



綠景(中國)地產投資有限公司

LVGEM (CHINA) REAL ESTATE INVESTMENT COMPANY LIMITED

(於開曼群島註冊成立之有限公司)

(Incorporated in the Cayman Islands with limited liability)

香港聯交所股份代號: 95 HKSE Stock Code: 95

聚力灣區大舊改 打造智慧新城區

Focus on Urban Renewal in
the Greater Bay Area Develop
a Brand New Smart City

2019

Environmental, Social and
Governance Report
環境、社會及管治報告

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Environment, Social & Governance Report

環境、社會及管治報告

About This Report

This Environmental, Social and Governance Report (hereinafter referred to as “this Report”) is intended to disclose the philosophy and practices of LVGEM (China) Real Estate Investment Company Limited (hereinafter referred to as “LVGEM (China)” or the “Company”) and its subsidiaries (collectively referred to as the “Group” or “we”) in fulfilling the responsibilities in environmental, social and governance (hereinafter referred to as “ESG”) aspects in 2019 and in responding to the concerns on the material topics as raised by key stakeholders.

Reporting Scope

Business Scope: This Report covers businesses directly controlled by the Group, including real estate development and sales, commercial property investment and operations, as well as comprehensive services.

Reporting Period: This report covers the period from 1 January 2019 to 31 December 2019 (hereinafter referred to as the “Reporting Period” or “2019”). To enhance the completeness of this Report, some of its contents may be appropriately traced forward or backward.

Reporting Guidance

The Group prepared this Report in accordance with the principle of materiality, quantitative, balance and consistency as outlined in Appendix 27 *Environmental, Social and Governance Reporting Guide* (hereinafter referred to as “ESG Guide”) of the *Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited* published by the *Stock Exchange of Hong Kong Limited* (hereinafter referred to as the “SEHK”). This Report complies with the “Comply or Explain” provision in the ESG Guide and disclose the environmental and social impacts from the Group’s businesses and operational activities.

Confirmation and Approval

The content of this Report has been reviewed by the board of directors of the Company (hereinafter referred to as the “Board of Directors”), which assumes responsibility for the authenticity and effectiveness of the information disclosed and assures the content of this Report are free of any false statements or misleading presentation.

Report Accessibility

This Report is available for browsing and downloading at the website of the Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) and the website of the Company (www.lvgem-china.com).

關於本報告

本環境、社會及管治報告(下稱「本報告」)旨在匯報綠景(中國)地產投資有限公司(下稱「綠景(中國)」或「本公司」)及其附屬公司(統稱「本集團」或「我們」)於二零一九年度內履行環境、社會及管治(下稱「ESG」)責任所秉持的理念及實踐，並對主要利益相關方所關注的重要議題作出回應。

報告範圍

業務範圍：本報告涵蓋本集團直接控制的業務範圍，包括房地產開發與銷售、商業物業投資與經營及綜合服務。

時間範圍：本報告的時間範圍為二零一九年一月一日至二零一九年十二月三十一日(下稱「報告期」或「二零一九年」)，為增強報告完整性，部分內容適當向前追溯或向後延伸。

編製依據

本集團按照香港聯合交易所有限公司(下稱「香港聯交所」)發佈的《香港聯合交易所有限公司證券上市規則》之附錄二十七《環境、社會及管治報告指引》(下稱《ESG指引》)中的重要性、量化、平衡及一致性原則編製本報告；本報告遵守《ESG指引》所列載的「不遵守就解釋」條文，並相應地闡述本集團業務及運營活動對環境和社會的影響。

批准及確認

本報告經由本公司董事會(下稱「董事會」)審閱並對所載信息的真實性及有效性負責，確保內容不存在任何虛假記載和誤導性描述。

報告發佈渠道

本報告可通過香港交易及結算所有限公司網站(www.hkexnews.hk)及本公司網站(www.lvgem-china.com)瀏覽和下載。

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About LVGEM (China)

LVGEM (China) has focused on the development of the Greater Bay Area for decades and positioned itself as a real estate developer and urban renewal pioneer which focused on the Guangdong-Hong Kong-Macao Greater Bay Area. The Company is adhering to the “duel-core” layout concept of “Focusing on Core Cities and Cities’ Core Areas” and owns a great number of quality land reserve resources located in Shenzhen, Hong Kong, Zhuhai and other areas. With more than 20 years of experience in urban renewal, the Group has established outstanding industrial advantages in urban renewal field. The Group has also integrated and interpreted the idea of technology in real estate, and developed a strategy for creating a new smart city, aspiring to create benefits for society, environment and economy. Relying on its strengths in strategic layout and resources, the Group proposed the new strategic direction of “Focus on Urban Renewal in the Greater Bay Area, Develop a Brand New Smart City” for promoting the long-term sustainable development of enterprises, in a bid to develop itself as a benchmark for new smart city developers and operators that are dedicated to the construction of the Guangdong-Hong Kong-Macao Greater Bay Area, creating new values for the city, and rewarding investors with a solid return.

關於綠景(中國)

綠景(中國)於大灣區核心城市深耕數十年，定位為專注於粵港澳大灣區的地產開發商及城市更新先鋒，始終秉持「深耕核心城市，聚焦城市核心」的「雙核戰略」佈局理念，擁有位於深圳、香港、珠海等地的多處優質土地儲備資源。二十多年豐富的城市更新經驗使得本集團於該領域建立起突出的行業優勢，同時本集團將科技地產的概念融會貫通，提出打造智慧新城區的戰略方針，希冀創造良好的社會效益、綠色效益、經濟效益。憑借自身的佈局優勢和資源優勢，提出「聚力灣區大舊改，打造智慧新城區」的戰略新方向，推動企業長期可持續發展，締造助力粵港澳大灣區建設的標桿型智慧新城開發運營商，為城市創造全新價值，為投資者提供豐碩回報。

Corporate Brand Culture

企業品牌文化

Vision

願景

Be the most respected city value-creator

做最受尊敬的城市價值創造者

Mission

使命

Continue to enhance city value

持續提升城市價值

Core Value

核心價值觀

Professionalism lays the foundation, and mutual harmony leads to sustainable growth

專為本、和致遠

Environment, Social & Governance Report

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Sustainable Development Strategy

The Group is committed to the goal of “Being the Most Respected City Value-creator”. It has continuously improved its comprehensive operating capabilities and brand reputation and made full use of its experiences and advanced position in the urban renewal industry. By combining new smart city benchmarking strategies, the Company vitalizes cities and has created more conveniences and values for property owners, and built a brand image label for first-class quality, smart community and safe property.

Sustainable Development Management

To further promote and improve the Group's sustainable development and integrate sustainable development strategy into its daily operations, we established a sustainable development and management working mechanism. As the highest decision-making level for managing sustainable development issues, the Board of Directors provides strategic guidance for the overall management and oversees operations of proper and effective ESG risk management and internal control. Meanwhile, representatives from functional departments and subsidiaries are responsible for organizing the Group's sustainable development work and are reporting to the Board of Directors regularly, allowing the Board of Directors to follow the works on sustainable development of the Group comprehensively.

Stakeholder Engagement

We are well aware that trust and support from shareholders, investors, customers, partners, employees and other stakeholders are inseparably intertwined to the Group's steady development. We attach great importance to the demands and opinions of stakeholders and utilize various channels to effectively communicate with different parties. During the Reporting Period, we conducted a material topics questionnaire survey to learn more about various stakeholders' opinions and expectations on the Group's performance regarding environmental and social responsibilities in the last year. We have identified the most important sustainable development topics for stakeholders and the Group, thereby assisting the Group to improve its sustainable development strategy, and we could also respond to the most practical concerns and expectations of stakeholders timely and accurately.

可持續發展策略

本集團致力朝著「做最受尊敬的城市價值創造者」的目標邁進，持續提升綜合運營能力與品牌美譽度，充分利用舊改領域的豐富經驗和先鋒地位、結合智慧新城標桿戰略，為城市建設注入新鮮活力，為業主生活創造更多便利和價值，構建品質一流、智慧社區和物業安全的品牌形象標籤。

可持續發展管理

為進一步推動及完善本集團的可持續發展工作，並將可持續發展策略貫穿於日常運營中，我們建立了可持續發展管理工作機制，以董事會為可持續發展管理的最高決策層，為整體管理工作提供戰略指導，確保設立合適及有效的ESG風險管理及內部監控；與此同時，由本公司各職能部門負責人及附屬公司負責人組織本集團可持續發展工作，並定時向董事會進行匯報，從而幫助董事會對本集團的可持續發展工作有更全面的瞭解。

利益相關方溝通

我們深知本集團的穩步發展，離不開股東、投資者、客戶、合作夥伴、員工及其他利益相關方的信任和支持。我們重視各利益相關方的訴求及意見，通過不同渠道與各方進行充分溝通。於報告期內，我們通過重要性議題調查問卷，進一步瞭解各利益相關方對本集團過去一年履行環境及社會責任的評價與期望，識別出對利益相關方及本集團最為重要的可持續發展議題，從而協助本集團完善可持續發展策略，並且更及時、準確地回應利益相關方最切實的關注及期望。

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Step1: Identifying Key Stakeholders and Establishing Communication Channel

步驟1：識別主要利益相關方及建立日常溝通機制

Depending on the two dimensions of “influence on company” and “influence on company”, we identified the key stakeholders of the Group and established extensive and effective communication channels with them, in order to enhance mutual trust and respect and fully respond to the concerns and expectations of stakeholders.

我們基於「受企業影響程度」和「對企業影響程度」這兩個維度識別出本集團的主要利益相關方，並與主要利益相關方建立了廣泛高效的溝通渠道，加強互相之間的信任與尊重，充分回應利益相關方的關注及期望。

Key Stakeholders 主要利益相關方

Communication Channel 溝通渠道

Shareholders and Investors
股東及投資者

- Public information disclosure
公開信息披露
- Annual general meeting and results announcement
股東週年大會、業績發佈會
- Investor meetings
投資者會面

Employees
員工

- Employee training
員工培訓
- Daily work meetings
日常工作會議
- Employee interview and evaluation
員工訪談與評價

Customers and General Public
客戶與公眾

- Complaint channel, customer satisfaction survey
投訴通道、客戶滿意度調查
- Customer networking association named the “LVGEM Club”
客戶聯誼組織「綠憬會」
- Open day for property owners and community activity
業主開放日及社區活動
- Public welfare project execution
公益項目執行

Government and Regulatory Authorities
政府及監管機構

- Public-private partnership
政企合作
- Tax payment, relevant work report
繳納稅款、相關工作匯報

Media
媒體

- Telephone, mail exchange
電話、郵件往來
- Press conferences
新聞發佈會
- Open day for media
媒體開放日

Partners and Suppliers
合作夥伴及供應商

- Signing cooperation agreement
簽署合作協議
- Selection, review and management of suppliers
供應商的篩選、審查及管理
- Project execution
項目執行

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Step 2: Identifying and Verifying Material Topics

Following the materiality assessment-related guidance stated in the *How to Prepare an ESG Report* issued by SEHK in 2020, we engaged the management-level of the Company, employees, shareholders and investors, customers and the general public, partners and suppliers who were identified in step 1 in the material topics questionnaire investigation. We studied these topics and had identified 17 material topics related to environmental, social and operational aspects based on the two dimensions of “materiality to stakeholders” and “materiality to the Group”. The Board of Directors had confirmed these material topics and ensure matching with the actual situation of the Group. Relevant material topics are considered as the focus points of the Group’s perspective sustainable development management work and disclosed in the following chapters of this Report.

步驟2：識別及驗證重要性議題

我們參考香港交易所於二零二零年發佈的《如何編備環境、社會及管治報告》中對重要性評估的指引，邀請公司管理層、員工、股東及投資者、客戶與公眾、合作夥伴及供應商等步驟1中所識別出的主要利益相關方參與重要性議題問卷調查。我們從「對利益相關方的重要性」及「對本集團業務的重要性」二個維度進行分析，識別出17項環境、社會及運營層面的重要性議題，並經由董事會確認，確保符合本集團的實際情況。相關重要性議題將作為本集團未來可持續發展管理工作的重點，亦在本報告隨後各章節中進行詳細披露。

- Urban Renewal
- Employment and Employees’ Rights
- Employee Training & Development
- Employee Benefits and Welfare
- Community Participation and Contribution
- Occupational Health and Safety
- Smart City
- Intergity Management

- 城市更新
- 僱傭與員工權利
- 員工培訓與發展
- 員工待遇及福利
- 社區參與及貢獻
- 職業健康與安全
- 智慧城市
- 廉潔管理

Social

社會

- Green Design
- Resource Utilization
- Green Operation
- Green Construction
- Protection of Natural Ecological Environment

- 綠色設計
- 資源利用
- 綠色運營
- 綠色施工
- 自然生態環境的保護措施

Environmental

環境

- Customer Satisfaction
- Compliance with Law and Regulation
- Quality Management and After-sales Service
- Complaint System for Product and Service

- 顧客滿意度
- 遵守法律法規
- 質量管理與售後服務
- 關於產品及服務的投訴機制

Operational

運營

* All mentioned topics of environmental, social and operational aspects are ranked according to the importance of survey results (please refer to this Report’s Appendix: Material Topics Matrix)

* 以上環境、社會及運營層面議題按調查結果之重要性進行排序（詳見本報告附錄章節：重要性議題矩陣圖）

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Growing with Intelligence, Creating Smart + Green City

Rapid urbanization and construction in the Greater Bay Area have led to a shortage of available land resources in fast-growing cities and, thus, urban renewal plays an increasingly important role in urban and modernized construction. Simultaneously, the Group is actively responding to the national plan to develop the Greater Bay Area as an international technological innovation center, fulfilling the “Focus on Urban Renewal in the Greater Bay Area, Develop a Brand New Smart City” strategy in under-construction projects and proposed projects.

We have signed strategic cooperation agreements with Huawei Technologies Co., Ltd. (hereinafter referred to as “Huawei”), and China United Network Communication Group Co., Ltd. respectively. The two parties were committed to cooperating in the fields of application of internet of things, cloud computing, 5G technology and other smart technologies to create a smart city benchmark.

Urban Renewal

Leveraging on its more than 30 years of experience in urban renewal, the Group has adopted a two-way expansion model comprising urban renewal and, to a lesser extent, market auction to garner significantly higher cost advantages over land auctions as well as quality and highly profitable land reserve resources. In the process of urban renewal projects development, the Group actively follows national and regional guidance such as the *Development Plan for Guangdong-Hong Kong-Macao Greater Bay Area*, the *Regulations of Guangdong Municipality on Urban and Rural Planning*, and the *Standards and Rules for the Shenzhen Municipality's City Planning*. Correspondingly, the Group is promoting intensive uses of land, practicing the concept of ecological civilization, making use of modern information technology, thus improving the quality of the living environment and supporting sustainable development in the Guangdong-Hong Kong-Macao Greater Bay Area.

Urban Renewal Project in Dongqiao, Zhuhai

The Dongqiao Village renewal project in Zhuhai is located at the intersection of Xianqiao Road and Pingwan 1st Road in Xiangzhou District. It occupies a total site area of approximately 178,000 square meters and a total gross floor area of approximately 546,000 square meters. According to the *Zhuhai Urban Renewal Masterplan 2013-2020*, Dongqiao Village, Xiangzhou District is located in the key area of the city's urban renewal plan, and demolish and reconstruction are the measures adopted for renewal in these areas. Located in a well-established area, the project is in proximity to certain luxury departments and street-level commercial district. It is positioned as the first-class Greater Bay Area-related arts community in Zhuhai, which compromising multiple industrial functions such as high-end residential, featured hotels, and street-level cultural district. The subsequent strategy for Dongqiao smart city has incorporated considerations into the integrated ecological concept and emphasized the social, economic and administrative ecology construction while paying attention to natural and ecological construction.

與科技同行，打造智慧+綠色城區

隨著城市化進程、大灣區建設的加快，高速發展的城市可供開發土地資源短缺，城市更新作為城市建設與現代化建設的途徑之一，其重要性與日俱增。與此同時，本集團積極響應國家建設大灣區作為國際科技創新中心的規劃，於在建及擬建的項目中落實發展戰略「聚力灣區大舊改，打造智慧新城區」。

我們已與華為技術有限公司（下稱「華為」）和國內三大電信運營商之一的中國聯合網絡通信集團有限公司分別簽訂戰略合作協議，在應用物聯網、雲計算及5G技術等智慧科技領域上合作，打造智慧城區標桿。

城市更新

本集團立足於自身超過三十年的城市更新行業經驗，採用城市更新與少量市場競購的雙向擴張方式，獲取顯著優於競拍土地成本及盈利性強的高質土儲資源。在發展城市更新項目的過程中，本集團積極按照《粵港澳大灣區發展規劃綱要》、《廣東省城鄉規劃條例》、《深圳市城市規劃標準與準則》等國家及地方指導文件，促進土地集約利用，踐行生態文明理念，充分利用現代信息技術，促進人居環境質量的不斷提升，助力粵港澳大灣區的可持續發展。

珠海市東橋城市更新項目

珠海市東橋村改造項目位於香洲區仙橋路與屏灣一路交匯處，總建設用地面積約178,000平方米，總建築面積約546,000平方米。根據《珠海市城市更新專項規劃2013-2020》，香洲區東橋村正位於城市更新的重點地區，對其更新改造方式為拆除重建類。該項目鄰近豪宅和商業街區，地段成熟，定位為珠海首席灣區文化藝術社區，包含高端住宅、特色酒店、文化街區等多重業態。未來的東橋智慧城區規劃策略為多方融合的生態復合理念，注重自然生態建設的同時，關注社會、經濟、政務生態體系的構建。

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Natural Ecology:

自然生態方面：

By using technologies such as low-carbon energy, reclaimed water reuse, sponge cities, green buildings to improve natural ecological level.

通過運用低碳能源、中水回用、海綿城市、綠色建築等技術，提升自然生態水平。

Social Ecology:

社會生態方面：

By integrating traditional residents with newly-inhabited residents and providing share facilities to avoid social fragmentation that may occur during traditional old village renewal.

將傳統居民與新進駐的居民緊密融合，設施共享。避免出現傳統舊村改造中出現的社會割裂。

Integrated Ecological Concept 生態復合理念

Economic Ecology:

經濟生態方面：

By importing commercial and social services and other vital elements, collecting and managing existing characterized materials, areas, and intangible cultural tradition to persist traditional lives and memories and cultivate the sense of belongings in the living environment.

注重商業、社區服務等活力要素的植入，同時對東橋村現有的特色物質空間和非物質文化傳統進行搜集整理，延續傳統生活記憶，營造具有歸屬感的生活氛圍。

Administrative Ecology:

政務生態方面：

By adopting an open and transparent communication and feedback mechanism to realize orderly transformation and indicate effective urban management.

採用公開透明的溝通反饋機制，實現有序改造，體現城市管理的高效性。

Before renewal:



更新前：



Predicted renewal outcome (rendering):



預計更新後(效果圖)：



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The LVGEM Liguang Project

The LVGEM Liguang Project is located in Liguang Village, Guanlan Town, Longhua District, Shenzhen City. It is adjacent to the Mid Vally Clubhouse of the Mission Hills Golf Club and possessing a prestigious scenic view. The project occupies a total site area of approximately 53,100 square meters and a total gross floor area of approximately 157,900 square meters. The project is a comprehensive high-end industrial park that has integrated residential, commercial, and industrial sites. We also make full use of the large-scaled and scarce ecological green space to build the Liguang Park ecological and leisure system, and strengthen livelihood-related facilities by introducing community business, quality education, garden art, and convenient transportation, to attempt a benchmark for the new generation of Guanlan residents.

綠景黎光項目

綠景黎光項目位於深圳市龍華區觀瀾鎮黎光村、毗鄰近觀瀾湖高爾夫球會黎光會所，自然景觀優越，總建設用地面積約53,100平方米，總建築面積約157,900平方米。該項目為集住宅、商業及工業於一體的綜合性高端產業園項目。項目再造將充分利用稀缺大面積生態綠地，構建黎光公園生態休閒體系，強化生活配套，引進社區商業、優質教育、藝術園林、便利交通，致力於打造新一代觀瀾人居標桿。

Before renewal:



更新前：



Predicted renewal outcome (rendering):



預計更新後(效果圖)：



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LVGEM Amazing Plaza

The LVGEM Amazing Plaza is the Group's another urban upgrade and renewal project in Shenzhen City. It is located at the north of Qiaoxiang Road, south of Beihuan Road, east of the intersection of Qiaoxiang Road and Beihuan Road, occupying a total site area of approximately 10,900 square meters and a total gross floor area of approximately 97,200 square meters. The project is strategically located in the sub-district of Overseas Chinese Town and possesses excellent location and rich scenic resources. By preserving and managing municipal green space vegetation, creating a distinctive green space landscape, introducing facilities for fitness purpose and children, and providing a small open space for flower viewing to citizens, thus supporting the construction of Shenzhen's "World-famous Flower City".

Before renewal: 更新前：



The Group will continuously utilize its high-quality land resources and high-value business projects to serve the "Construction of Vibrant World-class City Clusters" planning of the Greater Bay Area development strategy. We are committed to being a leader in the segmented urban renewal industry so as to promote long-term and quality sustainable development of the Group.

綠景美景廣場

綠景美景廣場為本集團於深圳市的另一個升級改造項目，位於深圳市福田区北環大道與僑香路交叉口，佔地約10,900平方米，總建築面積約為97,200平方米。該項目位於華僑城片區，具有優越的地理位置和豐富的景觀資源，通過保留及梳理市政綠地植被，營造特色鮮明的綠地景觀，引入健身及兒童活動設施，為市民提供賞花的小型開放空間，助力深圳打造「世界著名花城」。

Predicted renewal outcome (rendering): 更新後(效果圖)：



本集團將繼續利用優質土地資源以及高價值的商業項目，服務大灣區發展戰略中「建設充滿活力的世界級城市群」的規劃，致力於成為城市更新該細分行業的領軍者，推動本集團長期、高質的可持續發展。

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Smart City

Having deeply developed in Shenzhen for years, LVGEM is committed to creating a benchmark and practical smart new city construction model project and becoming the creator, operator and service provider of the smart new city. Through the upgrade of strategy, we introduced a transformation development model by combining “Technology + Real Estate” to empower real estate with technology. During the development and operation process, a whole life cycle intelligent management is conducted, targeting on realizing green development, enhancing construction and operation efficiency, reducing costs while enhancing efficiency, and improving the quality of residential, office and commercial products.

NEO Hong Kong LVGEM NEO Project

During the Reporting Period, the Hong Kong LVGEM NEO Building officially initiated the trial operation. The project is located in Hoi Bun Road, Kwun Tong, East Kowloon. It occupies a total site area of 4,500 square meters and a total gross floor area of approximately 55,400 square meters. As the third building of the “NEO” brand of LVGEM (China) and the first commercial project for entering the Hong Kong market, the building has settled many well-known financial, innovation and other high-quality enterprises beyond being the headquarters of LVGEM (China) in Hong Kong.

The “Energizing Kowloon East Office Initiative” launched by the Hong Kong government aims at making East Kowloon into a second attractive and competitive central business district (CBD2) and using it as a pilot area for the new generation of the “Smart City”. Through technological innovation and the application of green and environmental protection, the initiative can support the creation of convenient, energetic, sustainable and livable city branding. To implement the development plan of the construction of “Smart City” in Kowloon East, the LVGEM NEO positions itself as a financial technology center that integrating health, green, humanity, and scenery. We are making use of spiritual innovations to adopt low-carbon and environmental protection-related design, and construct a new intelligent office-ecology, thus promoting green ecology, health and efficient office and business model in the golden area of the city.

Adhering to the concept of green office, the Hong Kong LVGEM NEO Building is committed to achieving high standard sustainable development in architectural planning and design. In particular, the building can recycle rainwater and wastewater, and apply two environmental protection measures including the installation of energy-efficient lighting systems and smart control. Consequently, the LVGEM NEO building can save up to 6.8 million liters of water and HKD3.3 million of electricity bills annually.

智慧城區

綠景(中國)憑藉多年深耕，致力於打造標桿型、實用型的智慧新城建設樣板項目，成為智慧新城的締造者、運營商及服務商。我們通過戰略升級引入「科技+地產」相融合的轉型發展模式，以科技賦能地產，在開發運營過程中進行全生命週期智慧化管理，實現綠色發展，提高建設運營效率，降本增效，提升居住、辦公、商業產品品質。

香港綠景NEO

於報告期內，香港綠景NEO大廈正式進入試營運階段，該項目位於香港九龍東觀塘海濱道，佔地面積約4,500平方米，規劃總建築面積約55,400平方米。該項目除作為綠景(中國)香港總部外，更有多家知名金融、創科等優質企業陸續入駐。其作為綠景(中國)「NEO」品牌的第三座大廈，亦是進軍香港的首個商業項目。



香港政府「起動九龍東」計劃，銳意把九龍東打造成第二個極富吸引力和競爭力的核心商業區(CBD2)，並以九龍東作為新一代的「智慧城市」的試點，通過科技創新及綠色環保的應用，助力打造便捷、有活力、可持續及宜居的城市形象。為踐行九龍東建設「智慧城市」的發展規劃，香港綠景NEO定位為集健康、綠色、人文及場景於一體的金融科技中心，充分發揮創新精神，採用低碳環保設計，構建智能辦公新生態，在城市黃金地段開啟綠色生態、健康高效的商務辦公模式。

秉承綠色辦公理念，香港綠景NEO在建築規劃設計上，致力於達到可持續發展的高標準。特別是在雨水、廢水循環再用，以及節能燈具、智慧調控這兩項綠色環保措施方面，香港綠景NEO大廈每年節約水資源多達680萬公升，節約電費高達330萬港幣。

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The design of the Hong Kong LVGEM NEO Building project has granted the LEED for Core Lati & Shell Pre-certification (Platinum) by the U.S. Green Building Council, and the Provisional Gold Certification of Beam Plus New Buildings (V1.2) by the Hong Kong Green Building Council.



香港綠景NEO大廈整體建築設計獲得美國綠色建築協會能源與環境先鋒設計(LEED)的鉑金級預認證，並獲得香港綠色建築議會綠建環評(BEAM Plus) 1.2版暫定金級認證。

LVGEM Joyful Town

The LVGEM Joyful Town which locates in Xiangzhou District, Zhuhai occupies a total gross floor area of approximately 445,300 square meters. The project is positioned to comprise an international grade A office building, apartment (hotel-serviced offices), residential and commercial complex. The smart community of the project is the first pilot project of our cooperation with Huawei, which is committed to creating a safe, comfortable, convenient and fast intelligent and information management applied park to provide security to livelihood.



綠景喜悅薈

綠景喜悅薈位於珠海市香洲區，建設總建築面積約為445,300平方米。項目定位為國際甲級寫字樓、公寓(酒店式辦公)、住宅及商業。該項目智慧社區亦是我們與華為合作的首批試點項目，致力於打造安全、舒適、方便、快捷的智能化與信息化管理園區，為居家生活提供安全保障。

The Group mainly introduced following constructed digitization systems to provide comprehensive safety security for property owners and improve property service efficiency:

- Smart property service APP
- Indoor emergency alarm system
- Perimeter protection system
- Video surveillance system
- Access control management system
- Parking lot management system

該項目主要通過以下數字化系統建設，為業主提供全方位的安全保障，提升物業服務效率：

- 智能物業服務APP
- 室內緊急報警系統
- 周界防範系統
- 視頻監控
- 門禁管理
- 停車場管理

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Growing with Environment, Guarding Green Culture

The Group has always insisted on balancing business development and environment protection, striving to become an ecological civilization advocate. We integrate the concept of ecological civilization into architectural design, construction and daily operation, and constantly working towards striking a good balance between people, environment and architecture.

During the design, construction and operation stage of projects, the Group strictly abides by national and regional laws and regulations including the *Environmental Protection Law of the People's Republic of China*, the *Law of the People's Republic of China on the Prevention and Control of Environmental Pollution Caused by Solid Wastes*, the *Energy Conservation Law of the People's Republic of China*, the *Cleaner Production Promotion Law of the People's Republic of China*, the *Provisions on the Administration of Urban Construction Garbage*, the *Urban and Rural Living Garbage Treatment Ordinance of Guangdong*, the *Regulations of the Shenzhen Special Economic Zone on the Environmental Protection of Construction Projects*, etc. Accordingly, the Group formulated internal administrative policies, working guidance and plans such as the *Project Management System* and the *Guidelines for Safe and Civilized Construction Management* to effectively reduce waste generation, improve energy efficiency, and strive to reduce greenhouse gas and air pollutant emissions, thereby mitigating negative impacts on the environment and protecting natural environment and resources as much as possible.

Green Design

The Group stringently support the *Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area* and actively implements the “Innovation Driven, Leading Reformation”, “Coordinated Development, Comprehensive Consideration”, “Green Development, Ecology Protection”, “Open Cooperation, Mutual Benefits”, “Shared Development, Livelihood Improvement” and other development principles for building a beautiful bay area with ecological safety, beautiful environment, social stability, and cultural prosperity. The Group adopts comprehensive ecological composite concept integration in the projects’ design stage. It is also responding to Shenzhen’s sponge city development targets and concepts, guiding the composite ecology development of the city and building a diversified, vital and valued urban community based by creating natural ecological urban areas. Meanwhile, we implemented a “Technology + Real Estate” strategy for the planning, design and implementation of the project. By adopting the establishment of intelligent systems, utilizing rainwater and renewable energy, applying energy conservation technology, etc., the Group aims to create a green ecological, healthy and livable smart city.

與環境同行，擁護綠色文明

本集團始終堅持在實現業務發展和環境保護之間取得平衡，爭做生態文明的擁護者。我們將生態文明的理念融入建築設計、施工和日常營運中，不斷探索人、環境及建築的和諧共生。

本集團項目在設計、施工及運營的各個環節，均嚴格遵守《中華人民共和國環境保護法》、《中華人民共和國固體廢物污染環境防治法》、《中華人民共和國節約能源法》、《中華人民共和國清潔生產促進法》、《城市建築垃圾管理規定》、《廣東省城鄉生活垃圾處理條例》及《深圳經濟特區建設項目環境保護條例》等國家及地方性法律法規，並制定《工程管理制度》、《安全文明施工管理工作指引》等內部管理政策、工作指引和方案計劃來有效減少廢棄物的排放，提高能源綜合利用效率，致力減少溫室氣體及空氣污染物的排放，從而減低對環境造成的負面影響，力所能及地保護自然生態和天然資源。

綠色設計

本集團大力支持《粵港澳大灣區發展規劃綱要》，積極落實「創新驅動，改革引領」、「協調發展，統籌兼顧」、「綠色發展，保護生態」、「開放合作，互利共贏」、「共享發展，改善民生」等發展原則，助力建設生態安全、環境優美、社會安定、文化繁榮的美麗灣區。本集團在多個項目設計中充分融合多方生態復合理念，響應深圳市海綿城市建設目標與理念，以自然生態城區的營造，引導社會復合生態的發展，打造多元活力、多元價值的城市社區。與此同時，我們將「科技+地產」戰略落實到項目的規劃設計及執行層面。通過智能化系統搭建，利用雨水資源、再生能源、節能技術等，打造綠色生態、健康宜居的智慧城區。

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Green Construction

We are committed to green development and using modern technologies to reduce construction pollutions, emission and loss of natural resources. We also increase the recycling of resources to mitigate the significant impact on the natural environment. Regarding the reinforcing national support to prefabricated building and the publication of the *Guiding Opinions of the General Office of the State Council on Vigorously Developing Prefabricated Buildings* and various policies which have been issued to encourage the development of prefabricated buildings in different regions, the Group has formulated the *Guidelines for Implementation and Control of Prefabricated Projects*, the *Flowchart for the Implementation of Prefabricated Projects* after inspecting, studying and communicating with peers. The purpose of these actions is to promote the innovation of constructions under the requirements of suitable, commercial, safe, green and aesthetic and thus saving resources and energy, mitigating construction pollution and improving labor productivity and quality and safety levels.

According to the *Law of the People's Republic of China on Environmental Impact Assessment*, the *Regulations on the Administration of Construction Project Environmental Protection*, the *Interim Measures on the Environmental Inspection of Completed Construction Projects* and other related regulations, all of the Group's projects have been adopted environmental protection activities depending on the environmental impacts which were identified during the environmental impact assessment for construction and operation phases, so as to reduce impacts on the environment and natural resources. The main environmental protection activities adopted during the construction phase include:

Construction Dust Control:

- Setting up a chain of closed fences and a temporary yard to store muck, and sprinkling the muck regularly, etc.;

Construction Noise Control:

- Setting appropriate construction plan, construction machinery and construction schedule to avoid construction activities at noon and night, and staying away from key environmental sensitive points;
- Using low-noise equipment with strict management;

Construction Waste Gas Control:

- Using high-efficiency diesel generator which uses light diesel as fuel;
- Setting up independent ventilation facilities which can discharge gas to greenbelts after purification and deodorization;

Construction Wastewater and Domestic Swage Control:

- Greasing and gritting construction wastewater;
- Pre-treating domestic sewage, wastewater, garage flushing wastewater, garbage transfer station flushing wastewater, leachate and unexpected sewage in a septic tank and transporting the wastewater and sewage to wastewater treatment plant through the municipal sewage network for further treatment;

Solid Waste Control:

- Transporting construction spoil, waste, etc. to designated storage site in time;
- Cleaning domestic waste in garbage transfer station daily and regularly transporting these wastes to environment departments for treatment;
- Passing hazardous components in decoration waste to qualified agencies for treatment.

During the Reporting Period, we adopted a series of effective environment protection-related management activities for construction wastewater, domestic sewage, dust, noise, solid waste, soil erosion, etc., leading to no significant environmental impacts, environmental disputes or pollution incidents.

綠色施工

我們致力於綠色發展，通過現代化的技術，減少施工污染排放、天然資源損耗，並加大資源的循環利用，從而減少對自然環境造成的重大影響。隨著國家對裝配式建築的大力推廣，《國務院辦公廳關於大力發展裝配式建築的指導意見》的出台及各地陸續出台政策鼓勵裝配式建築的發展，本集團通過考察學習和與同業交流，制定了《裝配式項目實施管控指引》、《裝配式項目實施流程圖》，旨在按照適用、經濟、安全、綠色、美觀的要求，推動建造方式創新，以達到節約資源能源、減少施工污染、提升勞動生產效率和質量安全水平。

本集團根據《中華人民共和國環境影響評價法》、《建設項目環境保護管理條例》、《建設項目竣工環境保護驗收暫行辦法》及有關文件規定，各項目在施工期和運營期按照環境影響評價所識別出的環境影響採取環保措施，以降低其對環境及天然資源所造成的影響。主要施工環保措施如下：

針對施工揚塵：

- 設置連續及密閉的圍擋，設置臨時堆放場堆放渣土，並定期灑水等；

針對施工噪聲：

- 合理安排施工計劃、施工機械設備以及施工時間，避免在午間和夜間施工，遠離主要環境敏感點；
- 選擇低噪音設備，加強管理；

針對施工廢氣：

- 採用高效率燃油發電機，使用輕柴油作為燃料；
- 設立獨立的通風設施，排出的氣體通過淨化除臭處理後排放，排風口引至綠化帶；

針對施工廢水及生活污水：

- 施工廢水進行隔油、沉砂處理；
- 生活污水、污水、車庫沖洗廢水、垃圾轉運站沖洗廢水、滲濾液及未預見排水經化糞池預處理達標後通過市政污水網管排入污水處理廠進行處理；

針對固體廢物：

- 施工棄土、建築垃圾等及時運往指定的收納地點；
- 垃圾轉運站生活垃圾每日清理，定期交由環衛部門清運處理；
- 裝修廢物中的有害成分交由具資質單位處理。

於報告期內，我們採取一系列環保措施對施工廢水、生活污水、揚塵、噪聲、固體廢物、水土流失等進行了有效控制，未造成重大環境影響，亦未發生環境糾紛或污染事件。

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Green Operation

The Group strives to become an environmentally-friendly enterprise and is committed to providing a healthy, comfortable, energy-saving, environmentally-friendly and intelligent working and living environment to its employees, property owners and tenants. During the Reporting Period, the Group continuously advocated the concept of energy conservation and environment protection and encouraged its employees, property owners and tenants to practice a sustainable lifestyle. Particularly, it achieved gratifying results in waste emission reduction and energy conservation.

The Group's *Administrative Management System* has further regulated office environment management. Among its regulations, appropriate daily management and control on the environment, health and hygiene issues in the office are proposed to create a comfortable and healthy working environment for employees.

During the Reporting Period, we actively promoted paperless office and posted environmental protection signs of "Paper Conservation", "Water Conservation", etc. Meanwhile, through implementing the waste classification and recycling, fluorescent lamps were replaced with more environmentally-friendly LED lamps whereas the wastes were handed over to the Futian District Environmental Protection Bureau of Shenzhen for hazardous wastes recycling and disposal. With the series of environmental protection activities, our employees had effectively improved their environmental awareness in resource and energy conservation and waste recycling.

During the Reporting Period, Shenzhen LVGEM Property Management Co., Ltd. (hereinafter referred to as "LVGEM Property") strictly implemented the *Administrative Measures on Household Garbage Classification and Reduction in Shenzhen* and the *Implementation Plan for Household Garbage Classification and Reduction in Shenzhen (2015-2020)* and constructed an operation mechanism which is led by the property owner and engaging all citizens in garbage classification and resources recycling, advocating a clean, low-carbon, civilized lifestyle and advancing urban spiritual civilization and ecological environment construction.

At the same time, LVGEM Property obtained ISO14001 environmental management system certification and formulated a series of internal administrative systems, such as the *Solid Waste Management Procedures*, the *Waste Sorting and Reduction Implementation Plan*. According to these systems, domestic wastes, general production wastes, hazardous wastes are classified. The LVGEM Property also formulated standardized treatment procedures and signed a hazardous waste collection and treatment agreement with the third-party who has hazardous waste treatment qualifications. Besides, we actively carried out environmental protection education activities related to garbage classification in our properties and communities. The "Beautify My Community, Beautify LVGEM" greenbelt garbage cleaning event was also held to actively construct a green and civilized community.



Environmental Protection Education Event
環保教育宣傳活動

綠色運營

本集團爭做環境友好型企業，致力於為員工、業主、租戶提供健康、舒適、節能、環保、智能的工作和生活環境。於報告期內，本集團持續提倡節能環保理念，倡導員工、業主、租戶踐行可持續發展的生活方式，尤其在減少廢棄物排放及節約能耗方面取得了可喜的成果。



本集團在《行政管理制度》中進一步規範了辦公環境管理，對日常辦公過程中的環境、健康、衛生問題進行合理管控，致力於為員工創造舒適、健康的工作環境。

於報告期內，我們積極推行無紙化辦公，張貼「節約用紙」、「節約用水」等環保標識；同時，實行垃圾分類回收，廢棄螢光燈管交由深圳市福田區環保局進行有害廢棄物回收處置，並統一替換為更環保的LED燈具。在一系列環保措施的推行下，員工們在節約資源、能源以及垃圾回收方面的環保意識得到有效提升。

於報告期內，深圳市綠景物業管理有限公司(下稱「綠景物業」)貫徹落實《深圳市生活垃圾分類和減量管理辦法》和《深圳市生活垃圾分類和減量工作實施方案(2015-2020)》，構建物業主導、全民參與的垃圾分類和資源利用運行機制，倡導清潔、低碳、文明的生活方式，促進城區精神文明與生態環境建設。

與此同時，綠景物業已取得ISO14001環境管理體系認證，並制定了一系列內部管理制度，如《固體廢棄物管理程序》、《垃圾分類和減量實施方案》等，其中針對生活垃圾、一般生產廢棄物、危險性廢棄物等進行明確劃分，制定標準化處理程序，並與第三方具有危險廢物處理資質單位簽訂協議進行危險廢物收集處置。另外，我們在各物業小區積極開展垃圾分類的環保教育活動以及「美我社區，靚我綠景」綠化帶垃圾清理活動，積極建設綠色文明社區。



Greenbelt Garbage Cleaning Event
綠化帶垃圾清理活動

Environment, Social & Governance Report

環境、社會及管治報告

We always believe that environmental protection is an essential part of realizing environmental, social and economic sustainable development. Depending on its operation situation and market dynamic, the Group scientifically analyzes its energy consumption, gradually updates the energy-intensive equipment and facility, and applies a series of energy-saving and consumption-reducing measures to create greater environmental, social and economic benefits with best efforts. During the Reporting Period, Shenzhen LVGEM Asset Management Co., Ltd. (hereinafter referred to as "LVGEM Asset") regarded energy-saving and consumption-reducing as one of the key tasks to reduce its operational costs and focused on energy management in "NEO" and "Zoll", the two major commercial property series. In order to improve the performance of energy-saving, we have adopted resources and energy management measures, and have analyzed energy consumption and water consumption of public equipment at our commercial properties. In addition, we have also adopted measures such as replacement with LED lamps and other light equipment, regular maintenance of the central air conditioner, power supply and elevator management to reduce greenhouse gas emissions and consequently achieved remarkable results. For example, the public areas of the Group's LVGEM 1866 Zoll Shopping Mall and LVGEM Zoll Chanson Shopping Mall saved a total of 1,779,176 kWh of electricity and 797 tons of water in 2019, which respectively reduced by 34.69% and 2.03% compared to the 2018's, approximately saved a total of RMB1.71 million.

我們始終相信環境保護是實現環境、社會、經濟可持續發展的重要環節，本集團根據自身運營情況以及市場動態，科學地分析自身能源消耗情況，逐步更新改造主要能源消耗設備設施，並通過一系列節能降耗措施，著力創造更好的環境效益、社會效益和經濟效益。於報告期內，深圳市綠景資產管理有限公司（下稱「綠景資產」）已將節能降耗作為降低運營成本的重點工作之一，著力於「NEO」和「佐陰」兩大商業地產系列物業的能耗管理工作。為實現節能優化，各商業物業均採取資源及能源管理措施，並進行公共設備能耗和水資源消耗分析，通過更換LED燈具等照明設備，定期保養中央空調主機，供配電及電梯設備管理等一系列節能降耗舉措，致力於減少溫室氣體排放，並取得了顯著的成果。例如，二零一九年本集團的綠景1866佐陰和綠景佐陰香頌購物中心的公共區域節約電量合計1,779,176度，節約水量797噸，較二零一八年分別降低34.69%和2.03%，共節省經費約人民幣171萬元。



Appropriate Cleaning to reduce energy consumption
合理清洗，減少能耗



Appropriate maintenance to reduce energy consumption
合理維護，減少能耗



Appropriate control to reduce energy consumption
合理調控，減少能耗

Environment, Social & Governance Report

環境、社會及管治報告

Growing with Employees, Realizing Co-development

Employees are the foundation and most valuable resources of the Group. Their hard work and wisdom have been embodied in every single step of our development. Be Guided by the business philosophy – “Sincerity Builds Enterprise, Honesty Builds Man”, we sincerely pursue development, innovation, and mutual assistance of employees, and are committed to building an efficient, equal and diversified team.

Talent Acquisition

In the process of employee recruitment and management, the Group strictly abides by the *Labor Law of the People's Republic of China*, the *Labor Contract Law of the People's Republic of China* and other laws and regulations, and has formulated related policies such as the *Human Resources Management System*, the *Recruitment Management System*, the *Remuneration and Welfare Management System* and the *Attendance and Holiday Management System*. These regulations reasonably regulate the human resources management of the Group, including recruitment and dismissal, remuneration and benefits, working hours and holiday management, etc. We employ candidates by upholding the principle of equality, voluntary, diversity and anti-discrimination, and do not set any discriminatory provisions on fair recruitment related to “nationality, ethnicity, gender, region, language and religious beliefs”. We adhere to the employment principles including complying with the laws and policies, respecting talents, respecting professions, and respecting privacy. Meanwhile, the Group also strictly abides by the relevant national provisions such as the *Law of the People's Republic of China on the Protection of Minors* and the *Provisions on the Prohibition of Using Child Labor*, and never employ any underage or forced labor. New employees shall submit true and valid identification and other related supporting documentation for inspection at the time of new recruitment. During the Reporting Period, there was no reported case of child labor and forced labor in the Group.

The Group provides highly competitive remuneration and benefits package to all employees. Beyond the national statutory benefits, which include such as social insurance, housing provident fund and statutory leaves, we also provide a wide range of company-specific benefits and subsidies, such as commercial insurance, employee medical examination, overtime-pay, employee travel and team building. We also organize employees to join different welfare activities while festivals, which comprehensively consider the needs of employees and enhance their sense of belonging.

與人才同行，實現成長共進

員工是本集團的立業之本，亦是最寶貴的資源。我們的每一步發展，都凝聚著員工們的心血與智慧。在「精以立業，誠以立人」的企業信念指引下，我們始終奉行開放、創新、互助的員工關係，致力於打造高效、平等、多元化的員工團隊。

吸納人才

本集團在員工招聘及管理過程中，嚴格遵守《中華人民共和國勞動法》、《中華人民共和國勞動合同法》等法律法規，並制定《人力資源管理制度》、《招聘管理制度》、《薪酬福利管理制度》、《考勤與假期管理制度》等相關政策文件，合理規範本集團的人力資源管理工作，包括招聘及解僱、薪酬及福利、工作時間及假期管理等內容。我們秉持平等自願、多元化、反歧視的招聘原則，一概不設立有關「國籍、民族、性別、地域、語言及宗教信仰」等有悖公平就業的歧視性規定，堅持遵守法律、遵守制度、尊重人才、尊重專業、尊重隱私的用人原則。同時，本集團嚴格遵守《中華人民共和國未成年人保護法》、《禁止使用童工規定》等國家相關規定，決不聘用未成年人和強制勞工。於入職時，新員工須提交真實、有效的身份證件等其他相關證明文件以供查驗。於報告期內，本集團並未發生聘用童工和強制勞工的違規情況。

本集團為全體員工提供具有市場競爭力的薪酬與福利，除國家法定福利，包括：社會保險、住房公積金、法定休假等外，我們亦提供一系列公司特色福利，如：商業保險、員工體檢、加班薪酬、員工旅遊、團隊建設等福利及補貼，並以節日為節點組織員工參與形式多樣的福利活動，全方位考慮員工的需求，提升員工的歸屬感。

Environment, Social & Governance Report

環境、社會及管治報告

Talent Caring

We attach great importance to occupational health and safety issues of our employees. In our daily operations, we pay close attention to the cultivation of employees' safety awareness and have established related preventive measures that can protect the health and safety of employees in terms of system implementation, training management, assessment and correction, etc. At the same time, the Group also strongly promotes sports activities for employees to develop their physical and mental health, and also inspire their sportsmanship.

In July 2019, the Group organized the "LVGEM Cup" badminton competition and engaged nearly 80 employees in this sporting event. The sporting event demonstrated the employees' wonderful skills and witnessed their friendship on the field.



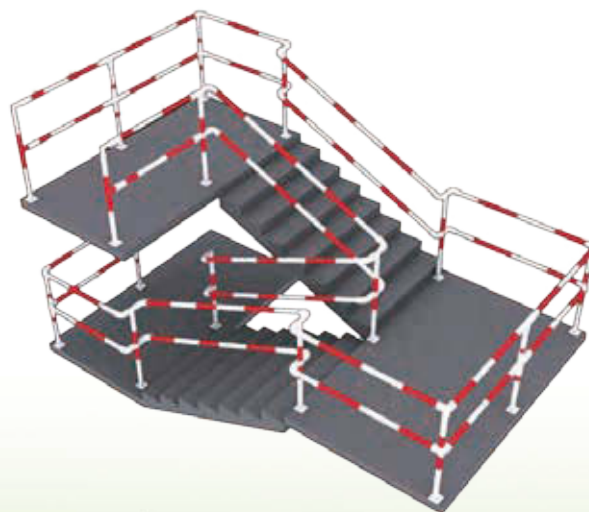
關愛人才

我們高度重視員工的職業健康與安全，在日常運營中注重培養員工的安全意識、建立相關的防範措施，從制度落實、培訓管理、考核糾正等多環節，保護員工的健康安全；與此同時，為促進員工的身心健康，本集團大力推動員工體育活動，激發員工們的體育精神。

於二零一九年七月，本集團舉辦了「綠景杯」羽毛球賽，聚集了近80名員工參與此次體育賽事，展現了員工們精彩的球技，見證了賽場上的友誼。

The Group has formulated operational manuals such as the *Guidelines for Civilized Construction Management*, the *Guidelines for Project Engineering Inspection*, the *Emergency and Emergency Response Plan* and the *Safety Organization Management System* for improving the quality of construction project management and standardizing corrective and preventive measures to eliminate potential safety hazards and quality risks. The contents of project inspection and safety and civilized inspection include the protection of safety, the safety of using electricity, mechanical equipment, on-site fire protection, material stacking, etc. to ensure the safety of on-site working environment. During the Reporting Period, the Group did not have any work-related injuries and fatalities cases occurred.

本集團針對施工項目專門制定了《文明施工管理工作指引》、《項目工程巡檢工作指引》、《應急和應急響應方案》、《安全組織管理制度》等操作手冊，提升項目工程管理質量，規範整改和預防控制措施，消除或降低潛在的安全隱患與質量風險。工程巡檢安全文明檢查內容包括：安全防護、安全用電、機械設備、現場消防、材料堆放等，保障施工現場的安全環境。於報告期內，本集團未發生任何工傷以及因工作關係而死亡的案例。



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In order to cultivate employees' fire safety awareness and improve their fire protection capabilities, the Group organizes employees to participate in fire drills, so as to acknowledge understanding of operation methods of fire fighting equipment and the handling process after fire emergency to employees. The fire drill can also deepen employees' understanding of fire prevention systems and fire exit routes, which can improve their self-rescue capabilities. During the Reporting Period, the Group launched 58 occupational safety training activities and there were 960 participants.



為增強員工的消防安全意識，提高員工的消防防範能力，本集團組織員工開展了消防演習活動，幫助員工熟悉掌握消防設備的操作方法及發生火災緊急情況後的處理流程，加深員工對防火制度及消防逃生路線的瞭解，提高自救能力。於報告期內，本集團舉辦職業安全培訓共58場，參與培訓達960人次。



At the end of 2019, the widespread pandemic coronavirus pneumonia pandemic (hereinafter referred to as "COVID-19 Pandemic") caused severe impacts on China and the world. In order to ensure the health and safety of all employees, the Group immediately established a pandemic prevention and control leading group to strengthen preventive mechanism. Besides, we issued the *Notice on the Establishment of Coronavirus Pneumonia Prevention and Control Mechanism*, the *Staff Health Protection Guidance*, and the *Technical Plan for Controlling Coronavirus Pneumonia of Project Construction Site*. Activities such as strengthening employee management and health monitoring, upholding pandemic prevention and management in the workplace and public area, guiding employees to protect themselves, etc., were used to steadily advance the Group's pandemic prevention and control.

於二零一九年末開始，新型冠狀病毒肺炎疫情（下稱「肺炎疫情」）的蔓延對中國乃至全世界都帶來了嚴峻的影響。為確保全體員工的健康與安全，本集團立即成立疫情防控領導小組，健全防控工作機制，並及時下發《關於建立新型冠狀病毒肺炎防控機制的通知》、《員工健康防護指引》、《在建項目新冠肺炎防控技術方案》。我們通過加強員工管理和健康監測、工作場所／公共區域疫情防護和管理、指導員工做好個人防護等一系列措施，及時穩步地推進疫情防控工作。



茶水间已消毒
请您放心使用

大堂已消毒
请您放心使用

— 02/04, 04/07, 07/08

— 02/04, 04/07, 07/08

Environment, Social & Governance Report

環境、社會及管治報告

Fostering Talent

We establish a comprehensive talent training system centered on the corporate core values. We are committed to providing employees with a development platform in which they could realize self-worth. The Group helps its employees to improve their professionalism, management ability, professional ethics and execution capacity by formulating the *Training Management System* to standardize the establishment of a training management system and to promote the implementation of standard procedures of its businesses. A wide variety of basic and advanced training activities were provided by the Group, in which new employee orientation courses, corporate culture courses, institutional procedure courses, basic modeling courses, basic professional skill courses, and middle- and high-level management skills upgrading course are concluded. We have conducted training and learning through various forms such as lecture, group discussion, case study and on-site training by invited external and internal lecturers for teaching, therefore, meeting the needs of business development and workforce improvement.

During the Reporting Period, the Group held more than 5,000 training activities and engaged a total of 1,797 employees. While kept expanding our lecturer team, we attracted a total of 181 internal lecturers. Beyond that, we actively proposed the "LVGEM Forum", which was taught by senior management of the Group and the general managers of different departments. A total of 11 large-scale training activities has been organized, which covered various aspects such as culture, philosophy, management and working methods.

Training activities (excerpted)



Corporate Management Training
企業管理培訓



Process Management Training
流程管理培訓



Human Resources Management Training
人力資源管理培訓



Skill Test
技能考試

培育人才

我們圍繞企業核心價值觀，構建完善的人才培養機制，致力於為員工提供廣闊的發展平台，引領全員實現自我價值。本集團通過設立《培訓管理制度》規範培訓管理體系的建立，促進各業務標準流程的落地執行，幫助員工全面提升自身的專業能力、管理能力、職業道德修養以及執行力。本集團為員工提供多種基礎類和提升類的培訓，包括：新員工入職培訓課程、企業文化類課程、制度流程類課程、基礎素質模型培訓課程、基礎專業能力課程、以及中高層管理能力提升課程等。我們通過授課式、小組討論、案例分析、實地培訓等多種形式開展培訓學習，並邀請內外部培訓講師進行講解，進而滿足業務發展和員工綜合素質的提升需求。

於報告期內，本集團舉辦培訓活動5,000餘場，參與培訓員工共1,797人。我們持續壯大講師隊伍的同時，吸納內部講師共181人。另外，我們強勢打造「綠景論壇」，由本集團高級管理人員及各中心總經理輪番授課，組織開展共11場大型培訓活動，內容涵蓋文化、理念、管理、工作方法等多方面。

培訓活動(節選):

Environment, Social & Governance Report

環境、社會及管治報告

Growing with Quality, Promoting Stable Operation

The Group has been focusing on the core area in the core cities of the Greater Bay Area such as Shenzhen, Hong Kong, Zhuhai and Dongguan for its projects, and have created a series of quality projects which are well recognized by the industry and consumers. Taking customer needs as the starting point, we strictly control product quality, improve service quality, continuously create social and economic benefits and ensure the stable operation of the Group.

Business Integrity

We always believe that integrity management is the basis to achieve corporate sustainable development. The Group strictly abides by the *Criminal Law of the People's Republic of China*, the *Anti-Money Laundering Law of the People's Republic of China*, the *Anti-Unfair Competition Law of the People's Republic of China*, the *Prevention of Bribery Ordinance* and other laws and regulations. We have formulated the *Internal Auditing System*, the *Management System for Supervision and Reporting* and the *Employee Behavior and Performance Management System*, etc. to strengthen corporate governance and internal control, and prevent bribery, extortion, fraud and money laundering from happening.

Additionally, we require all employees to sign the *Employee Integrity and Self-Discipline Commitment* and participate in integrity education lecture, remaining self-disciplined and law-compliance working style, so as to protect the legitimate rights and interests of the enterprise and shareholders.

In order to prevent, investigate and reduce all inappropriate, illegal and fraudulent behaviors, we strongly encourage employees and external affiliates to report misconduct that may negatively impact the Company, either in real-name or anonymous basis. Meanwhile, we provide a wide variety of reporting channels such as telephone, email, letter, interview, etc. The Group's Audit and Supervision Center is responsible for strictly managing the reporting information and handling reporting incidents. During the Reporting Period, the Group did not receive any lawsuits related to corruption and bribery.

與品質同行，促進穩健運營

本集團項目重點佈局在深圳、香港、珠海及東莞等大灣區核心城市的核心地段，打造了一系列備受業界與消費者認可的優質項目。我們以客戶需求為出發點，嚴格控制產品質量，提升服務水準，持續創造社會效益及經濟效益，保障本集團的穩健經營。

廉潔從業



我們始終相信誠信經營是實現企業可持續發展的根基。本集團嚴格遵守《中華人民共和國刑法》、《中華人民共和國反洗錢法》、《中華人民共和國反不正當競爭法》、《防止賄賂條例》等法律法規，並制定了《內部審計制度》、《監察與舉報管理制度》、《員工行為及履職管理制度》等制度，強化公司治理和內部控制，堅決杜絕有關賄賂、勒索、欺詐及洗黑錢等情況。另外，我們要求所有員工須簽署《員工廉潔自律承諾書》，參與

廉潔教育講座等，共同維護廉潔自律、遵紀守法的工作作風，保護企業和股東的合法權益。

為預防、查處和減少本集團於經營過程中的各種不當、違規或舞弊行為，我們鼓勵員工及與公司經營相關的外部關聯人，對損害公司利益的不當行為採取實名制或匿名舉報。與此同時，我們提供電話、電郵、信件、面談等多種舉報方式，並由本集團審計監察中心嚴格管理舉報信息，處理舉報事件。報告期內，本集團未收到任何有關貪污賄賂的訴訟案件。

Complaint Call:	400-990-8266
投訴電話	
Report Hotline:	0755-23625015
舉報熱線	
E-mail Address:	ljsjczx@lvgem-china.com
郵件地址	
Contact Address:	The Audit Supervision Center, 55/F, NEO Building, 6011 Shennan Avenue, Futian District, Shenzhen 深圳市福田區深南中路6011號 NEO大廈55樓審計監察中心

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While continuing to improve the corresponding management system, we also pay close attention to employees' professional ethics cultivation. With the introduction of the *Employee Behavior and Performance Management System*, the Group organized numerous training and seminars related to professional ethics. The senior management, human resources department, legal affairs department and other related departments of the Group are responsible for providing training and guidance on integrity culture and related management systems.

Quality Assurance

The Group has developed real estate projects for years and insists on strict quality control. Accordingly, through the operation procedure from construction to delivery, product quality is stringently supervised and managed. The Group also launched the comprehensive project management system and inspection system which are used for effective management and project quality control, thus strictly controlling project construction quality and jointly creating value projects.

在持續完善相應管理制度的同時，我們亦重視培養員工的職業道德素養。隨著《員工行為及履職管理制度》的出台，本集團組織了多場有關職業道德操守的培訓、座談會等，並由本集團高級管理層、人力資源中心、法律事務中心及相關部門就廉潔文化及相關管理制度展開培訓和輔導。

質量保障

本集團深耕地產開發項目多年，堅持履行質量體系嚴格把關，從施工到交付，認真落實產品質量監督與管理工作。為有效管理和控制工程質量，本集團建立了完善的工程管理体系和檢查制度，嚴格把控工程建設質量，共同打造精品工程。

Following industry policies and internal system 遵循行業政策及內部制度

- The Group strictly complies with national and local laws such as the *Compulsory Provisions for Engineering Construction Standard of the People's Republic of China (Building Construction)*, the *Unified Standard for Constructional Quality Acceptance of Building Engineering* and the *Engineering Measurement Specifications* and has formulated the *Guidelines for Quality Management of Construction Engineering*. The policy applies to all development projects of the Group (including residential, commercial, office, buildings, hotels, etc.), ensuring that the quality of construction projects is comply with construction plans, related national and local regulations and technical standards.
- 本集團根據《中華人民共和國工程建設標準強制性條文》（房屋建築部分）、《建築工程施工質量驗收統一標準》、《工程測量規範》等國家及地方法律法規，制定了《建築工程質量管理工作指引》，其適用於本集團所有開發項目（含住宅、商業、寫字樓、酒店等），以確保建築工程質量符合設計圖紙、國家及地方的有關規範和技術標準。

Implementing quality inspection and accident management 落實質量檢查及事故處理

- During the construction phase, the Group conducts product quality measurement according to the *Guidelines for the Quality Measurement Operation of Engineering Entities*. The measurement can objectively and truly reflect the quality level at all procedures and promote timely improvements of quality to achieve the target of the one-time qualification. To improve project quality management, the Group also formulated the *Guidelines for Project Inspection* to eliminate potential safety hazards and quality risks through the implementation of on-site rectification and preventive measures, ultimately urging the improvement of both project quality and customer satisfaction.
- In terms of project quality issues, we formulated the *Guidelines for Quality Accident Handling* to initiate a structured treatment scheme in which project quality accident treatments at different levels are regulated, so as to minimize impacts caused by quality accidents.
- 針對項目建設階段，本集團根據《工程實體質量實測操作工作指引》，實行產品實體質量測量，客觀真實地反映項目於各階段的工程質量水平，促進實體質量的及時改進，進而達到一次性合格的目標。為提升項目管理質量，本集團設有《項目工程巡檢工作指引》，通過現場問題整改和預防控制措施的落實，消除潛在的安全隱患與質量風險，促進本集團開發的產品質量和客戶滿意度的持續提升。
- 針對工程質量問題，我們設立了《質量事故處理工作指引》，實行分級處理，並規範不同級別的工程質量事故處理程序，最大程度的降低質量事故帶來的影響。

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Quality Services

Customer satisfaction is always the service goal we pursuit. We keep improving our service level according to customers' demands. By understanding the gap between our service and customer expectation through customer satisfaction investigation, we further improve our service quality, therefore, guaranteeing the Group's competitiveness and reputation.

Customer service

To provide customers with a convenient communication channel and thus comprehensively improve product and service quality of the Group, we formulated the *Guidelines for Customer Service 400 System Management* to regulate treatments and operations for handling inquires, complaints, praises and other types of customer feedback. In response to customer complaints, we have strengthened the tier management system for complaint handling. We use the system to categorize different complaint cases and coordinate full-time responsible personnel for continuous follow-up and weekly check on handing processing, requiring a 100% monthly on-time response rate.

Rational Promotion

Following the *Advertising Law of the People's Republic of China* and the Group's *Project Sales Management System* and other policies, we strictly regulate data collection, advertisement and label usage of related sales projects and marketing services for preventing misleading information under the principles of objectiveness, effectiveness and accuracy. Meanwhile, the formation of the *Brand Management System* has enhanced our brand standardization and management level. According to the policy, the operation and use of Chinese and English names, trademarks, brand logos, etc. of the Group, which are regarded as the "Brand Core Visual Symbol", shall be strictly standardized and managed to protect the image of the Group, and avoid infringement or misappropriation of trademarks and other "Brand Core Visual Symbol".

Privacy Protection

Defending the interest of customers and safeguarding their information has always been the focus of the Group. During the Reporting Period, the Group strictly abided by the *Cyber Security Law of the People's Republic of China*, the *Administrative Measures for Internet Information Services* and other laws and regulations, and formulated the *Information Security System Management System*, the *Information Operation and Maintenance System*, the *Security Incident Prevention, Response and Handling Mechanism Work Guidelines* to effectively avoid any accidents related to network and information security from happening, and protect the privacy and business interests of our customers and partners. The Group established an information security responsibility system, formed a network and information security emergency leadership group and standardized network and information security reporting and supervision scheme.

優質服務

客戶滿意始終是我們追求的服務目標，我們以客戶需求為導向，不斷優化自身服務水平，通過客戶滿意度調查瞭解與客戶之間的期望差距並進一步提高服務質量，以保障本集團的市場競爭力和品牌美譽度。

客戶服務

為保障便捷的客戶溝通渠道，提升本集團的產品質量及服務質量，我們針對客戶服務管理制定了《客服400系統管理工作指引》，其內明確了各類詢問、投訴、表揚等客戶反饋的處理操作規範。針對客戶投訴，我們亦加強投訴處理流程的升級管理，針對不同投訴情況進行分級處理，協調專職負責人員持續跟進，每週例行檢查任務處理進度，每月回覆及時率需達到100%。

合理行銷

我們根據《中華人民共和國廣告法》及本集團《項目銷售管理制度》等，嚴格規範有關銷售項目及行銷服務的數據採取、廣告宣傳及標識使用，遵循客觀、有效及準確原則，避免出現誤導性信息。與此同時，我們通過制定《品牌管理制度》，提升品牌規範化管理水平，針對本集團的中英文名稱、商標、品牌標識語等「品牌核心視覺符號」的操作使用進行嚴格的規範化管理，以保障本集團的形象，避免發生商標或其他「品牌核心視覺符號」被侵權或盜用。

隱私保護

維護客戶利益，保障客戶信息安全始終是本集團的重點工作。於報告期內，本集團嚴格遵守《中華人民共和國網絡安全法》、《互聯網信息服務管理辦法》等法律法規，制定《信息安全系統管理制度》、《信息化運維制度》、《安全事件預防、響應與處理機制工作指引》，切實有效的預防網絡與信息安全事故的發生，維護本集團客戶、合作夥伴的隱私和商業利益。本集團已建立信息安全責任制，成立網絡與信息安全應急領導小組，規範網絡與信息安全報告制度及監督管理制度。

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Responsible Purchase

The Group has always been insisted on co-development with suppliers. By continuously improving the management model of the supply chain platform, the Group aims to realize compliance, mutual benefits during cooperation, and also jointly fulfill the responsibilities to the environment and the society. In accordance with the *Bid Invitation and Bidding Law of the People's Republic of China*, the Group has constantly improved the *Purchasing Management System*, the *Engineering Purchasing Management System*, the *Supplier Inspection Work Guidelines*, the *Engineering Purchasing Management System*, etc. to evaluate suppliers' abilities depending on aspects such as quality, cost, compliance, system certification thus to effectively control the environmental and social risks in the supply chain.

In the process of supplier inspection, we also pay close attention to suppliers' environmental and social performance. Beyond reviewing suppliers' operating qualifications and service experience, obtainment of ISO9001 quality management system certification, ISO14001 environmental management system certification and other professional certification, safety production license, energy conservation certification, etc. are assessed. Suppliers that cause bribes or have major quality, safety and environmental related accidents resulting in economic loss or reputation damage to the Group would be excluded.

We have joined the "Shenzhen Real Estate Purchasing Alliance" and interact with developers in environmental-friendly ways. The Group has continued to improve its procurement system while vigorously supporting the green construction of the industry. By expanding the scale of key strategic procurement, we reduce pollution to the environment and saving resources and energy. In 2019, the total number of key suppliers of the Group was 468. all of these key suppliers were engaged through adopting the mentioned engagement systems. The number of suppliers by geographical region is shown in the table below:

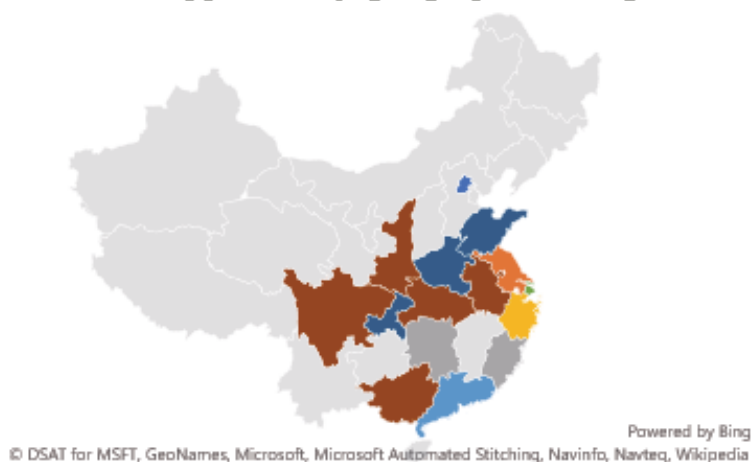
責任採購

本集團始終堅持與供應商共同發展，不斷提升供應鏈平台管理模式，實現雙方在合作過程中的守法合規、互利互惠，攜手履行對環境和社會的責任。本集團按照《中華人民共和國招標投標法》不斷完善《採購管理制度》、《工程採購管理制度》、《供應商考察工作指引》、《供應商評估工作指引》等制度流程，從質量、成本、合規情況、體系認證等多角度評估供應商能力水平，以有效控制供應鏈中的環境和社會風險。

我們在供應商評選的過程中均對供應商的環境和社會績效進行考慮。除對其經營資質和服務經驗進行審視外，亦審核其是否取得ISO9001質量管理體系認證和ISO14001環境管理體系認證等專業資質、安全生產許可證、節能認證等。如遇行賄或出現重大質量、安全及環境事故等會對本集團造成經濟損失或聲譽影響的供應商，將不予以考慮。

我們已加入「深圳房地產採購聯盟」與開發商同行進行綠色互動，大力支持行業綠色化建設的同時，不斷完善本集團採購制度。通過擴大重要戰略集中採購規模，減少對社會環境的污染，節約資源、能源。於二零一九年，本集團的主要供應商數量總計為468個，全部主要供應商均經過上述評選制度所聘用，按供應商屬地劃分的數目如下表所示：

按地區劃分的供應商數目
Number of suppliers by geographical region



Number of suppliers by geographical region
按地區劃分的供應商數目

Guang dong	Jiangsu	Hunan	Zhejiang	Beijing	Fujian	Shanghai	Shandong	Hubei	Henan	Shannxi	Guangxi	Anhui	Chongqing	Sichuan
廣東	江蘇	湖南	浙江	北京	福建	上海	山東	湖北	河南	陝西	廣西	安徽	重慶	四川
381	45	3	5	6	3	14	2	1	2	1	1	1	2	1

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Growing with Society, Promoting Positive Energy

The Group is committed to fulfilling its corporate social responsibility by working together with the society. We are paying close attention to social issues and integrating social development needs into corporate practices. By using our resources and competitive advantages, we actively organize various community activities and support the friendly development of society. While dedicated to the development of our own business, we also emphasize the importance of our contribution to society and actively organize and participate in different public welfare events. Starting from 2010, the Group has donated RMB100,000 to Alxa League (SEE) every year to support desertification control in SEE region and national environmental protection charities, so as to promote the construction of ecological civilization.

During the Reporting Period, we carried out a variety of caring activities in various communities, covering a range of topics such as environmental protection, safety, traveling, parent-child relationship, sports, festivals, concerts, reading clubs, in order to narrow the relationship between neighborhood and build a friendly community together.

In March 2019, LVGEM Mangrove Bay No.1 held a feast for owners to enjoy food, ceramic art, and provide more fun to their lives.



From April to June 2019, LVGEM Asset held “Love Angel International Youth Arts Festival-LVGEM’s First Start of Zoll Art Competition” to enrich the artistic and cultural life of the community and create a close connection with consumers.



In August 2018, LVGEM Zoll 1866 and Decathlon jointly held the “Three Person Basketball Game”, which colorized the summer.



與社會同行，弘揚正能量

本集團堅持與社會同行，高度關注社會問題，將社會發展需求融入企業實踐中，利用自身資源與優勢，積極開展各類社區活動、助力社區友好發展。我們在致力於自身業務發展的同時，注重自身對社會的貢獻，積極組織參加各類公益活動。自二零一零年起，本集團每年向阿拉善(SEE)公益組織捐助人民幣10萬元，用於支持阿拉善地區的荒漠化治理及全中國的環保公益行動，助力推動生態文明建設。

報告期內，我們在多個社區開展了豐富多彩的社區關愛活動，主題涵蓋廣泛，包括環保、安全、旅遊、親子、運動、節日慶典、音樂會、讀書會等，以此拉進鄰里之間的關係，攜手共建友好社區。

二零一九年三月，綠景紅樹灣壹號為業主打造了一場以欣賞美食與陶瓷藝術的盛宴，為業主們的生活增添一份色彩。

二零一九年四月至六月，綠景資產主辦「慈愛天使國際青少年藝術節—綠景第一屆佐聆之星全國才藝大賽」，進一步豐富社區藝術文化生活，與消費者創造緊密連接。

二零一九年八月，綠景佐聆1866聯合迪卡儂品牌共同舉辦「三人籃球賽」，一場球賽讓盛夏更加繽紛多彩。

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In September 2019, colleagues from Shenzhen LVGEM NEO spontaneously organized a caring team to visit the Futian Welfare Center, carry out a themed event called “Caring for the Elderly, Grateful Dedication”, and delivered condolences and blessing.



二零一九年九月，深圳綠景NEO同事自發組織愛心小隊前往福田福利中心開展「關愛老人，感恩奉獻」主題活動，親自送去慰問品和祝福。

In November 2019, the fifth “LVGEM Expert Forum” event was held in LVGEM Amazing Plaza as scheduled. As the Group's annual brand event, it gathered Shenzhen's humanistic and artistic atmosphere and attracted wide attention from society.



二零一九年十一月，第五屆「綠景名家講壇」活動在綠景美景廣場如期舉行，作為本集團的年度品牌活動，聚集深圳的人文藝術氛圍，得到社會廣泛關注。

At the end of 2019, the widespread COVID-19 pandemic caused a significant impact on the globe. As a socially responsible real estate developer, it is our primary responsibility to protect the health and safety of employees, property owners, tenants and other stakeholders. Adhering to “First-line Treatment in Hospital, First-line Control in Property”, we immediately established a pandemic prevention and control leading group and applied multi pandemic prevention and control measures in our properties.

二零一九年末開始，新冠肺炎的蔓延對全球造成了不可忽視的影響。作為具有社會責任感的地產開發商，保障員工、業主、租戶等利益相關方的健康與安全是我們的首要責任。「治療一線在醫院，防控一線在物業」，我們迅速成立疫情防控領導小組，並在旗下各物業開展多項疫情防控措施。



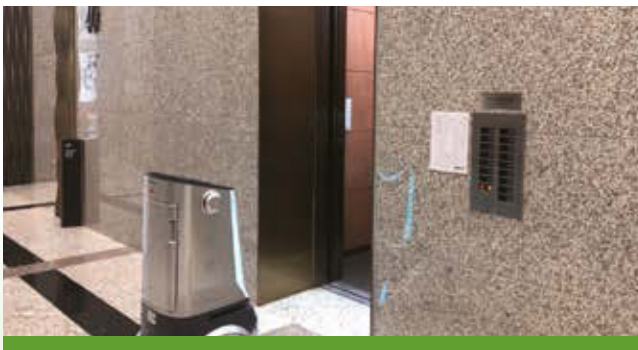
Community entrances and public facilities are suitably closed
適度關閉部分小區入口和公共設施

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Strictly implement preventive measures
嚴格落實防範工作



Deployment of the intelligent delivery robot to prevent cross-infection
運用智能送貨機器人，減少人群交叉感染

Install infrared intelligent body temperature detection system
設置紅外線無人化操作體溫檢測系統

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2019 Sustainable Development Performance

Environmental Performance

During the Reporting Period, we collected environmental data on emissions and resource consumption in the Shenzhen office area (located in Shenzhen LVGEM NEO Building, with 6 floors of self-occupied office).

Indicator 名稱	Unit 單位	Data in 2019 二零一九年數量	Data in 2018 二零一八年數量
Air Pollutant Emissions 大氣污染物排放量^{1, 2}			
NO _x 氮氧化物(NO _x)	kg 千克	9.72	10.44
SO _x 硫氧化物(SO _x)	kg 千克	0.64	0.68
CO 一氧化碳(CO)	kg 千克	201.95	213.71
PM _{2.5} 細顆粒物(PM _{2.5})	kg 千克	0.89	0.93
PM ₁₀ 可吸入顆粒物(PM ₁₀)	kg 千克	0.89	0.94
Resource Consumption and Intensity 資源消耗量及密度			
Electricity Consumption 電力消耗總量	kWh 度	928,112.00	964,687.00
Electricity Consumption Intensity 電力消耗密度	kWh/person 度／人 ³	2,209.79	1,848.06
Water Consumption 總耗水量 ⁴	Tonnes 噸	4,518.00	4,574.00
Water Consumption Intensity 總耗水密度	Tonnes/person 噸／人	10.76	8.76
Natural Gas Consumption 天然氣消耗總量 ⁵	Cubic meter 立方米	19,843.00	19,961.00
Natural Gas Consumption Intensity 天然氣消耗密度	Cubic meter/person 立方米／人	47.25	38.24
Gasoline Consumption (Vehicle) 汽油消耗總量 (汽車)	Liters 升	42,927.17	45,437.00
Gasoline Consumption Intensity (Vehicle) 汽油消耗密度 (汽車)	Liters/vehicle 升／車輛	2,861.81	3,029.15

¹ The calculation method of air pollutant emission data refers to the *Technical Guide for Air Pollutant Emission Inventory for On-road Vehicles (Trial Implementation)* issued by the Ministry of Ecology and Environment of the People's Republic of China

² Air pollutant emissions came from 15 office vehicles in Shenzhen office area

³ The number of employees in the Shenzhen office was 420 in 2019 and 522 in 2018

⁴ The daily water consumption is mainly supplied from the municipal water network, and there is no difficulty in sourcing water

⁵ Natural gas consumption came from liquefied natural gas used in staff canteens in Shenzhen office areas

二零一九年可持續發展表現

環境績效

於報告期內，我們統計了本集團總部深圳辦公區域(位於深圳綠景NEO大廈，共有6層屬於自用辦公)在排放物和資源使用方面的環境數據。

¹ 大氣污染物排放數據的計算方法參考自中華人民共和國生態環境部發佈的《道路機動車排放清單編制技術指南(試行)》

² 大氣污染物排放量來源於總部深圳辦公區域擁有15輛公務車輛

³ 二零一九年總部深圳辦公區域人數為420人，二零一八年為522人

⁴ 日常用水主要來自市政網管供水，並無求取水源上的困難

⁵ 天然氣消耗量來源於總部深圳辦公區域員工食堂所使用的液化天然氣

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Indicator 名稱	Unit 單位	Data in 2019 二零一九年數量	Data in 2018 二零一八年數量
Greenhouse Gas Emissions and Intensity 溫室氣體排放量及密度^{6,7}			
Emissions from Vehicle (Scope 1) 車輛溫室氣體排放 (範圍一)	Tonnes 噸	98.64	104.44
Emissions from Natural Gas (Scope 1) 天然氣使用溫室氣體排放 (範圍一)	Tonnes 噸	42.90	43.16
Emissions from electricity Consumption (Scope 2) 電力使用溫室氣體排放 (範圍二)	Tonnes 噸	489.21	508.49
Total Emissions of Greenhouse Gas 總溫室氣體排放量	Tonnes 噸	630.75	656.09
Total Emission Intensity of Greenhouse Gas 總溫室氣體排放密度	Tonnes/person 噸/人	1.50	1.26
Hazardous Wastes Production and Intensity 有害廢棄物產生量及密度⁸			
Generation of Waste Batteries 廢電池產生量	kg 千克	0.88	1.20
Generation Intensity of Waste Batteries 廢電池產生密度	kg/person 千克/人	0.002	0.002
Generation of Waste Toner 廢硒鼓產生量	kg 千克	9.10	6.00
Generation Intensity of Waste Toner 廢硒鼓產生密度	kg/person 千克/人	0.02	0.01
Generation of Waste Cartridges 廢墨盒產生量	kg 千克	1.20	6.00
Generation Intensity of Waste Cartridges 廢墨盒產生密度	kg/person 千克/人	0.003	0.01
Generation of Waste Fluorescent Tubes 廢熒光燈管產生量	kg 千克	24.40	18.80
Generation Intensity of Waste Fluorescent Tubes 廢熒光燈管產生密度	kg/person 千克/人	0.06	0.04
Non-hazardous Waste Production and Intensity 無害廢棄物產生量及密度⁹			
Generation of Waste Plastic Bottles 廢塑料瓶產生量	kg 千克	250.00	255.00
Generation Intensity of Waste Plastic Bottles 廢塑料瓶產生密度	kg/person 千克/人	0.60	0.49
Generation of Wastepaper 廢紙產生量	kg 千克	59.00	62.00
Generation Intensity of Wastepaper 廢紙產生密度	kg/person 千克/人	0.14	0.12
Generation of Domestic Waste 生活垃圾產生量	Tonnes 噸	24.52	24.66
Generation Intensity of Domestic Waste 生活垃圾產生密度	Tonnes/person 噸/人	0.06	0.05

⁶ The calculation method of greenhouse gas emission (scope 1) data refers to the *Accounting Methods and Reporting Guidelines for Greenhouse Gas Emissions of Road Transport Enterprises (Trial)* and the *Accounting and Reporting of Greenhouse Gas Emission From Public Building Operators (Trial)* issued by the Ministry of Ecology and Environment of the People's Republic of China

⁷ The calculation method of greenhouse gas emission (scope 2) data refers to the *Average Carbon Dioxide Emission Factors of China's Regional Power Grids in 2011 and 2012* issued by National Development and Reform Commission of the People's Republic of China

⁸ The hazardous wastes generated shall be recycled and processed by a third party

⁹ The non-hazardous wastes generated shall be classified and stored in a special recycling place, while the domestic waste shall be regularly cleaned and transported by a third-party organization

⁶ 溫室氣體(範圍一)排放數據的計算方法參考中華人民共和國生態環境部發佈的《陸上交通運輸企業溫室氣體排放核算方法與報告指南(試行)》及《公共建築運營單位(企業)溫室氣體排放核算方法和報告指南(試行)》

⁷ 溫室氣體(範圍二)排放數據的計算方法參考中華人民共和國國家發展和改革委員會發佈的《2011年和2012年中國區域電網平均二氧化碳排放因子》

⁸ 所產生的有害廢棄物全部交由第三方具資質機構回收處置

⁹ 所產生的無害廢棄物，分類存放至專門回收處，生活垃圾則委託由第三方機構定期清運

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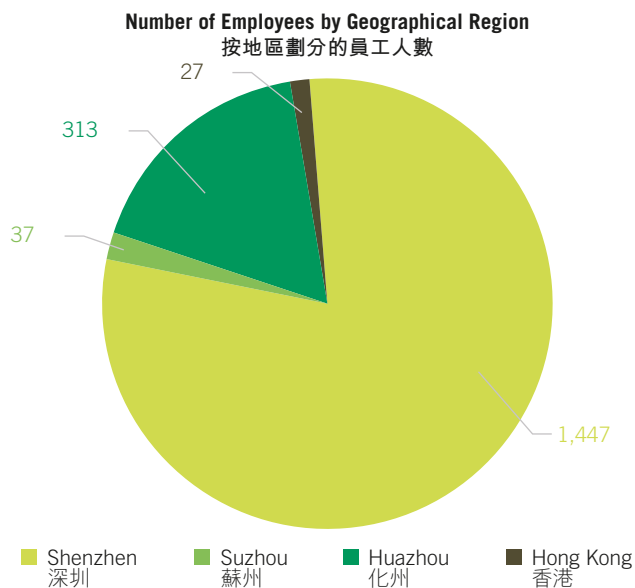
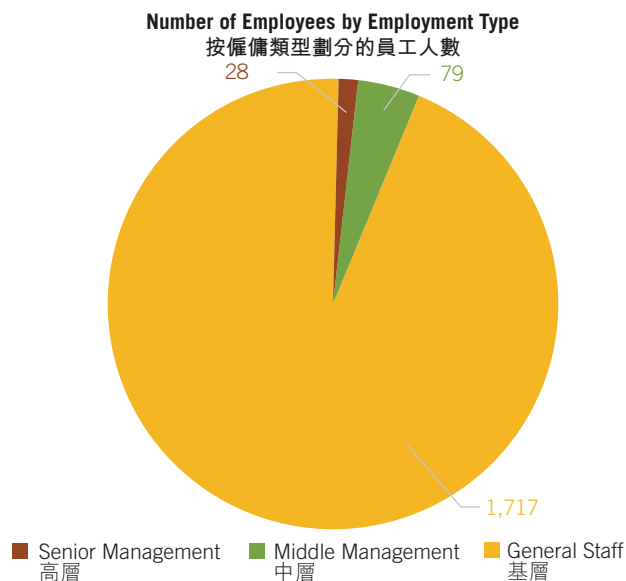
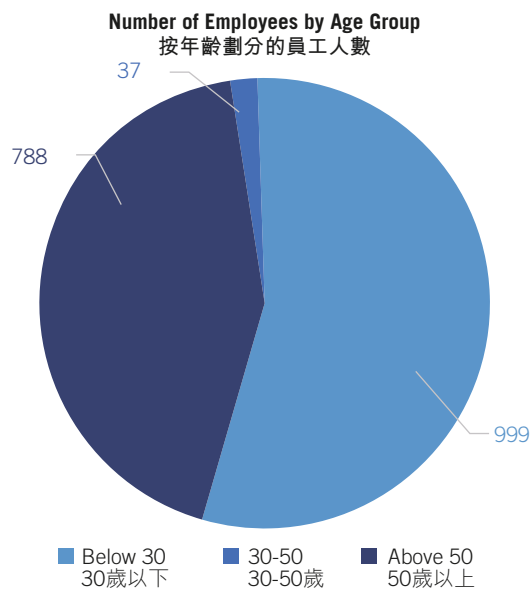
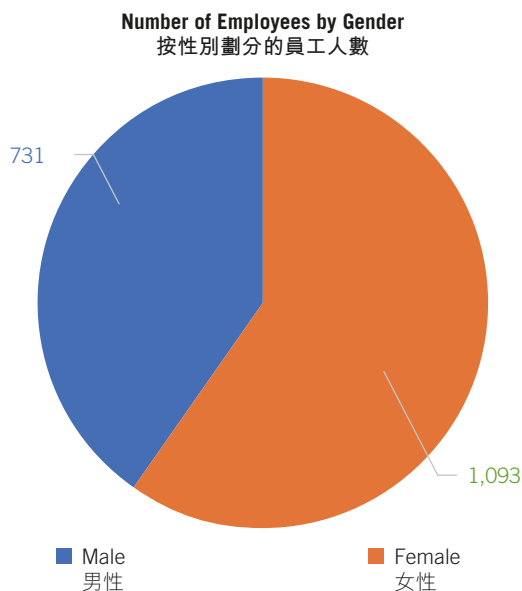
環境、社會及管治報告

Social Performance

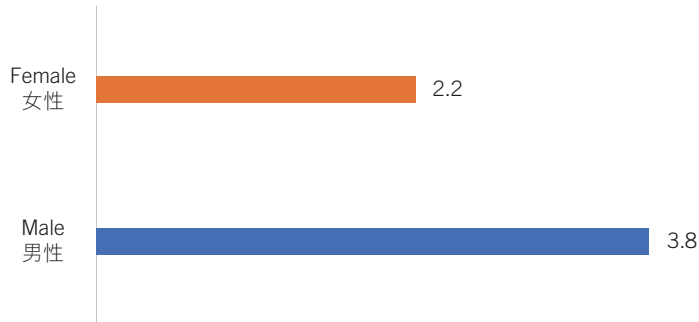
As of 31 December 2019, the Group had a total of 1,824 full-time employees and had no part-time employees. Number of employees by gender, age group and geographical region are shown as follows:

社會績效

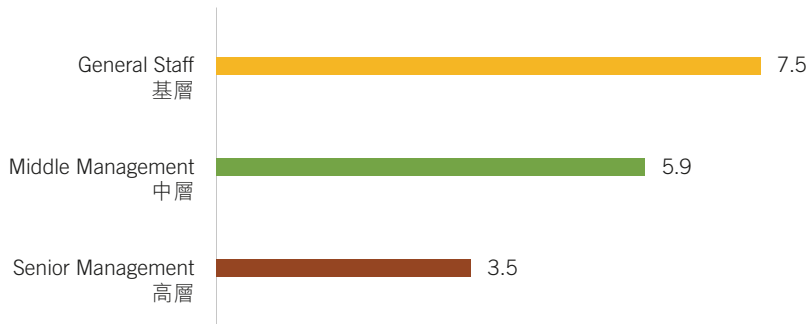
截至二零一九年十二月三十一日，本集團共計1,824名全職員工，並無兼職員工。本集團按性別、年齡組別及地區劃分的員工人數如下：



The Average Training Hours completed per Employee by Gender (hours)
按性別劃分的每名員工平均培訓時數 (小時)



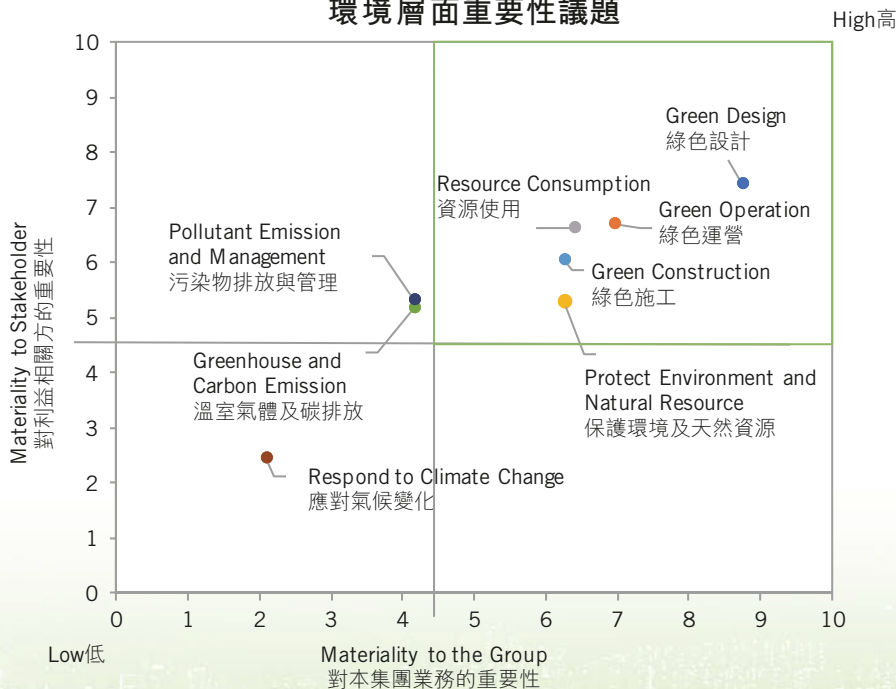
The Average Training Hours completed per Employee by Employee Category (hours)
按員工類別劃分的每名員工平均培訓時數 (小時)



Appendix: Material Topics Matrix

附錄：重要性議題矩陣圖

Material Topics of Environmental Aspect
環境層面重要性議題

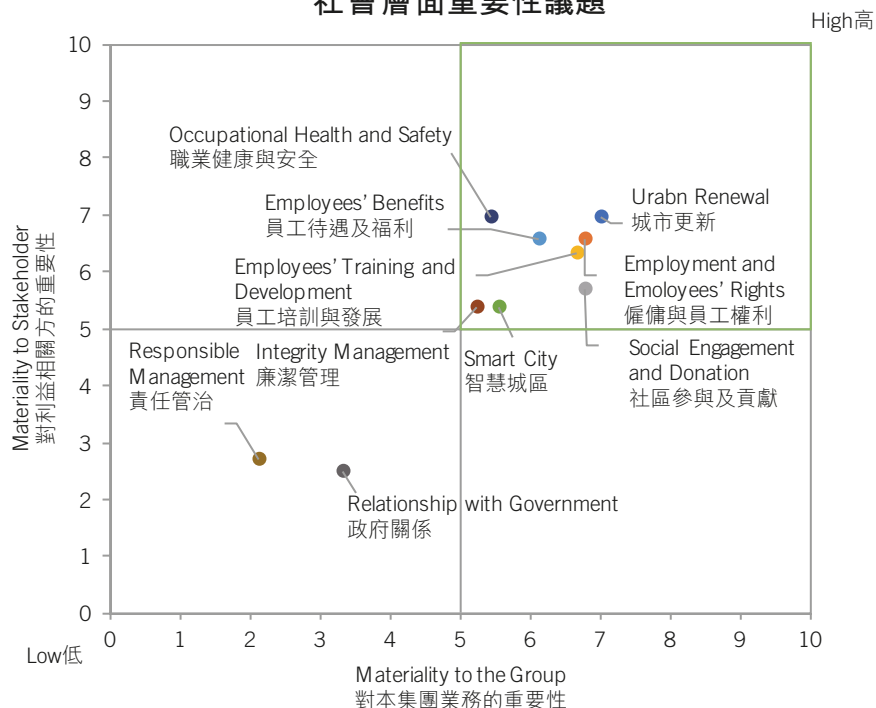


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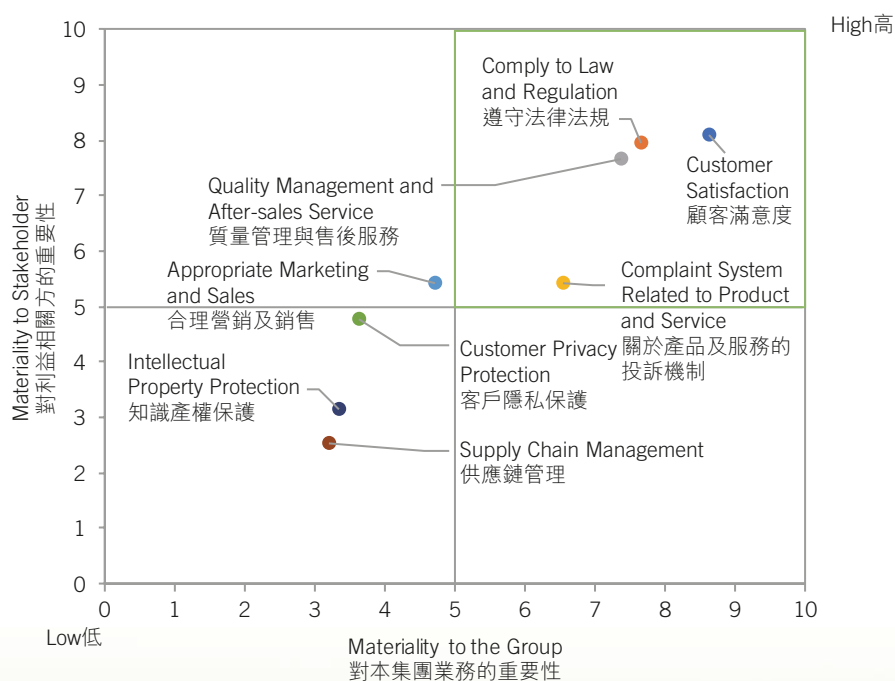
Material Topics of Social Aspect

社會層面重要性議題



Material Topics of Operational Aspect

運營層面重要性議題



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環境、社會及管治報告

Appendix: Content Index of Environmental, Social and Governance Reporting Guide

附錄：《環境、社會及管治報告指引》內容索引

Content 內容	Reference Chapters/ Remarks 相關章節／解釋
A. Environmental	
A. 環境	
Aspect A1: General Information on: Emissions Disclosure A1：排放物一般披露	Green Design, Green Construction, Green Operation 綠色設計、綠色施工、綠色運營
A1.1	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste. 有關廢氣及溫室氣體排放、向水及土地的排污、有害及無害廢棄物的產生等的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 The types of emissions and respective emissions data. 排放物種類及相關排放資料。
A1.2	Greenhouse gas emissions in total (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility). 溫室氣體總排放量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。
A1.3	Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility). 所產生有害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。
A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility). 所產生無害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。
A1.5	Description of measures to mitigate emissions and results achieved. 描述減低排放量的措施及所得成果。
A1.6	Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved. 描述處理有害及無害廢棄物的方法、減低產生量的措施及所得成果。

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Content 內容			Reference Chapters/ Remarks 相關章節／解釋
Aspect A2: Use of Resources A2：資源使用	General Disclosure 一般披露	Policies on the efficient use of resources, including energy, water and other raw materials. 有效使用資源（包括能源、水及其他原材料）的政策。	Urban Renewal, Green Design, Green Construction, Green Operation, Environmental Performance 城市更新、綠色設計、綠色施工、綠色運營、環境績效
	A2.1	Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility). 按類型劃分的直接及／或間接能源（如電、氣或油）總耗量（以千個千瓦時計算）及密度（如以每產量單位、每項設施計算）。	Environmental Performance 環境績效
	A2.2	Water consumption in total and intensity (e.g. per unit of production volume, per facility). 總耗水量及密度（如以每產量單位、每項設施計算）。	Environmental Performance 環境績效
	A2.3	Water consumption in total and intensity (e.g. per unit of production volume, per facility). 描述能源使用效益計劃及所得成果。	Green Construction, Green Operation, Environmental Performance 綠色施工、綠色運營、環境績效
	A2.4	Water consumption in total and intensity (e.g. per unit of production volume, per facility). 描述求取適用水源上可有任何問題，以及提升用水效益計劃及所得成果。	Green Operation, Environmental Performance 綠色運營、環境績效
	A2.5	Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced. 製成品所用包裝材料的總量（以噸計算）及（如適用）每生產單位佔量。	Not Applicable 業務不適用
A3: The Environment and Natural Resources A3：環境及天然資源	General Disclosure 一般披露	Policies on minimizing the issuer's significant impact on the environment and natural resources. 減低發行人對環境及天然資源造成重大影響的政策。	Green Design, Green Construction, Green Operation 綠色設計、綠色施工、綠色運營
	A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them. 描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。	Urban Renewal, Green Design, Green Construction, Green Operation 城市更新、綠色設計、綠色施工、綠色運營
B. Social B. 社會			
B1: Employment B1：僱傭	General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare. 有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Talent Acquisition 吸納人才
	B1.1	Total workforce by gender, employment type, age group and geographical region. 按性別、僱傭類型、年齡組別及地區劃分的僱員總數。	Social Performance 社會績效
	B1.2	Employee turnover rate by gender, age group and geographical region. 按性別、年齡組別及地區劃分的僱員流失比率。	Disclosure Will be Considered in the Future 計劃未來披露

Content 內容			Reference Chapters/ Remarks 相關章節／解釋
B2: Health and Safety B2：健康與安全	General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards. 有關提供安全工作環境及保障員工避免職業性危害的：	Talent Caring 關愛人才
	B2.1	Number and rate of work-related fatalities. 因工作關係而死亡的人數及比率。	Talent Caring 關愛人才
	B2.2	Lost days due to work injury. 因工傷損失工作日數。	Talent Caring 關愛人才
	B2.3	Description of occupational health and safety measures adopted, how they are implemented and monitored. 描述所採納的職業健康與安全措施，以及相關執行及監察方法。	Talent Caring 關愛人才
		Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities. 有關提升員工履行工作職責的知識及技能的政策。描述培訓活動。	
B3: Development and Training B3：發展及培訓	General Disclosure 一般披露		Fostering Talent 培育人才
	B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management). 按性別及僱員類別（如高級管理層、中級管理層等）劃分的受訓僱員百分比。	Fostering Talent 培育人才
	B3.2	The average training hours completed per employee by gender and employee category. 按性別及僱員類別劃分，每名僱員完成受訓的平均時數。	Fostering Talent 培育人才
B4: Labour Standards B4：勞工準則	General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour. 有關防止童工或強制勞工的：	Talen Acquisition 吸納良才
	B4.1	Description of measures to review employment practices to avoid child and forced labour. 描述檢討招聘慣例的措施以避免童工及強制勞工。	Talen Acquisition 吸納良才
	B4.2	Description of steps taken to eliminate such practices when discovered. 描述在發現違規情況時消除有關情況所採取的步驟。	Talen Acquisition 吸納良才
		Policies on managing environmental and social risks of the supply chain. 管理供應鏈的環境及社會風險政策。	
B5: Supply Chain Management B5：供應鏈管理	General Disclosure 一般披露		Responsible Purchase 責任採購
	B5.1	Number of suppliers by geographical region. 按地區劃分的供應商數目。	Responsible Purchase 責任採購
	B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored. 描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目、以及有關慣例的執行及監察方法。	Responsible Purchase 責任採購

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Content 內容			Reference Chapters/ Remarks 相關章節／解釋
B6: Product Responsibility B6：產品責任	General Disclosure 一般披露	<p>Information on:</p> <p>(a) the policies; and</p> <p>(b) compliance with relevant laws and regulations that have a significant impact on the issuer</p> <p>relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress.</p> <p>有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的：</p> <p>(a) 政策；及</p> <p>(b) 遵守對發行人有重大影響的相關法律及規例的資料。</p>	Quality Assurance, Quality Service 質量保障優質服務
	B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons. 已售或已運送產品總數中因安全與健康理由而須回收的百分比。	Disclosure Will be Considered in the Future 計劃未來披露
	B6.2	Number of products and service related complaints received and how they are dealt with. 接獲關於產品及服務的投訴數目以及應對方法。	Quality Service 優質服務
	B6.3	Description of practices relating to observing and protecting intellectual property rights. 描述與維護及保障知識產權有關的慣例。	Quality Service 優質服務
	B6.4	Description of quality assurance process and recall procedures. 描述質量檢定過程及產品回收程序。	Quality Assurance 質量保障
	B6.5	Description of consumer data protection and privacy policies, how they are implemented and monitored. 描述消費者資料保障及私隱政策，以及相關執行及監察方法。	Quality Service 優質服務
B7: Anticorruption B7：反貪污	General Disclosure 一般披露	<p>Information on:</p> <p>(a) the policies; and</p> <p>(b) compliance with relevant laws and regulations that have a significant impact on the issuer</p> <p>relating to bribery, extortion, fraud and money laundering.</p> <p>有關防止賄賂、勒索、欺詐及洗黑錢的：</p> <p>(a) 政策；及</p> <p>(b) 遵守對發行人有重大影響的相關法律及規例的資料。</p>	Integrity Business 廉潔從業
	B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases. 於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。	Integrity Business 廉潔從業
	B7.2	Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored. 描述防範措施及舉報程序，以及相關執行及監察方法。	Integrity Business 廉潔從業
B8: Community Investment B8：社區投資	General Disclosure 一般披露	<p>Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests.</p> <p>有關以社區參與來瞭解營運所在社區需要和確保其業務活動會考慮社區利益的政策。</p>	Growing with Society, Promoting Positive Energy 與社會同行，弘揚正能量
	B8.1	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport). 專注貢獻範疇（如教育、環境事宜、勞工需求、健康、文化、體育）。	Growing with Society, Promoting Positive Energy 與社會同行，弘揚正能量
	B8.2	Resources contributed (e.g. money or time) to the focus area. 在專注範疇所動用資源（如金錢或時間）。	Growing with Society, Promoting Positive Energy 與社會同行，弘揚正能量



綠景(中國)地產投資有限公司

LVGEM (CHINA) REAL ESTATE INVESTMENT COMPANY LIMITED

(於開曼群島註冊成立之有限公司)

(Incorporated in the Cayman Islands with limited liability)

香港聯交所股份代號: 95 HKSE Stock Code: 95

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