全領域等，以促使我們持續的努力，為環境、社會做出貢獻。

By analyzing the big data, Landsea regularly evaluates the ESG performance, in an attempt to help set ESG goals and enhance ESG management. We launched *Landsea's 2025 Plan on ESG Management Goals* in order to achieve goal-oriented ESG Performance Improvement. These goals cover environmental and social issues of greatest concern where we can play an active part, such as climate change and carbon emission, and health and safety, etc., so as to contribute to the environment and society with ongoing efforts.

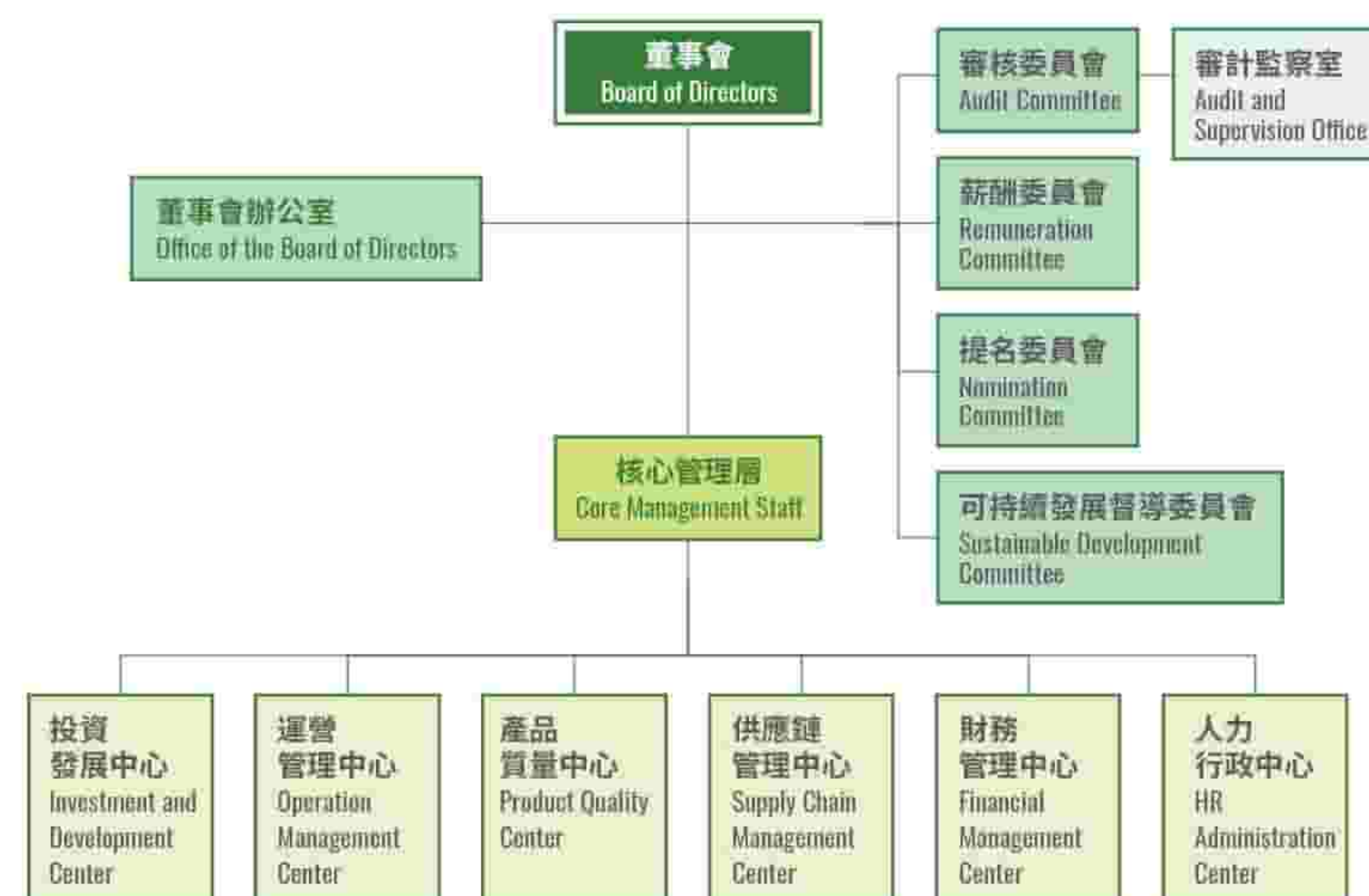
朗詩地產 2025 年 ESG 管理目標提升規劃

Landsea's 2025 Plan on ESG Management Goals

環境 Environment	社會 Society	公司治理 Corporate Governance
提供環境、社會友好型產品；重點推進碳排放減量、廢棄物分類管理；帶動供應商提升環境管理。 Provide socially and environmentally friendly products; focus on carbon emission reduction and waste classification; and encourage suppliers to improve the environment.	持續提升客戶滿意度，建設更健康、安全並能助力員工發展的工作環境，同時開展社區與公益項目，促進與社區共同繁榮。 Keep enhancing customer satisfaction, create a healthier and more safe office that drives employee development and launch community and welfare programs to seek common prosperity.	重點完善 ESG 管治架構，持續完善反貪污與商業道德管理。 Focus on improving the ESG governance structure and enhancing anti-corruption and business ethics management.
量化目標(部分): <ul style="list-style-type: none">供應商環境合規審查率維持100%碳排放密度下降至行業先鋒水準 Quantitative objectives (part): <ul style="list-style-type: none">Maintain supplier environment compliance assessment rate at 100%Lead the industry in reducing carbon emission intensity	量化目標(部分): <ul style="list-style-type: none">人均培訓時長提高至行業先鋒水準工傷損失工作日數下降至行業先鋒水準公益項目覆蓋收益人數範圍提升 Quantitative objectives (part): <ul style="list-style-type: none">Lead the industry in average training hours per personLead the industry in reducing loss of working days due to occupational injuriesIncrease number of beneficiaries from public welfare programs	量化目標(部分): <ul style="list-style-type: none">反貪污培訓覆蓋率100%編譯董事會層面的 ESG 管理機制 Quantitative objectives (part): <ul style="list-style-type: none">Maintain 100% coverage of anti-corruption trainingEstablish a board-level ESG management mechanism

4.1 公司治理架構

Landsea's Governance Structure



4.2 願景與社會責任理念

Vision and Concept of Social Responsibility



朗詩立志於成為優秀的企業公民

Landsea Aspires to Be An Excellent Corporate Citizen

對人的責任 Responsibility for people	對行業的責任 Responsibility for the industry	對環境的責任 Responsibility for the environment
<p>人本是朗詩的價值原點，朗詩所有行為的出發點和回歸點都是人。</p> <p>朗詩堅持客戶導向，以滿足客戶的需求為己任。創造出更高的客戶價值，朗詩才會更有價值。</p> <p>Landsea upholds the value of putting people first and places people at the center of decision-making.</p> <p>Landsea takes a customer-centered approach and strives to become more valuable by serving customer needs and creating higher customer value.</p>	<p>朗詩是依法經營的規範、正派的企業，具有嚴格的自律準則。</p> <p>朗詩堅持陽光心態，恪守陽光政策，實行陽光運作；不行賄受賄、不做假賬、不偷稅漏稅、不欺騙客戶；堅決不做違法的商業經營。</p> <p>Landsea is a standardized and decent company that operates in accordance with the law and follows strict self-discipline standards.</p> <p>Landsea takes a positive attitude, adheres to the transparent policy and operates in a transparent way; it does not bribe, accept bribes, falsify accounts, evade taxes or cheat customers; and resolutely rejects illegal businesses.</p>	<p>朗詩遵循天人合一、和諧共生的理念。</p> <p>大自然是人類和萬物共同的家園，應當朝著環境友好型方向發展，追求綠色、生態、可持續的發展目標。朗詩竭力關注並維護自然環境。</p> <p>Landsea follows the philosophy of achieving harmony and coexistence between humans and nature.</p> <p>Nature is home to humans and all things. Landsea pursues an environmentally friendly way of development and the goal of green, ecological and sustainable development. Landsea pays close attention to and focuses its efforts on the natural environment.</p>



4.3 持份者溝通與實質性議題 Stakeholder Engagement and Material Issues

持份者溝通 Stakeholder Engagement

公司重視持份者的識別與溝通，持份者包括公司的股東及投資者、員工、客戶、供應商、社區、行業、政府及監管機構等。2019 年，公司與持份者建立了常態化的溝通機制，深入了解各方關注重點與訴求，透過一系列的應對措施，將持份者關注的議題納入公司的運營和決策過程中，積極回應持份者的訴求和期望，同時提升公司的可持續發展能力。2019 年，公司邀請第三方專業機構開展各持份者問卷調研，共計回收 204 份持份者調研問卷。

Landsea values stakeholders identification and engagement. Its stakeholders include shareholders and investors, employees, customers, suppliers, communities, industries, governments and regulatory agencies. Landsea has established a standard communication mechanism with stakeholders, further learns about their concerns and requests, and actively responds to their expectations via incorporating key issues of concern into its daily operation and decision-making process. Doing so also help enhance the company's ability for sustainable development. In 2019, Landsea authorized a professional third-party institution to carry out a stakeholder surveys, and collected 204 questionnaires from stakeholders in total.

主要持份者 Main stakeholders	溝通管道 Communication channel	關注議題 Key issues to consider	措施 Measures
股東與投資者 Shareholders and investors	股東大會 / 資訊披露 / 路演 Shareholders' meetings / Information disclosure / Roadshows	合規運營 / 經濟績效 / 反腐敗 Legitimate operation / Economic performance / Anti-corruption	建立企業社會責任管理架構 / 反腐敗 / 遵守商業道德 Establish a CSR management structure / Anti-corruption / Abide by business ethics
政府及監管機構 Government and regulatory agency	項目合作 / 日常管理 / 會議交流 / 監督檢查 Program cooperation / Daily management / Conference communication / Supervision and inspection	合規運營 / 反腐敗 / 綠色建築 / 能源利用 / 排放物管理 / 水資源利用 / 氣候變化與減緩作用 Legitimate operation / Anti-corruption / Green building / Energy utilization / Emissions management / Water resource utilization / Climate change and mitigation	合規經營 / 推進 ESG 管理 / 反腐敗 / 遵守商業道德 Business compliance / Promote ESG management / Anti-corruption / Abide by business ethics
客戶 Customers	客戶滿意度調查 / 業主活動 / 會議溝通 Customer satisfaction survey / Activities for property owners / Conference communication	健康與安全的產品 / 負責任行銷 / 客戶服務 / 客戶資訊與隱私保護 Healthy and safe products / Responsible marketing / Customer service / Customer profile and privacy protection	設計端的品質管理 / 項目端的品質管理 / 售前-售中-售後全流程客戶溝通機制 / 有溫度的售後社區關懷 / 花園裡種房子的景觀規劃 / 芬蘭 S1 標準的室內空氣質量控制 / 裝飾全流程甲醛控制 / 無添加產品與技術使用 / 可持續的售後社區維護服務 / 資源節約型的售後社區改造 Design quality management / Construction quality management / Pre-in-after sales communication mechanism with customers / Caring after-sales care from communities / Landscape planning of "Planting Houses in the Garden" / Indoor air quality control in line with Finnish S1 Standards / Closed-loop formaldehyde control during decoration / Use of Mutenka products and technology / Sustainable after-sales community service / Resource-saving after-sales community renovation

主要持份者 Main stakeholders	溝通管道 Communication channel	關注議題 Key issues to consider	措施 Measures
供應商 Suppliers	商務合作交流大會 戰略合作夥伴定期交流會 供應商評估 Business cooperation and exchange assembly Regular communication meetings with strategic partners Evaluation of suppliers	供應鏈環境、社會評估 本地化採購 Supply chain environmental and social evaluation Localized procurement	負責任的採購體系 招標檔案中納入環境合規要求 發佈「木製品採購承諾」 Responsible procurement system Incorporate the environmental compliance requirements into the Request for Proposal Make "wood products procurement commitment"
員工 Employees	員工培訓 員工溝通管道 定期會議 投訴與反饋 績效管理 Employee training Communication channel for employees Regular meeting Complaint and feedback Performance management	員工權益與留存 員工培訓與發展 職業健康與安全 員工與強制勞工 人才多元化 女性發展 Employee rights and interests and retention Employee training and development Occupational health and safety Child labor and forced labor Talent diversification Female employee development	尊重員工權益 明確的晉升管道 完善的培訓體系 豐富多彩的員工活動 以人為本的工作環境 資源節約的綠色辦公 Respect employees' rights and interests Clear promotion channel Well-established training system Various employees activities People-oriented working environment Resource-saving and eco-friendly office
行業 Industry	參與行業協會組織 參與房地產行業綠色供應鏈行動 Participation in industry associations Participation in the Green Supply Chain Action in China's real estate industry	綠色建築 Green building	推動標準的制定和專項研究 推動綠色供應鏈發展 推動氣候行動 Promote standard formulation and special research Promote green supply chain development Promote climate actions
社區 Community	社區公益活動 定期溝通 媒體溝通 Community public welfare initiatives Regular communication Media communication	社區和公益 氣候變化與減緩使用 Community and public welfare Climate change and mitigation	疫情之下，共克時艱 朗詩美國公益支援 持續援助朗詩希望小學 綠色童書 Difficult times during the epidemic Landsea Homes' support for public welfare Continuous assistance to Landsea Hope Elementary School Green Bud Action

實質性議題分析 Material Issues Analysis

公司按照議題界定與篩選、問卷調研、實質性議題分析與評估的程式，依據香港聯合交易所有限公司《環境、社會及管治報告指引》和全球報告倡議組織《可持續發展報告標準》，結合朗詩地產的社會責任理念、戰略和業務重點，對標國內外同行業優秀報告，識別出 21 項對公司和持份者關注的重要環境、社會與管治議題。透過開展持份者調研與專家意見諮詢，從對業務影響和對持份者影響兩個方面，對實質性議題的重要性進行排序。

Based on the ESG Reporting Guides issued by The Stock Exchange of Hong Kong Limited (SEHK) and the *Guidelines of Sustainable Development Report* issued by the Global Reporting Initiative (GRI), combined with the company's CSR concept, strategy and business focus, as well as domestic and global peer benchmarking, Landsea identified 21 ESG material issues most relevant to the company and its stakeholders via the process of issue identification, engagement survey, and material issue assessment. By conducting stakeholder survey and consulting experts, Landsea prioritizes material issues against two dimensions: impact on its business and impact on its stakeholders.

朗詩綠色地產實質性議題甄別流程

Materiality Analysis Process of Landsea Green Properties



4.4 ESG 管理架構

ESG Management Structure

作為堅持可持續發展的綠色企業，朗詩地產始終以「為人造房」為使命，將社會責任理念融入公司戰略和日常運營中。公司成立環境、社會及管治 (ESG) 工作小組，開展持份者溝通、ESG 資訊填報與報告編製等相關工作，並不斷提升 ESG 管理績效，促進公司可持續地發展。

As a green company committed to sustainable development, Landsea regards "building home for people" as its mission and incorporates the ESG concept into its strategy and daily operation. Landsea has also set up an ESG working group to carry out communication with stakeholders, ESG data collection and report preparation, and contribute to the sustainable development of the company by continuing improving its ESG management performance.



4.5 合規經營知識產權維護

Legitimate Operation and IPR Protection

反腐敗

Anti-corruption Principle

四不鐵律

朗詩奉行嚴格的防貪污政策，嚴格遵守「**不行賄受賄、不做假賬、不偷稅漏稅、不欺騙客戶**」四不鐵律，並對任何違反四不鐵律的人員進行追責，必要時訴諸法律。

Four Rules

Landsea has strict policies to prevent corruption and strictly abides by the rules against **bribery, false accounts, tax evasion, and customer fraud**. Those who disobey these rules will be held accountable or taken to court when necessary.

零容忍

公司對腐敗始終堅持零容忍原則，對任何腐敗事件，一經核實，即刻報案，絕不姑息，對於涉事人員進行實名公告，查處一起公告一起，並於朗詩綠色地產官方網站和企業微信號公開發佈。

Zero Tolerance Principle

Upholding the zero tolerance principle for corruption, Landsea will report corruptive behaviors proven to be valid to the police department without exception. People involved in corruptive behaviors will be announced in real name and published on Landsea Green Properties' official website and corporate WeChat account.

反腐敗制度流程

公司有完善的反腐敗制度流程，制定了《反腐敗條例》、《廉潔從業規範手冊》、《朗詩集團審計監察制度》等反腐敗相關制度流程。公司設立審計監察部作為處理貪腐事件的直接部門，設立有專門的反腐舉報管道，包括郵件、信箱、微信公眾號、電話、傳真等多種管道。

Anti-corruption System Process

Landsea has a complete anti-corruption system process and formulates relevant regulations like the *Anti-corruption Regulations*, the *Standard Guide of Honest Practice* and the *Audit and Supervision System of Landsea Group*. Landsea sets up the Auditing and Inspection Office which is in direct charge of corruption cases and has special reporting channels for corruption cases such as emails, mailboxes, WeChat official accounts, phones, faxes, etc.

朗詩美國參照《反海外腐敗法》及朗詩集團反腐相關制度，制訂了公司《商業行為與道德守則》，並要求所有高管、管理層和員工按標準執行。

With reference to the *Foreign Corrupt Practices Act* and relevant anti-corruption regulations of Landsea Group, Landsea Homes formulates the *Code of Business Conduct and Ethics* and requires all the executives, managers and employees to act in accordance with the regulation.

商業行為守則與道德規範：

違規行為和後果、美國反抵制法、出口管制、洗錢、利益衝突、記錄保存、公司機會、競爭與公平交易、商業娛樂和禮品、歧視騷擾、健康與安全、環境、保密性、公司資產的保護和正確使用、反賄賂和腐敗、棄權、舉報非法或不道德行為，以及政治捐款。

The Code of Business Conduct and Ethics:

Violations and consequences; U.S. anti-boycott laws, export controls, money laundering, conflicts of interest, record keeping, corporate opportunities, competition and fair trading, business entertainment and gifts, discrimination and harassment, health and safety, environment, confidentiality, protection and proper use of corporate assets, anti-bribery and anti-corruption, waivers, reporting illegal or unethical behaviors and political donations.

反腐敗措施

朗詩對腐敗始終堅持懲教結合的態度，在公司企業文化中對於員工行為準則進行了詳細的規定，並定期進行宣講和案例分享。員工簽訂《廉潔承諾書》承諾廉潔從業，與合作供應商簽訂《廉潔協定》，控制貪腐行為。審計監察部定期對各區域公司進行例行和專項審計，並聘請外部機構對公司內控進行審計，以彌補內部控制上面的漏洞，降低腐敗事件發生概率。

Anti-corruption Measures

Sticking to a method combining punishment with education, Landsea sets up detailed provisions on the codes of conduct for its staff and organizes regular lectures and case sharing sessions. Employees should sign the Letter of Commitment to Integrity to engage in honest practice, and sign the Integrity Agreement with partner suppliers to contain corruption. Audit Committee conducts regular and special audits of regional companies and hires external agencies to conduct internal audit, in order to identify and mitigate any potential risks in internal control, and reduce the likelihood of corruption.

2019 年，朗詩監察室對中國大陸各區域公司 2018 年 -2019 年採購管理進行了專項監察，提出監察意見並要求相關單位及時整改。先後完成了地產上海公司、武漢公司、南京公司採購管理專項監察，及時發現採購圖標、合同價格虛高、多計結算等事項並要求相應公司進行跟蹤整改，從源頭上控制腐敗事件發生。

In 2019, Landsea Supervision Office conducted a special inspection on the procurement management of regional companies in China's mainland from 2018 to 2019 and proposed opinions and required relevant departments to make rectifications. Landsea has successively completed the special supervision on the procurement management of Landsea Shanghai Company, Wuhan Company and Nanjing Company, identified such issues as surround-bidding in procurement, high contract price and multiple settlement, and required all parties concerned to make rectifications, so as to combat corruption at its source.

在公司 OA 上進行廉潔公告，並設立專門的廉潔帳戶，員工在公務或社交活動中，因為各種原因，曾經有或將來有收受禮金行為的，可將未能拒收的禮金存入廉政帳戶。員工應妥善保管匯款憑證備查，並作為拒收禮金的依據。禮品及有價證券按照禮品上交制度辦理。及時處理各類舉報，結合審計中發現的線索對違規行為進行專項調查及處理。

Landsea opened the Business Integrity Bulletin on the OA and established a specialized incorruptibility account. Employees who have had or may receive cash gifts in public or social activities for various reasons may deposit the cash into this account when they fail to decline such cash gifts. Employees should keep the remittance vouchers for future reference and use them as evidence for proving their rejection of cash gifts. Gifts and securities shall be handled according to the gift submitting system.

Landsea handled tip-offs in a timely manner, and conducted special investigations and handled violations by referring to indications uncovered in the audit.

2019 年度反腐敗情況披露

2019 年，朗詩共發生 1 宗貪腐案件完成判決，另有 1 宗案件處於公訴階段，共開展了 15 項專項監察，除移送司法機關外，另處理違規違紀事項 6 起，開除辭退違規人員 6 人，予以其他處罰 3 人。

Anti-corruption Disclosure in 2019

In 2019, Landsea reported one corruption case whose judgment has been made and another case was at the stage of public prosecution. A total of 15 special inspections were carried out. In addition to reporting to the judicial body, Landsea handled six cases of violation of regulations and disciplines, dismissed six staff and imposed penalties on three others.

知識產權維護 IPR Protection

朗詩嚴格遵守《商標法》、《專利法》、《著作權法》及《反不正當競爭法》等相關法律法規的規定，透過培訓、教育等方式開展知識產權宣傳普及工作。朗詩歷來重視自身知識產權的維護，不限於品牌、商標保護，在專利、版權和域名等眾多知識產權領域都有所涉及；不限於國內，在香港地區和北美等也有朗詩商標等知識產權佈局。截止到 2019 年底，朗詩共布局商標（包括申請中）545 件。

Landsea strictly abides by the Trademark Law of the People's Republic of China, the Patent Law of the People's Republic of China, the Copyright Law of the People's Republic of China, the Law of the People's Republic of China Against Unfair Competition and other relevant laws and regulations, and promote awareness of intellectual property (IP) right through training and education. Landsea has been attaching great importance to the maintenance of its own IP rights, including but not limited to the protection of brands, trademarks, patents, copyrights and domain names; expanding its layout from China to Hong Kong, North America and other areas. By the end of 2019, Landsea owned a total of **545** trademarks (including those under application).



朗詩綠色地產 ESG 量化績效¹

Landsea Green Properties ESG Quantitative Performance

¹: 2019 年度量化績效範圍詳見「關於本報告」。
Please refer to "About the Report" for the scope of quantitative performance in 2019.

- (11) 根據環境保護部年度規劃圖：2010年環境建設計劃包括興建兩座新城市。2017年環境建設包括興建兩座新城市、臺灣、南京、上海、杭州、武漢、鄭州、成都、西安、西貢和曼谷和河內。其中西貢和曼谷及河內都會繼續由信託來繼續建設。南京、上海、杭州、鄭州、北京和廣州。
- (12) 計劃在天津和北京設立為該項目。在天津和北京設立為該項目。
- (13) 2017年環境保護部年度規劃圖：2010年環境建設計劃包括興建兩座新城市。2017年環境建設包括興建兩座新城市、臺灣、南京、上海、杭州、武漢、鄭州、成都、西安、西貢和曼谷和河內。其中西貢和曼谷及河內都會繼續由信託來繼續建設。南京、上海、杭州、鄭州、北京和廣州。
- (14) 2017年環境保護部年度規劃圖：2010年環境建設計劃包括興建兩座新城市。2017年環境建設包括興建兩座新城市、臺灣、南京、上海、杭州、武漢、鄭州、成都、西安、西貢和曼谷和河內。其中西貢和曼谷及河內都會繼續由信託來繼續建設。南京、上海、杭州、鄭州、北京和廣州。
- (15) 2017年環境保護部年度規劃圖：2010年環境建設計劃包括興建兩座新城市。2017年環境建設包括興建兩座新城市、臺灣、南京、上海、杭州、武漢、鄭州、成都、西安、西貢和曼谷和河內。其中西貢和曼谷及河內都會繼續由信託來繼續建設。南京、上海、杭州、鄭州、北京和廣州。
- (16) 2017年環境保護部年度規劃圖：2010年環境建設計劃包括興建兩座新城市。2017年環境建設包括興建兩座新城市、臺灣、南京、上海、杭州、武漢、鄭州、成都、西安、西貢和曼谷和河內。其中西貢和曼谷及河內都會繼續由信託來繼續建設。南京、上海、杭州、鄭州、北京和廣州。
- (17) 2017年環境保護部年度規劃圖：2010年環境建設計劃包括興建兩座新城市。2017年環境建設包括興建兩座新城市、臺灣、南京、上海、杭州、武漢、鄭州、成都、西安、西貢和曼谷和河內。其中西貢和曼谷及河內都會繼續由信託來繼續建設。南京、上海、杭州、鄭州、北京和廣州。
- (18) 2017年環境保護部年度規劃圖：2010年環境建設計劃包括興建兩座新城市。2017年環境建設包括興建兩座新城市、臺灣、南京、上海、杭州、武漢、鄭州、成都、西安、西貢和曼谷和河內。其中西貢和曼谷及河內都會繼續由信託來繼續建設。南京、上海、杭州、鄭州、北京和廣州。
- (19) 2017年環境保護部年度規劃圖：2010年環境建設計劃包括興建兩座新城市。2017年環境建設包括興建兩座新城市、臺灣、南京、上海、杭州、武漢、鄭州、成都、西安、西貢和曼谷和河內。其中西貢和曼谷及河內都會繼續由信託來繼續建設。南京、上海、杭州、鄭州、北京和廣州。
- (20) 2017年環境保護部年度規劃圖：2010年環境建設計劃包括興建兩座新城市。2017年環境建設包括興建兩座新城市、臺灣、南京、上海、杭州、武漢、鄭州、成都、西安、西貢和曼谷和河內。其中西貢和曼谷及河內都會繼續由信託來繼續建設。南京、上海、杭州、鄭州、北京和廣州。

因工作關係而死亡的員
Number of deaths due to

違反員工僱傭及勞工法律法規所受處罰的次數 Number of penalties for violations of employment and labor laws and regulations	次 Number	1	1	0
健康與安全 Health and Safety				
因工作關係而死亡的員工人數 Number of deaths due to work-related injuries	人 person	0	0	0
因工傷損失的工作日數 Workday loss due to workplace injury	日 day	0	60	86

[illegible]

指標 Indicator	單位 Unit	2017	2018	2019
非廢物 Emissions				
在客戶隱私方面發生違法違規事件的總數 Total number of reported non-compliance incidents on customer privacy	件 piece	0	0	0
在市場推廣方面發生違法違規事件的總數 Total number of reported non-compliance incidents in marketing	件 piece	1	1	0
所提供的產品和服務在健康與安全、標準方面發生違法違規事件的總數 Total number of reported non-compliance incidents in health and safety, and labeling of the products and services provided	件 piece	1	1	0
已售或已運送產品中因安全與健康理由而須回收的產品的金額 Total amount of total products sold or shipped subject to recalls for safety and health reasons	萬元 ten thousand yuan	1	1	0
經證實的侵犯客戶隱私權及遺失客戶資料的投訴次數 Total number of complaints received due to violation of customer privacy and loss of customer data	件 piece	1	1	0
接獲關於產品及服務的投訴數目 Total number of complaints received on products and services	件 piece	747	2,922	1,109
投訴處理率 Complaint resolution rate ¹	%	100	100	97

[illegible]

(11) 2019年分區辦公區劃選出15名中國共產黨幹部為區黨委委員。

Landsea Green Properties takes compliance operation as the basis for fulfilling its social responsibilities. It operates in accordance with laws in terms of environment, employment, compensation, benefits, anti-discrimination, equal opportunities, working hours, holidays, dismissal, occupational health and safety, product and service information, product and service information and labelling, and marketing. The company was not aware of any confirmed major non-compliance incident in relation to business ethics, environmental protection, human rights and labor practices by major suppliers.

公司在社會責任領域遵守的主要的法律法規見下表：

The laws and regulations that the company shall comply with on corporation society responsibility are shown in the table below:

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

聯交所《環境、社會及管治報告指引》索引表
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KPI A1.1	環境績效 (不涉及氮氧化物、 硫氧化物等排放物) Environmental Performance (Emissions such as NOx and SOx not involved)
KPI A1.2	環境績效 Environmental Performance
KPI A1.3	環境績效 Environmental Performance
KPI A1.4	環境績效 Environmental Performance
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KPI A3.1	環境篇:構築可持續未來 Environment: Lead a Future Towards Sustainability
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關於本報告 About the Report

報告依據 Report Basis

本報告依據香港聯合交易所有限公司證券上市規則附錄二十七之《環境、社會及管治報告指引》撰寫，並引用了全球報告倡議組織《可持續發展報告標準》(GRI Standards)2016 部分指標 (具體見索引表)。

The report is written based on the *Environmental, Social, and Governance Reporting Guidelines*, Appendix 27 to the Securities Listing Rules of the Stock Exchange of Hong Kong Ltd., and cites some of the indicators in the *GRI Standards 2016* (see the index table for details).

報告時間範圍 Reporting Time Range

2019 年 1 月 1 日至 2019 年 12 月 31 日。為形成連續年度的可比數據，本報告中涵蓋部分 2017 年及 2018 年的數據。

From January 1, 2019 to December 31, 2019
To form comparable data for consecutive years, the report covers part of the data in 2017 and 2018 reports.

報告組織範圍 Reporting Organization Scope

朗詩綠色地產有限公司 (簡稱「朗詩」、「朗詩地產」或「公司」) 及其財務報告合併報表範圍內附屬公司，公司已於 2019 年 6 月將非地產開發相關業務剝離至控股集團，非地產開發相關業務包括長租公寓、物業管理、設計等。2018 年、2017 年報告範圍均為朗詩綠色集團有限公司 (包含地產業務及非地產業務)。

Landsea Green Properties Co., Ltd. (referred to as Landsea, Landsea Property or the company) and its subsidiaries within the scope of its consolidated financial statements. The company has diverted non-real estate development business to the holding group in June 2019, including long-term rental apartments, property management, and design. The scope of the report in 2018 and 2017 is both Landsea Green Group Co., Ltd. (including real estate and non-real estate business).

報告發佈週期 The Release Cycle of the Report

本報告為年度報告，上一份報告發佈日期為 2019 年 7 月。

The report is an annual report and the last one was published in July 2019.

取得方式 Access

此報告可於以下網址瀏覽：
<http://www.landsea.hk/c/csr.php>

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

意見回饋 Feedback

如對報告有任何意見建議，可發送郵件至：
sustainability@landsea.cn

If you have any suggestions on the report, please send an email to: sustainability@landsea.cn

報告審驗意見聲明書 Statement of Report Inspection Opinion

SGS

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驗證聲明

SGS通標標準技術服務有限公司可持續發展活動報告 – 朗詩綠色地產有限公司提交的 2019年度環境、社會與管治報告

查證/驗證的性質和範圍

SGS通標標準技術服務有限公司（以下簡稱“SGS”）經朗詩綠色地產有限公司（以下簡稱“朗詩綠色地產”）的委託，對其2019年度環境、社會與管治報告進行獨立驗證。根據SGS可持續發展報告驗證方法，驗證範圍包括本報告所含文本以及附屬表格中的數據，並對位於中國江蘇省南京市秦淮區建邺路108號的朗詩綠色地產總部進行了現場驗證，其它披露的數據及信息不在驗證範圍之內。

朗詩綠色地產2019年度環境、社會與管治報告中的信息及報告由其董事局及相關職能部門負責。SGS並未參與其2019年度環境、社會與管治報告任何材料的準備。

我們的責任旨在告知所有朗詩綠色地產的利益相關方，在以下規定的範圍內表達對文本、數據、圖表和聲明的意見。

SGS已根據國際公認標準和指南，包括香港聯合交易所有限公司證券上市規則附錄二十七之《環境、社會及管治報告指引》中關於信息披露的彙報原則，以及AA1000系列標準中的驗證等級，為可持續發展報告驗證開發了一套規章。

本報告以中級審查進行驗證，所用規章用於：

- 評估內容真實性；
- 根據香港聯交所《環境、社會及管治報告指引（2015）》評估報告。

驗證包括驗證前調研、訪談相關員工，必要時與外部機構和/或利益相關方進行文檔和記錄審查和確認。

獨立審計的財務賬戶中的財務數據，並未作為本驗證流程的組成部分與來源數據進行核對。

獨立性與能力聲明

SGS是全球領先的檢驗、鑒定、測試和認證機構，是公認的質量與誠信的標準，在全球140多個國家運作2,600多個分支機構和實驗室，構成了全球性的服務網絡。通標標準技術服務有限公司申明與朗詩綠色地產為完全獨立之組織，對該機構、其附屬機構和利益相關方不存在偏見和利益衝突。

驗證團隊是由具備與此項任務有關的知識、經驗和資質的人員組成的，包括社會責任報告主任審驗員、SAI註冊的SA8000審核員、CCAA註冊的ISO 9001、ISO 14001、OHSAS 18001/ISO 45001、ISO 37001審核員、ISO 14064查證員等。

查證/驗證意見

基於上述方法論和所進行的驗證，朗詩綠色地產2019年度環境、社會與管治報告中包含的信息和數據是準確的、可靠的，對朗詩綠色地產在2019年度的環境、社會及管治活動提供了公正和中肯的陳述，使我們感到滿意。

SGS

SGS驗證團隊認為，朗詩綠色地產已在2019年度環境、社會與管治報告中反映了所引用的依據，該報告可由報告機構的利益相關方所使用。

結論、發現和建議

SGS認為，朗詩綠色地產2019年度環境、社會與管治報告符合香港聯合交易所有限公司證券上市規則附錄二十七之《環境、社會及管治報告指引》中的彙報原則和績效披露要求。

彙報原則

重要性

朗詩綠色地產通過第三方調研和內部策劃，進行了利益相關方關注議題的調研和分析，對相關方關注的環境、社會及管治的實質性事宜進行了彙報。

量化

朗詩綠色地產針對關鍵績效進行了統計和分析，策劃了相應的管理方法並設置了內部管控目標，所披露的績效指標參考了相應的標準和國際通行規則，並在報告中披露了影響和目的。

平衡

朗詩綠色地產基於利益相關方期望，不偏不倚地披露公司的表現，以避免可能會給報告讀者的決策或判斷帶來不恰當地影響。

一致性

朗詩綠色地產策劃了一致的內容披露統計方法，並在報告中進行了適當的備註和解釋，讓利益相關方可以清晰地進行比較。

審驗局限性

由於本次驗證僅限於朗詩綠色地產總部，沒有深入至其它現場驗證原始數據，對其報告信息驗證的證據均來自於總部，本次驗證只對相關部門主管和部分員工進行訪談和查閱相關文件。

鑑於援引於2019年度財務報告的財務信息已經通過獨立的驗證，本次驗證不包含對此類信息的溯源及驗證。

簽字：

代表通標標準技術服務有限公司

辛斌 總監

認證及企業優化部

中國北京市阜成路73號世紀裕惠大廈18層

2020年5月20日

WWW.SGS.COM



ASSURANCE STATEMENT

SGS-CSTC'S REPORT ON SUSTAINABILITY ACTIVITIES IN THE LANDSEA GREEN PROPERTIES CO., LTD.'s ESG REPORT FOR 2019

NATURE AND SCOPE OF THE ASSURANCE/VERIFICATION

SGS-CSTC STANDARDS TECHNICAL SERVICES CO., LTD.(hereafter as "SGS") was commissioned by LANDSEA GREEN PROPERTIES CO., LTD. (hereafter as "Landsea") to conduct an independent assurance of the 2019 Landsea ESG Report (hereafter as "the Report"). The scope of the assurance, based on the SGS Sustainability Report Assurance methodology, included the text, and data in accompanying tables, contained in the report of Landsea's Headquarters for on-site assurance, which is located at No. 108 Jian Ye Road, Nanjing City, Jiangsu Province, P. R. China. Data and information of other sites were not included in this assurance process.

The information in the Report of Landsea and its presentation are the responsibility of the board and related functions. SGS has not been involved in the preparation for any of the materials included in the Report.

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

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

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

- evaluation of content veracity;
- evaluation of the Report against the HKEX Environmental, Social and Governance(ESG) Reporting Guide(2015).

The assurance comprised a combination of pre-assurance research, interviews with relevant employees, documentation and record review and validation with external bodies and/or stakeholders wherever necessary.

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

STATEMENT OF INDEPENDENCE AND COMPETENCE

The SGS Group of companies is the world leader in inspection, testing and verification, operating more than 2,600 affiliates in more than 140 countries. SGS affirms our independence from Landsea, being free from bias and conflicts of interest with the organisation, its subsidiaries and stakeholders.

The assurance team was assembled based on their knowledge, experience and qualifications for this assignment, and comprised of CSR Lead Assuror, SAI Registered SA8000 auditor, CCAA Registered ISO 9001 auditor, ISO 14001 auditor, OHSAS 18001/ISO 45001 auditor, ISO 37001 auditor and ISO 14064 Verifier, etc.



VERIFICATION/ASSURANCE OPINION

On the basis of the methodology described and the verification work performed, we are satisfied that the information and data contained within the Report verified is accurate, reliable and provides a fair and balanced representation of Landsea's Environmental, Social and Governance activities in 2019.

We believe that Landsea has reflected the cited basis in the Report, which can be used by stakeholders.

CONCLUSIONS, FINDINGS AND RECOMMENDATIONS

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

Reporting Principles

Materiality

Landsea conducts a stakeholder survey and internal planning to report the ESG issues by stakeholders concerns with materiality.

Quantitative

Landsea performs the statistic and analysis on KPIs, plans the management approaches and sets the internal objectives. The disclosure of performance indicators refers to the corresponding criteria and international rules, and the impact and purpose are disclosed in the Report.

Balance

Landsea unbiasedly discloses the performance of the company based on the expectations of stakeholders, avoiding possible inappropriate influence on the decision-making or judgement of the readers of the Report.

Consistency

Landsea plans the disclosure methodologies with consistency for report content and data statistics, also remark and interpretation is marked in the Report to let stakeholders clear comparison.

Limitations of assurance

The assurance scope only covered the Headquarters of Landsea and did not involve assurance of the original data of other sites. The data for assurance of report information were all from the Headquarters and the assurance process only involved interviews with the heads of relevant departments and certain employees.

As the financial information in the 2019 financial report has passed independent assurance, the assurance does not contain traceability and assurance of such information.

Signed:

For and on behalf of SGS-CSTC

David XIN Director
16/F Century Yuhui Mansion, No.73, Fucheng Road, Beijing, China
May 20, 2020

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