
2020

Beijing Properties (Holdings) Limited
Sustainable Development Report



About this Report

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

Reporting Period

The reporting period is from 1 January 2020 to 31 December 2020, with certain contents dating back to previous years or covering 2021.

Reporting Scope

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

Reporting Cycle

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

Report Data

All the information and data contained herein are derived from our official documents, statistical reports and financial reports, and have been reviewed by relevant departments of the Company. In order to disclose environmental, social and governance information more clearly, data and information in this report remain consistent with the respective platforms and subsidiaries stated in the sustainability framework, including our 12 major business platforms, namely, China Logistics Platform, Logistics Assets Operation and Management Center, China Industrial Properties Platform, China Cold Chain Platform, Quzhou Agribusiness Complex, Holiday Inn Downtown Beijing, Guangzhou Guangming Real Estates, our Hong Kong headquarters, our Beijing Office (Yun Zhong), Jade (Shanghai), Tongliao Dahua, and Zhong Jian, among which, Tianjin Tong Da You Zhi Logistics Co., Ltd., Beijing Properties (Shanghai) Warehouse Company Limited and Tianjin Transwell International Logistics Co., Ltd. are put under the management of the Logistics Assets Operation and Management Center for information disclosure.

Basis for Preparation

Consultation Conclusions on the Review of the Environmental, Social and Governance Reporting Guide and Related Listing Rules issued by the Hong Kong Stock Exchange

2030 Agenda for Sustainable Development issued by the United Nations (UN)

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

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

Report Version and Access

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

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

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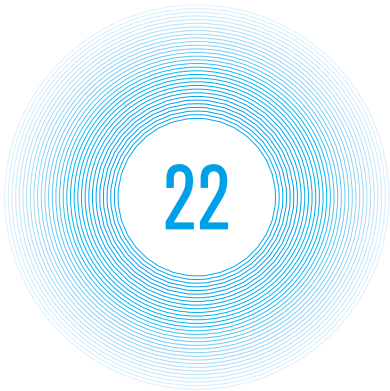
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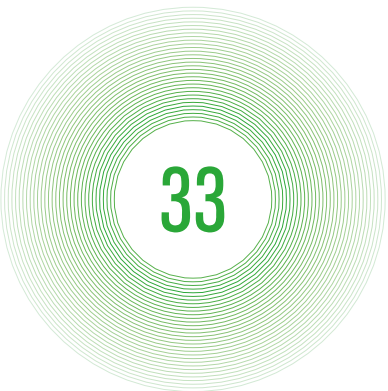
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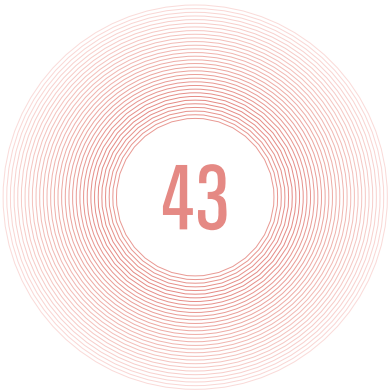
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Chairman's Statement

In 2020, together we went through an extraordinary journey. Facing the challenges of global spread of the COVID-19 pandemic and worldwide economic downturn, BPHL upheld its principles known as "Ambitions, Unity of Knowing and Doing, Steady Progress and Harmonious Prosperity", and actively undertook and fulfilled its social responsibility while striving to maintain smooth operation of its businesses.

In 2020, we fought COVID-19 with utmost efforts while striving to maintain smooth operation of our businesses. With the market development trends taken into account, we actively integrated our resources to promote synergy among our business segments such as China logistics platform, China industrial properties platform and China cold chain platform, aggressively driving the progress of our light asset operation. We instilled the concepts of ecological and environmental protection into our business operations, and advocated healthy, low-carbon and civilized lifestyles as part of our efforts to safeguard the green water and mountains of our country. We are committed to building a harmonious and friendly relationship with our upstream and downstream partners while striving to forge a responsible supply chain, aiming to contributing to the prosperity of the industry. We put into practice the concept of "people-oriented" and take good care of our employees' occupational health and career development, striving to provide them with an agreeable workplace. We actively participated in social welfare activities, as part of our efforts to improve the well-being of the community.

Looking ahead, we will continue to join hands with our stakeholders to create economic, social and environmental values, and strive for the early realization of the United Nations' sustainable development goals based on the high-quality development of our Group.

Qian Xu

CEO's Statement

2020 is the closing year for our endeavor to build a moderately prosperous society and the 13th Five-Year Plan. In the face of the global spread of COVID-19 pandemic and a more complex and severe external environment, BPHL carried on its unyielding efforts to pursue sustainable development with remarkable tenacity while striving to cope with various risks and challenges and making every effort to promote the standardization and systematization of its sustainable development management, with the aim of creating sound and long-term value for its shareholders, business partners, investors, employees and communities.

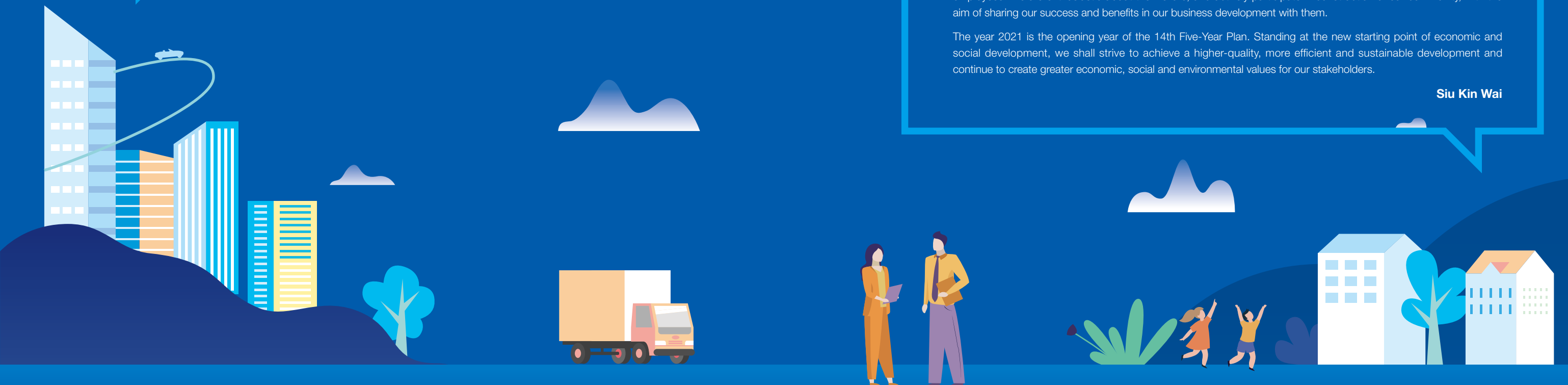
Maintaining stable operation to promote quality development. We continued to optimize our corporate governance, refine the internal control management system, and foster a fair and clean corporate culture. We continued to implement our development strategy of "One Specialty, Diversified Development and Dual Drivers" while responding actively to the policies of the government, i.e. focusing on our core business, deepening our cooperation with the partners along the "Belt and Road", optimizing our business layout, injecting new vitality into the development of our business segments, and bringing returns to our shareholders in various fields.

Prioritizing ecological protection to create a beautiful living environment. We constantly upgrade our green management while practicing green operation and advocating green life across the Group. We implement strict accountability of environmental protection in the whole cycle of our operation and project construction, aiming to build the Group into an eco-friendly enterprise. We actively respond to the government's call on carbon emission commitment while striving to enhance our ability to cope with climate changes, and save energy and resources. We attach remarkable importance to cultivating green office habits among our employees, aiming to make our own contributions to the construction of ecological civilization.

Taking the people-oriented approach and building a harmonious society together. We sincerely deepen our cooperation with the upstream and downstream suppliers in our supply chain, and constantly help them improve. We strive to create a safe, harmonious and equal working environment for our employees, providing them with a broad development platform for them to realize their own values, and make sure the Group grow strong together with our employees. We are enthusiastic about the welfare, and actively participate in construction of our community, with the aim of sharing our success and benefits in our business development with them.

The year 2021 is the opening year of the 14th Five-Year Plan. Standing at the new starting point of economic and social development, we shall strive to achieve a higher-quality, more efficient and sustainable development and continue to create greater economic, social and environmental values for our stakeholders.

Siu Kin Wai



Statement of the Board of Directors

The Board of BPHL is responsible for determining and leading the sustainability strategies of the Company. A Sustainable Development Committee was established under the Board and is responsible for reviewing and auditing the sustainability work plans, policies and other significant matters of the Company and overseeing the implementation of the plans. The Sustainable Development Working Group and ESG Taskforce are responsible for the promotion of day-to-day ESG work.

In 2020, the Board mainly reviewed the following:

- Sustainable Development Management: Considerate and approve the resolution on the establishment of the Sustainable Development Committee to promote the improvement of the sustainable development work structure; considerate and approve the terms of reference of the Sustainable Development Committee and Beijing Properties (Holdings) Limited Social Responsibility Management Measures; assess and review the importance of ESG issues as a means to clarify the annual work priorities.
- Corporate Governance: Improve the corporate governance structure and meanwhile make information disclosure in a timely manner, revise and improve internal control management system and promote anti-corruption.
- Customer Responsibility: Create quality projects in the business areas of property development, logistics property, industrial property, cold-chain logistics and land development, and provide quality services to different customers.

- Environmental Protection: Promote a comprehensive environmental protection system within various platforms and subsidiaries, monitor the implementation of management on resources, water resources, greenhouse gas and wastes, and promote energy conservation and emission reduction.
- Employee Responsibility: Protect employee rights and occupational health and safety, build a professional, diverse and inclusive working environment, offering competitive remuneration packages and training opportunities.
- Community Engagement: Leverage our professional advantages to cope with the impact brought by the outbreak of COVID-19, support the development of the education industry, enhance communication with community and community engagement.

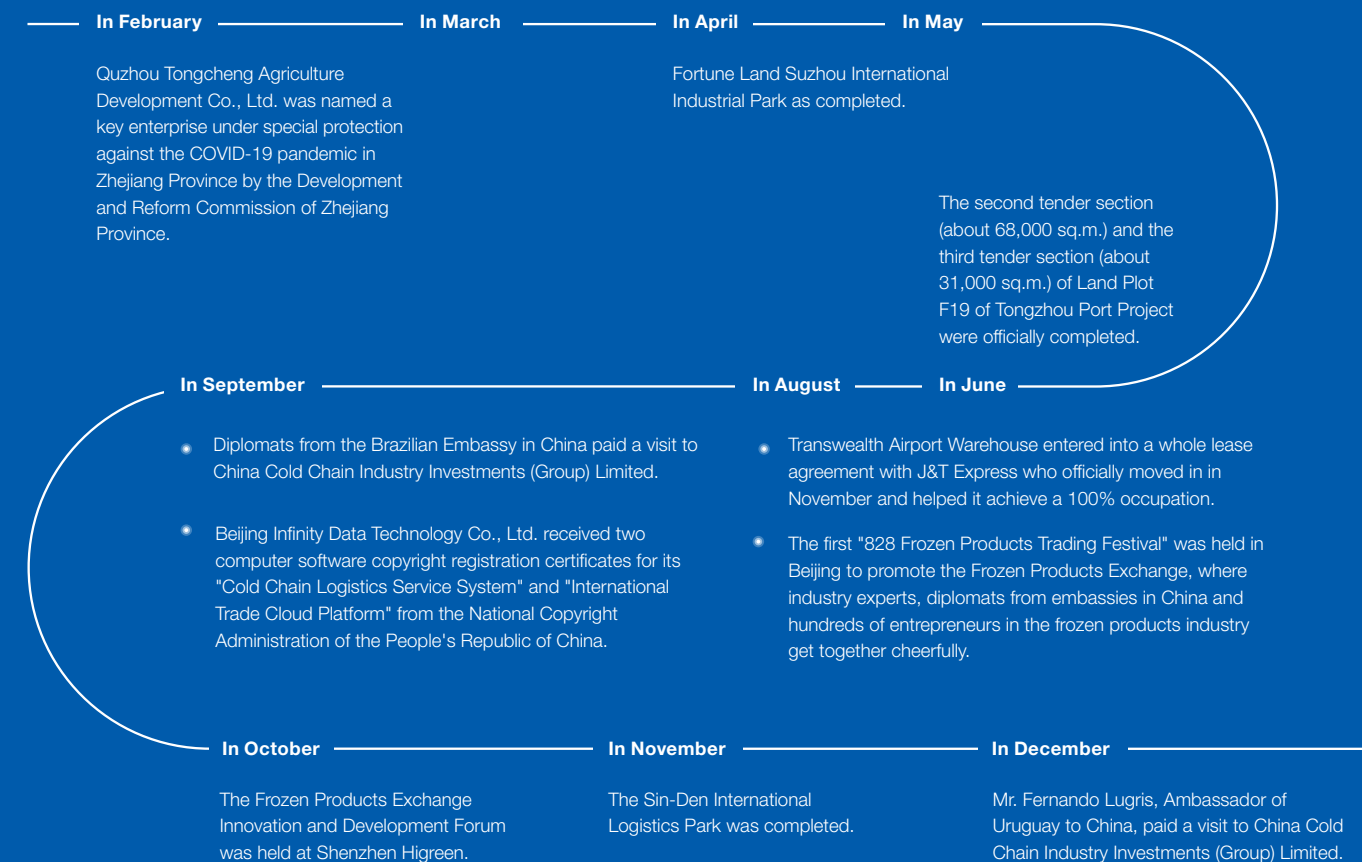
The management and progress on the above works and other ESG issues carried out by the Company as disclosed in this report was considered and approved by the Board.

Our Responsibility in 2020

Progress in Our Projects

Beijing Infinity Data Technology Co., Ltd. received three computer software copyright registration certificates for its "Cold Chain Logistics Management System", "Cold Chain Warehouse Management System" and "Frozen Products Exchange Big Data Display Platform" from the National Copyright Administration of the People's Republic of China.

- The construction of the Beijing-Tianjin Logistics Park officially started.
- Quzhou Tongcheng Agriculture Trading Management Co., Ltd. was named an Outstanding Enterprise in the Prevention and Control of the COVID-19 Pandemic and Ensuring Market Supply by the Department of Commerce of Zhejiang Province.



Honors for Responsibility

Jiangsu Sunan Zhicheng Technology Development Co., Ltd. was granted the "Significant Project Investment Award" by Tianning District of Changzhou City.

Hainan Datong Warehouse Company Limited was named a "Model of Safe Enterprise" by the local government and granted the "Special Contribution Award" for its contribution in the three-year campaign against drugs in Chengmai County from 2016 to 2019.

Quzhou Tongcheng Agriculture Development Co., Ltd. was named a key enterprise under special protection against the COVID-19 pandemic in Zhejiang Province by the Development and Reform Commission of Zhejiang Province.

Quzhou Tongcheng Agriculture Trading Management Co., Ltd. was named an Outstanding Enterprise in the Prevention and Control of the COVID-19 Pandemic and Ensuring Market Supply by the Department of Commerce of Zhejiang Province.

About Us

Company Profile

Established in July 2009 by Beijing Enterprises Group Company Limited after its inception, Beijing Properties (Holdings) Limited is an overseas listed company mainly engaged in general real estate business. After its establishment, the Company successively invested in residential, commercial, logistics and industrial real estate projects with funds raised from the listing, and gradually developed its own positioning as a professional real estate developer, with focus on logistics and industrial real estate, cold chain logistics and land development business.

In 2010, Beijing Properties (Holdings) Limited carried out reorganization with the domestic real estate segment of BE Group to establish Beijing Enterprises Real Estate Group Limited ("BE Real Estate"). In 2020, BE Group spun off all the market development businesses of BE Real Estate to establish Beijing Enterprises City Development Group Limited (BE City), upon which BPHL became the listed investment and financing platform of BE City. After years of development and active exploration, the Company has established a solid foundation in logistics property. In 2016, BPHL successfully captured development opportunities in the logistics industry, continued to consolidate its business foundation, maintained steady growth of core operations, expanded into the industrial property sector, and responded to the "Belt and Road" Initiative by participating in the development of the Sino-Cambodian Phnom Penh Special Economic Zone. In 2018, the Company established China Cold Chain Investments (Group) Limited ("China Cold Chain"), as a professional management platform that integrates cold-chain assets with upstream and downstream services. In 2019, the Company entered into strategic cooperation agreements with Sinotrans, JD Logistics and SF Express, to provide quality assurance on our cold-chain delivery to customers. In 2020, the Company analyzed the market development trend, exploited its core strengths, actively integrated resources, and continued to advance the synergistic development of its business segments.



Tongliao Dahua Logistics Limited

Tongliao Dahua Project

Total land area: 143,698.12 GFA: 11,661.52

Status: In operation.

Tongliao Jide Warehouse Limited

Tongliao Jide Project

Total land area: 110,580.55 GFA: Under planning.

Status: The land has been acquired upon completion of the acquisition, pending construction.



Holiday Inn Downtown Beijing Company Limited

Holiday Inn Downtown Beijing

Total land area: 7,057.30 GFA: 27,570.10

Status: Under refurbishment.

Beijing Inland Port Co., Ltd.

Tongzhou Port Project

Total land area: 268,967.07 GFA: 490,009.41

Status: Parcel F15 and parcel F19 are in operation

Land Lots I & II of Parcel F14 are under construction;

Other parcels are in the process of undergoing preliminary procedures.



Tianjin Transwell International Logistics Co., Ltd.

Transwell Customs Bonded Warehouse

Total land area: 45,550.90 GFA: 27,494.49

Status: In operation.

Transwealth Logistics (Tianjin) Co., Ltd.

Transwealth Airport Warehouse

Total land area: 47,317.80 GFA: 35,173.09

Status: In operation.

Tianjin Tong Da You Zhi Logistics Co., Ltd.

Tianjin Port International Bonded Logistics Center

Total land area: 30,002.70 GFA: 16,082.72

Status: In operation.

Tianjin Zhongyu Properties Co., Ltd.

Tianjin Zhongyu Cold Chain

Total land area: 85,637.92 GFA: 66,484.09

Status: In operation.

Tianjin Beijing Inland Port Co., Ltd.

Beijing-Tianjin Logistics Park

Total land area: 175,730.70 GFA: Planning 55,170.94

Status: Under construction.



Qingdao Jingchangshun Food Co., Ltd.

Jingchangshun Cold Chain Logistics

Total land area: 15,351.50 GFA: 6,785.84

Status: In operation.

Qingdao Yongcheng International Logistics Ltd.

Shanghe E-commerce Cold Chain Project

Total land area: 113,427.47 GFA: Planning 155,400.00

Status: Under construction.



Fortune Land Industrial Development (Taicang) Pte Ltd.

Fortune Land Euro-American Industrial Park

Total land area: 94,869.10 GFA: 66,395.89

Status: In operation.

Fortune Land Industrial Development (Changshu) Pte Ltd.

Fortune Land Changshu International Industrial Park

Total land area: 272,902.00 GFA: 173,738.86

Status: In operation.

Good Land Industrial Development Pte Ltd.

Fortune Land Suzhou International Industrial Park

Total land area: 99,568.90 GFA: 65,282.22

Status: In operation.

Sin-Den Logistics Development Pte Ltd.

Sin-Den International Logistics Park

Total land area: 138,446.10 GFA: 150,523.84

Status: In operation.

Jiangsu Sunan Zhicheng Technology Development Co., Ltd.

Sunan Zhicheng Intelligence Industrial Park

Total land area: 138,378.00 GFA: 478,935.29

Status: Under construction.



Quzhou Tongcheng Agriculture Development Co., Ltd.

Quzhou Agribusiness Complex

Total land area: 284,437.00 GFA: 300,779.77

Status: Phase I: Total land area 57,041.00, GFA 41,282.37, in operation; Phase II: Total land area 227,396.00, Planning GFA 259,497.40, Lots I & II in operation, Lot III under planning.

Fortune Land Industrial Development (Jiaxing) Pte Ltd.

Fortune Land Jiaxing International Industrial Park

Total land area: 143,308.80 GFA: 94,455.43

Status: In operation.



Beijing Properties (Shanghai) Warehousing Co., Ltd.

Waigaoqiao Bonded Logistics Center

Total land area: 153,617.17 GFA: 211,985.22

Status: Under construction.



* As at 31 December 2020

* Area unit: square meters



Guangzhou Guangming Real Estates Co., Ltd.

Guangzhou Metro Mall

Total land area: 7,613.20 GFA: 61,967.44

Status: In operation.



Xiamen Xunda Hongtong Warehouse Company Limited

Xiamen Xunda Hongtong E-commerce

Logistics Industrial Park

Total land area: 136,924.39 GFA: 93,998.69

Status: In operation.



Hainan Datong Warehouse Company Limited

Hainan Datong E-commerce

Logistics Industrial Park

Total land area: 78,472.81 GFA: 49,455.90

Status: In operation.



Meishan Xunda Hongtong Warehouse Company Limited

Meishan Xunda Hongtong E-commerce Logistics

Industrial Park

Total land area: 146,685.12 GFA: 99,488.80

Status: In operation.



Zhong Jian Jin Bian Jing Ji Te Qu Ltd.

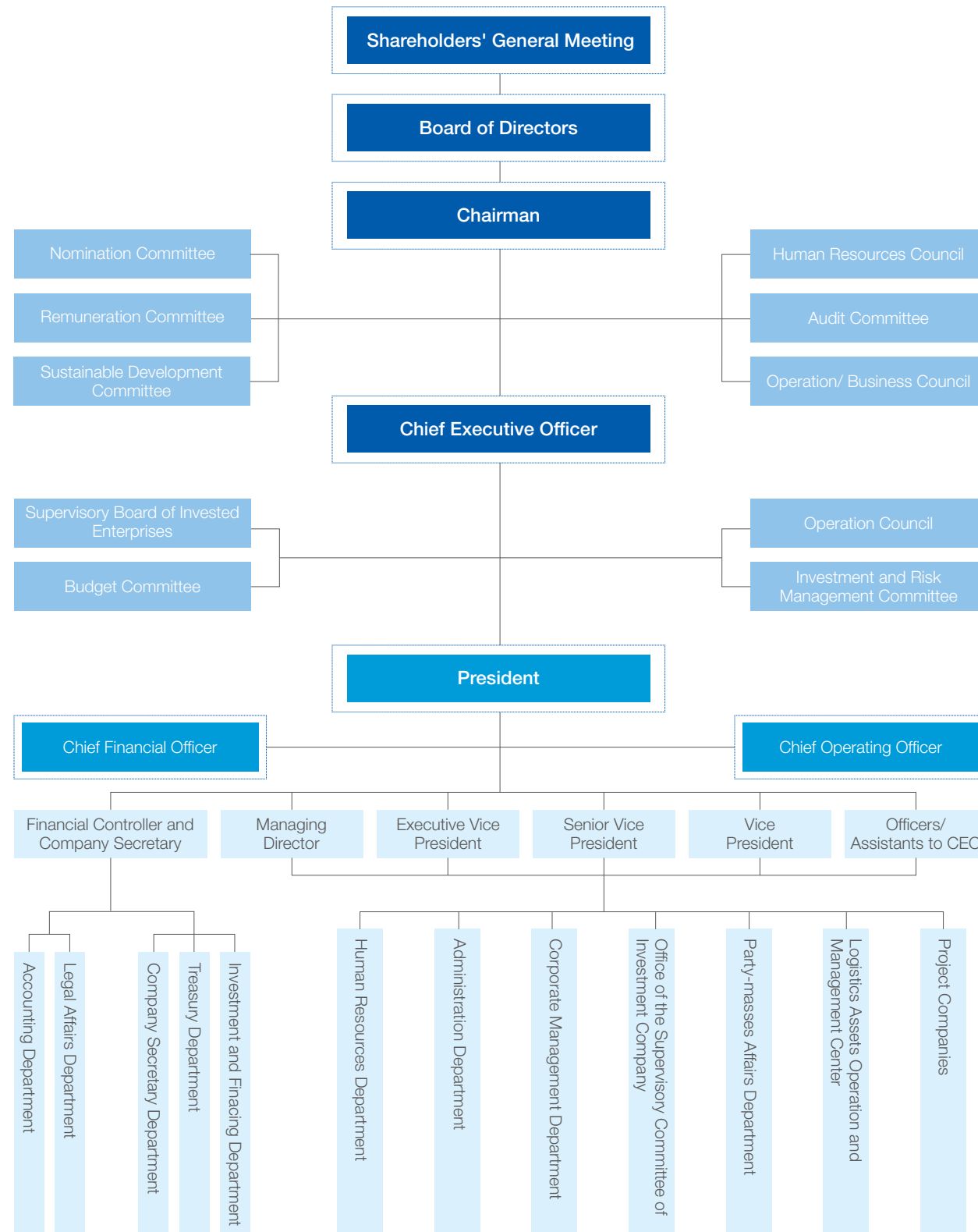
Sino-Cambodian Phnom Penh Special Economic Zone

Total land area: 14,868,696.00

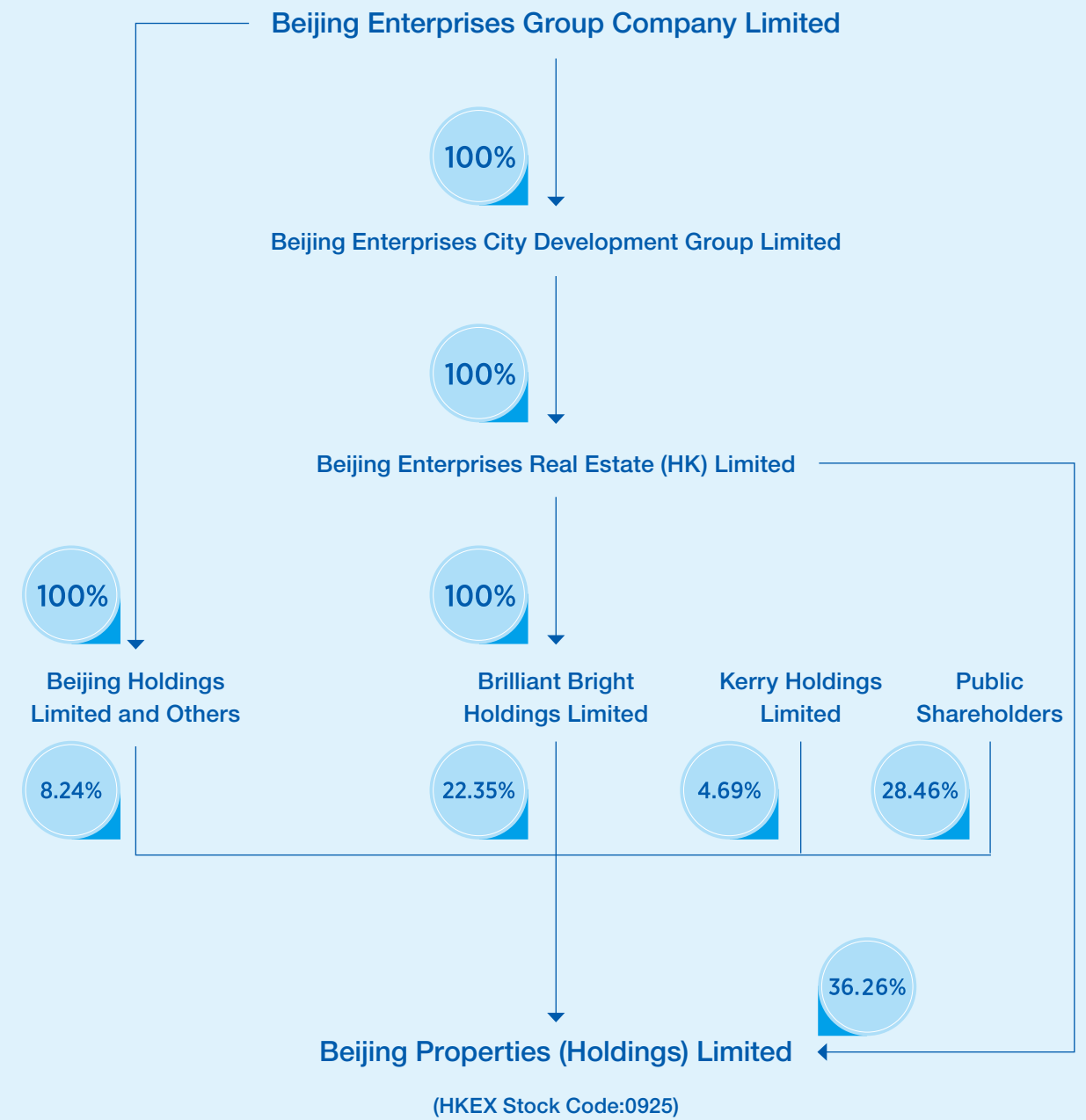
GFA: Under planning.

Status: Acquisition of the land for Phase I has been completed and acquisition of the remaining land lots will continue based on the situation of the project, with a total of 30 km² available for future development. Control regulation and certain municipal designs have been completed and are awaiting construction.

Management Structure



Shareholding Structure



(As at 31 December 2020, Beijing Enterprise Group Company Limited held a 66.85% equity of BPHL)

Asset Structure

Logistics Properties

100% Beijing Properties (Shanghai) Warehousing Co., Ltd.	80% Hainan Datong Warehouse Company Limited
100% Tianjin Transwell International Logistics Co., Ltd.	80% Xiamen Xunda Hongtong Warehouse Company Limited
100% Transwealth Logistics (Tianjin) Co., Ltd.	76% Beijing Inland Port Co., Ltd.
100% Tianjin Tong Da You Zhi Logistics Co., Ltd.	60% Meishan Xunda Hongtong Warehouse Company Limited
100% Qingdao Yongcheng International Logistics Ltd.	55% Sin-Den Logistics Development Pte Ltd.
100% LangfangYongcheng Logistics Co., Ltd.	

Industrial Properties

72.48% Jiangsu Sunan Zhicheng Technology Development Co., Ltd.
 55% Fortune Land Industrial Development (Changshu) Pte Ltd.
 55% Good Land Industrial Development Pte Ltd.
 55% Fortune Land Industrial Development (Taicang) Pte Ltd.
 55% Fortune Land Industrial Development (Jiaxing) Pte Ltd.

Cold Chain Investment

100% Beijing Infinity Data Technology Co., Ltd.
 100% Beijing Exuberance International Trade Co.,Ltd.
 100% De Hong Global Trading Limited
 80% Qingdao Jingchangshun Food Co., Ltd.
 60% Tianjin Zhongyu Properties Co., Ltd.
 50% Tianjin Beijing Inland Port Co., Ltd.

Agricultural Wholesale Market

100% Quzhou Tongcheng Agriculture Development Co., Ltd.
 100% Quzhou Tongcheng Agriculture Trading Management Co., Ltd.

Land Development

60% Zhong Jian Jin Bian Jing Ji Te Qu Ltd.

Value Investments

100% Tongliao Dahua Logistics Limited	100% Tongliao Jide Warehouse Limited
100% Holiday Inn Downtown Beijing Company Limited	98.9% Guangzhou Guangming Real Estates Co., Ltd.
99.9% Guangzhou Jinqin Property Management Co., Ltd.	
49.17% Millenmin Ventures Inc. (TSX Stock Code: MVM)	
35% Beijing Enterprises City Investment Holdings Group Co., Ltd.*	
15.55% Beijing Enterprises Medical and Health Industry Group Limited (HKEx Stock Code: 2389)	

Sustainable Development Management

Sustainable Development Strategies

Concept of Sustainable Development

BPHL values "harmonious prosperity" as its responsibility and is committed to driving the sustainable development in all aspects of its business operations by putting into practice the following responsibility guidelines i.e. "maintaining stable operation to promote quality development; joining hands with our partners to promote the sustainable development of the industry; advocating green development to minimize the impact on the environment; taking the people-oriented approach to grow strong with our employees and sincerely reward the community".

With the increasing global attention and demand towards sustainable development, we precisely address stakeholders' concerns by aligning our core businesses and responsibilities with the 17 Sustainable Development Goals (SDGs) of the United Nations based on our current position. We hope to respond to every demand while achieving SDGs. By tackling global challenges together, we will make the world a better place.



Strengthening Supervision of ESG Work

We actively optimize the "Rules of Board Meeting Agenda of Beijing Properties (Holdings) Limited" in order to clearly define the responsibilities of the Board of Directors in promoting the sustainable development of the Company, which includes: making decisions on and leading the strategic direction of the Company's sustainable development; approving its plan for, annual report on and other important policies and regulations related to its sustainable development; making arrangements for and carrying out the Company's major tasks in relation to its sustainable development; and supervising the implementation of plans by each department and subsidiary of the Company.

The Company has established the Sustainable Development Committee, with the Sustainable Development Working Group to regularly collect information about and report on the progress of our ESG-related objectives as well as the implementation of matters authorized by the Sustainable Development Committee, and report on the progress of related work in writing. At the same time, the ESG report, as an integral part of the Company's annual report, is to be reviewed by the Board of Directors and members of the Sustainable Development Committee.

Sustainability Governance

Improving the Sustainable Development Management System

In order to promote sustainable development in all aspects of its operation, the Company has issued the Notice on the Establishment of the Sustainable Development Committee of Beijing Properties (Holdings) Limited to clarify the composition of the Sustainable Development Committee, the Sustainable Development Working Group and the ESG Executive Team and their main responsibilities in promoting sustainable development of the Company.

In particular, Chairman and the three members of the Sustainable Development Committee are to be appointed by the Board of Directors and responsible for implementing the decisions on the sustainability matters. Where appropriate, the Sustainable Development Committee may invite Chairman of the Board, Chief Executive Officer, President, Chief Financial Officer, and other directors to attend the meeting to discuss all or part of the agenda. The Sustainable Development Committee has a Sustainable Development Working Group and an ESG Executive Team under it, which are responsible for the day-to-day management of the ESG issues. The ESG Executive Team is comprised of social responsibility liaison staff from the headquarters and each of our business platform. By building an organizational structure for sustainable development with clear division of labor and efficient operation, a solid foundation has been laid for systematically promoting sustainable development of the Group.



Structure of the sustainable development work

Note: The Logistics Asset Operation & Management Center includes Beijing Jade Investment Consulting Co., Ltd., Hainan Datong Warehouse Company Limited, Xiamen Xunda Hongtong Warehouse Company Limited, Meishan Xunda Hongtong Warehouse Company Limited, Xi'an Jide Warehouse Limited, Tianjin Tong Da You Zhi Logistics Co., Ltd., Beijing Properties (Shanghai) Warehousing Co., Ltd., Tianjin Transwell International Logistics Co., Ltd., Transwealth Logistics (Tianjin) Co., Ltd.

Sustainable Development Committee

- Hold regular meetings of the Sustainable Development Committee
- Review the rules and regulations related to the sustainable development management of the Company
- Review the annual plans and progress of the sustainable development work of each business segment and its affiliates
- Review the Company's annual sustainable development report
- Review, examine and respond to emerging sustainable development issues and make recommendations for improvement

Sustainable Development Working Group

- Research and make recommendations on the Company's long-term development plan and sustainable development policy
- Research and make recommendations on key stakeholder voices
- Coordinate the preparation of annual sustainable development reports
- Propose improvements in social responsibility management to the Sustainable development Committee

ESG Executive Team

- Collect and sort out information on compliance and submit it to the Sustainable Development Working Group on a regular basis
- Promote regular communication between various departments and stakeholders
- Provide timely feedback on production safety and environmental testing results
- Manage and coordinate the Company's relationship with its investors and regulators, and obtain relevant information in a timely manner

Driving ESG Implementation

BPHL sincerely integrates its social responsibility into its daily operation and management, and has been issuing CSR reports for five consecutive years. In order to improve the overall social responsibility management level of the Company, in 2020, we compiled and issued the "Management Measures for Social Responsibility Work of Beijing Properties (Holdings) Limited" in accordance with the latest requirements for ESG information disclosure of the Hong Kong Stock Exchange, which further clarifies the social responsibility management policy, objectives, contents and mechanism for improvement of the Company and provides comprehensive guidance for the achievement of sustainable development goals.

Communication and Participation of Stakeholders

Communication with employees, investors, tenants, customers, suppliers, regulatory authorities, the media, and other community representatives and participation therewith are crucial aspects of our day-to-day operation. We have established a sustainable development working group and an ESG execution group led by an executive director, with members comprising all the department heads at the headquarters and directors of the business platforms. The sustainable development working group is responsible for researching and making recommendations on the voices of key stakeholders of the Company while the ESG execution group is to actively respond to the opinions and demands of stakeholders by making full use of stakeholder communication channels and methods, to prevent and control possible ESG risks in a timely manner, and create shared values with joined efforts.

Stakeholders' Participation

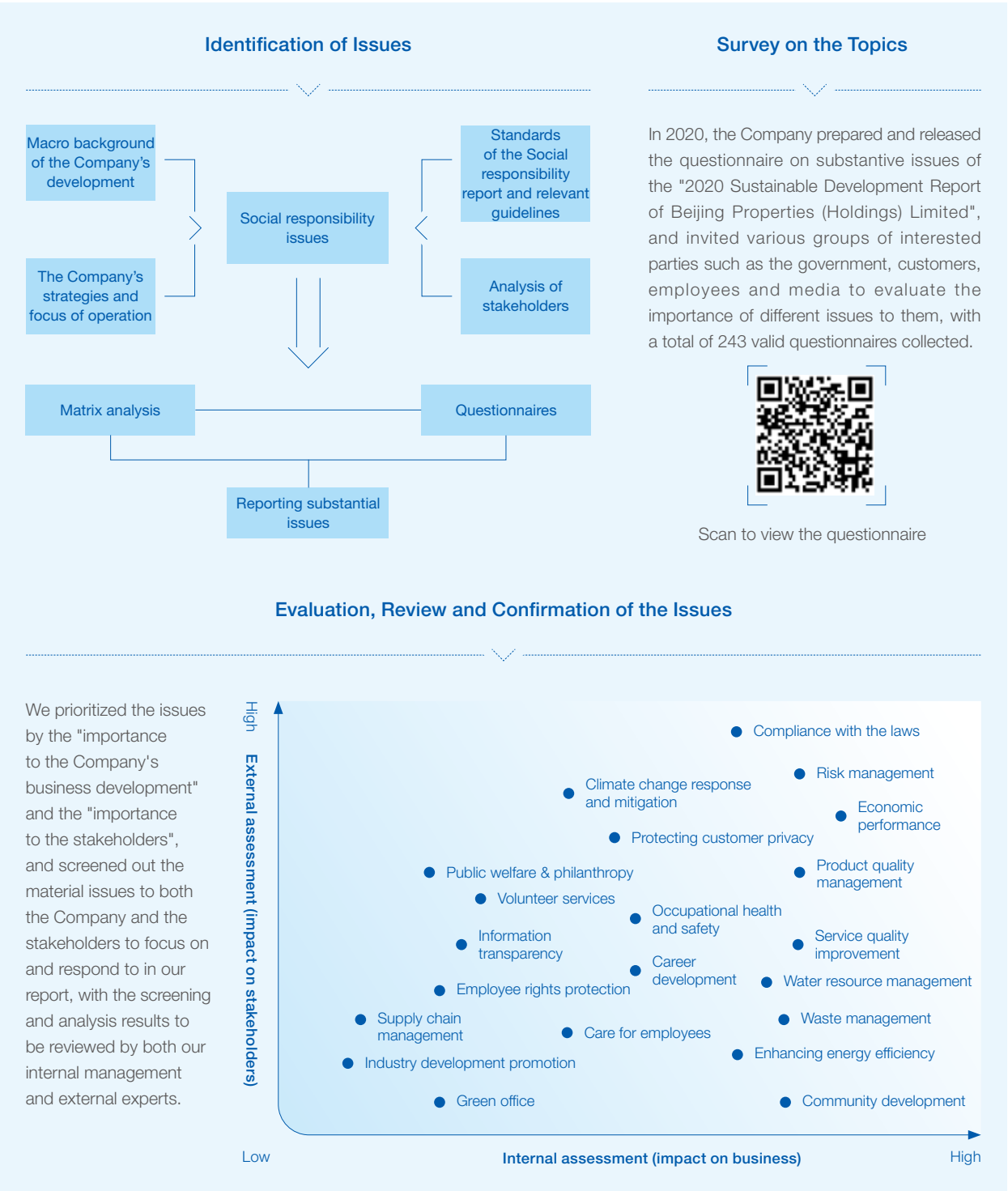
In order to fully understand our stakeholders' expectations and suggestions on the fulfillment of BPHL's responsibilities, our executive directors, heads of the departments and ESG Executive Team members actively communicate and exchange thoughts with our stakeholders and listen carefully to their opinions and concerns. Externally, we listen to the public's suggestions on the economic, social and environmental aspects of the Company, and internally, we have set up a special group to collect our employees' opinions on the sustainable development of the Company, aiming to respond to the key issues in a multi-pronged manner.

Ways of BPHL Stakeholder Participation

Government	Work committee and consultations; Interviews
Shareholders and investors	Interviews and meetings; Investor activities
Community	Community activities; Joint projects; Work committee; Conferences/seminars
Employees	Interviews; Internal forums and company meetings; Training programmes; Competitions and team events
Partners	Supplier selection and assessment; Joint projects; Questionnaires
Customers	Questionnaires; Community activities; Joint projects; Conferences/seminars
Media	Interviews; Opinions and reports in response

Substantial Analysis and Assessment

In order to precisely comprehend the expectations and demands of our stakeholders and enhance the relevance and materiality of our report, we strictly follow the materiality analysis process in the GRI standard guidelines, and conduct questionnaires with our stakeholders, aiming to screen out material issues and disclose them in the report, so as to continuously improve our social responsibility management.



List of Important Aspects and Responses

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

Important aspects Identified	Impact and scope						
	Government	Shareholders/ investors	Community	Employees	Partners	Customers/ tenants	Media
Risk Management	✓	✓		✓	✓	✓	✓
Compliance with the Law	✓	✓	✓		✓	✓	
Economic Performance	✓	✓	✓	✓	✓	✓	✓
Information Transparency	✓	✓			✓		✓
Product Quality Management	✓	✓				✓	
Improving Service Quality	✓	✓			✓	✓	✓
Protecting Customer Privacy	✓	✓	✓	✓	✓	✓	✓
Supply Chain Management	✓	✓	✓	✓	✓	✓	✓
Promote Industry Development		✓			✓	✓	
Employee Rights Protection	✓	✓	✓			✓	✓
Career Development	✓	✓	✓			✓	
Care for Employee	✓		✓	✓			
Occupational Health and Safety		✓	✓	✓	✓	✓	✓
Improving Energy Efficiency		✓	✓	✓	✓		
Addressing and Mitigating Climate Change	✓	✓	✓			✓	✓
Water Resources Management	✓	✓	✓				✓
Waste Management	✓	✓	✓			✓	✓
Green Office		✓	✓	✓			
Community Development	✓	✓	✓		✓	✓	✓
Charity	✓	✓	✓			✓	✓
Volunteer Services	✓	✓	✓	✓	✓		✓

Robust Operations

Products & Services

Partnerships

Employee Responsibility

Environmentally Friendly

Community Development

We are in Action Against the COVID-19

In 2020, the unexpected COVID-19 pandemic continued to spread around the world, bringing serious impact to social operation. BPHL responded quickly and took precise measures, fully exerted its professional advantages to support the epidemic prevention and control, promoted the resumption of work and production in an orderly manner, and made substantial contribution to the epidemic prevention and control.

Implementing the epidemic prevention and control in a scientific manner to put a health defense line in place

Since the outbreak of the pandemic, the Company has taken the epidemic prevention and control as its first priority and has been effectively protecting the safety and health of its employees and customers through scientific and perfect prevention and control measures.



Organizational Leadership

A leading group for the epidemic prevention and control, which was headed by the CEO, was formed, and the leading group for epidemic prevention and control was set up in each business segment and each project company at the first instance, so as to coordinate the epidemic prevention and control.

Materials Security

Provided disinfectants, medical masks and other epidemic prevention materials for office staff; Quzhou Agribusiness Complex distributed 12,000 masks to merchants, purchasers and suppliers for free from 1 February to 5 March.

Project Management

We implemented closed site management in Qingdao project, and organized nucleic acid testing for all staff; Tianjin Zhongyu project and Qingdao Jingchangshun project strictly implemented the epidemic prevention and control of frozen food, recorded incoming vehicles and measured body temperature of incoming persons.

Health Screening

Timely recorded personal travels, measured body temperature and ensured uninterrupted reporting of epidemic information.

Online Officing

Established an online officing collaboration mechanism to flexibly make work arrangements and reduce employee outings.

Epidemic Prevention Publicity

Posted epidemic prevention slogans, distributed epidemic prevention leaflets to merchants, and broadcasted epidemic prevention propaganda videos through electronic screens.



Guangzhou Guangming Real Estates distributes the epidemic prevention supplies called "Love Pack" to merchants



Shared responsibility to tide over the pandemic

During the pandemic, Quzhou Agribusiness Complex took responsibility for the epidemic prevention and control, and the general manager of the Company signed a "military order" on the epidemic prevention and control with the management committee of the professional market in Kecheng District, and signed the "military order" at each level within Quzhou Agribusiness Complex. At the same time, the Company organized and established the "Operators Spontaneous Anti-Epidemic Joint Defense Management Team for Emergency Command of COVID-19 Infected Pneumonia Prevention and Control", which received enthusiastic support and active participation from merchants. By clarifying the tasks of epidemic prevention and conducting internal and external linkage, we have effectively improved the level and efficiency of epidemic prevention and control in the market.



Operators enthusiastically participate in the joint anti-pandemic management

Stay on duty to ensure smooth transportation of materials

Warehousing is the basis of logistics activities. The Company promoted the resumption of work and production in an orderly manner according to local policies and based on its own actual situation, guaranteed the operation safety of logistics parks in various places, provided warehousing guarantee for anti-pandemic materials and the necessities of production and living, and ensured the safe and smooth flow of materials.

In order to guarantee cold chain food safety and carry out the epidemic prevention and control, the centralized supervision warehouse for imported cold chain food in Quzhou City was put into use in Quzhou Agribusiness Complex at the end of 2020. The imported cold chain food in the special supervision warehouse adopted the "full control, no omission" closed-loop management, thus providing a strong guarantee for food safety of local people. In view of its outstanding performance in the battle against COVID-19, Quzhou Agribusiness Complex was named an Outstanding Enterprise in Prevention and Control of the COVID-19 Pandemic and Ensuring Market Supply by the Department of Commerce of Zhejiang Province.



The internal operation in the cold chain supervision warehouse



Quzhou Agribusiness Complex ensures the supply of community living materials

As a supply guarantee enterprise of Quzhou City, Quzhou Agribusiness Complex was fully committed to the mission of "guaranteeing the food safety and convenience of the public", and promised to "never raise prices and shoulder the people's livelihood". It actively coordinated with merchants to organize sources of goods, perfected materials reserves, regularly published information on public numbers and applets, and supported home delivery, thereby effectively guaranteeing the stable supply and safe delivery of daily necessities such as meat, vegetables, eggs, milk and others in communities.



Scan to see the information on the prices and supply of products in Quzhou Agribusiness Complex



Tongzhou Port worked hard to ensure smooth flow of anti-pandemic living materials

As an alternate base for the turnover of living materials in Beijing, the Tongzhou Port Project park is home to many logistics enterprises such as SF Express, Suning, Best, Kerry, etc. It is also an important transit place for materials. To ensure smooth transportation, the park strictly required each unit to discharge its responsibility, fully implemented the 24-hour duty and epidemic prevention and control measures, and realized full resumption of work on 31 March 2020. From March 2020 to the end of October 2020, the park organized more than 80 persons for the epidemic prevention and control and more than 110 persons together with enterprises in the park, and inspected a total of 596,074 people and 363,791 vehicles entering the park.



Tongzhou Port as an alternative base for the turnover of living materials in Beijing

We are in the same boat and have a caring heart for each other

In the battle against the pandemic, the Company actively helped tenants and cared for communities, relieved the pressure from the pandemic for customers and tenants, made contribution to communities, and accompanied stakeholders to tide over the difficulties together.



Donations

- The party branch of Yunzhong Office held a party day activity in the theme of "Fight against the pandemic with determination and donations from party members" and donated RMB 1,940 to fight against the pandemic.
- Shanghai Project took the initiative to donate part of the anti-pandemic materials to the frontline police officers of the police station in the logistics park when the epidemic prevention materials were in short supply.

Rental exemption

- Quzhou Agribusiness Complex exempted merchants from 2 months' rent and management fees, with a total reduction of RMB 3.1million, and obtained low-interest bank loans and government agricultural subsidies of nearly RMB 70 million for merchants.
- Beijing Tongzhou Port Project signed 3 rent reduction agreements with small, medium and micro enterprises in the park, with a total exemption of RMB 917,700.
- Shanghai and Tianjin projects reduced the financial pressure of customers in the form of lease renewal concessions; Guangzhou Metro Mall reduced rentals and property service fees for merchants, totaling RMB 10,657,100.

Shareholders' general meetings held throughout the year

2

Board meetings held

2

Directors and employees receiving anti-corruption training

144 persons/times



Maintaining Stable Operation to Promote Quality Development

Opportunities and Challenges

- ◆ In the face of increasingly complex international and market situations, as well as potential risks in operation and management, we need to build a sound internal control system and dynamically upgrade it to meet the changing operational needs.
- ◆ High-end and modernized general warehouses has become a necessity for China's e-commerce business and import and export, therefore, the industry players must upgrade their customer service solutions comprehensively to provide more convenient and efficient services to their customers.
- ◆ The global spread of COVID-19 pandemic in 2020 had a greater impact on international trade, shipping and logistics, and posed a huge challenge to the development of the logistics real estate industry.

Major Strategies

- ◆ Establishing a sound internal control management system and forming a management & operation mechanism with clear definition of responsibilities and authorities, hierarchical decision-making, and effective restriction and balancing.
- ◆ Steadily promoting the construction and operation of our business platforms to develop a diversified and specialized development pattern.
- ◆ Making good use of our resources to help our clients solve problems and improve the quality of our business in general.

Key Issues

Risk management/ Compliance with the law/ Economic performance/ Information transparency/ Product quality management/ Improving service quality/ Protecting customer privacy

Contribution to the Achievement of the 2030 UN Sustainable Development Goals (SDGs)



Improving Corporate Governance

Based on a sound governance structure, BPHL has established a sturdy internal control management system to promote the streamlined operation and standardization of its management, and accelerate the formation of an operational mechanism of corporate governance with clear definition of responsibilities and authorities, hierarchical decision-making, and effective restriction and balancing. In accordance with the relevant requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, the Company constantly improves its governance system with regulated information disclosure, aiming to create value for its shareholders and investors.

Governance mechanism

We make constant efforts to improve our governance structure for legal persons, hold sound general meetings, Board meetings and establish managing authorities led by the Board, enhance our corporate governance standards, to build a better-regulated, scientific and effective governance mechanism. The Board currently consists of 14 Directors, including 9 executive directors and 5 independent non-executive directors. Independent directors represent 35.71% of the Board, and are responsible for providing independent advice on our business strategy, result and management. The Company regulates the duties and scope of work of each governing body in accordance with the law. Under the Board, we have established the Nomination Committee, Remuneration Committee, Sustainability Development Committee, Human Resource Council, Audit Committee and Operation/Business Council. Board meetings are held regularly every year to approve of our acquisition and related transactions, and to monitor our financial performance so that our strategic goals are achieved. In 2020, 2 shareholders' general meetings and 2 Board meetings were convened.

Disclosure of Information

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

Compliant operation

We systematically sort out the existing systems and business processes, so as to strengthen compliant operation, normalize to improve, update related systems, and promote the systematic construction of our regulation system and standardization of our management processes. In 2020, a total of 42 new and revised systems were promulgated and updated, with 3 new systems introduced, e.g. the "Management System of Fund Raising and Guarantee", and the "Regulations on the Exercise of Powers and Functions by the Supervisory Board of Invested Enterprises", etc. Meanwhile, in conjunction with its Internal Control Manual, the Company refined the workflow of each stage of "financing, investment, cultivation, and disposal", and strengthened the approval procedures to reduce the management risks and ensure the safety of our corporate assets and operational efficiency.

Anti-corruption

We strengthened the political responsibility in the management of the Party members, implemented the integrity accountability at each level, and ensured each and every Party member has signed the letter of responsibility for maintaining integrity and fighting corruption, with which we have developed a full-coverage work pattern with supervision of implementation at each level. We focus on strengthening the integrity of our staff in the engineering field, and relied on the implementation of the rules and regulations to promote the integrity of our staff in risk prevention and control throughout the whole process. We actively advance the promotion of a clean and transparent working style by holding special meetings and educational sessions on integrity and anti-corruption campaign, etc., to convey the spirit of Party Integrity Construction and enhance our employees' awareness of integrity and self-discipline. In 2020, the Company recorded zero incidents of disciplinary violations with a total of 144 Directors and employees attending anti-corruption trainings.

Creating Quality Projects

Considering the situation and trend, BPHL has promoted its growth at all levels with its strengths by maximizing the integration and use of resources and implemented a segment development model to gradually formed a business positioning by focusing on property development and comprehensively developing logistics properties, industrial properties, cold chain logistics and land development, and committed to creating a diversified and specialized development layout.

High-end and Modern General Warehouses

To provide e-commerce and import and export business services, the Company has continued to establish a network of modern warehouses located at excellent sites such as Beijing, Shanghai, Tianjin and Xiamen. The planning and occupying area is 1,464,999 square meters, and the rentable area under operation is 1,003,987 square meters.

Majuqiao Logistics Park Project

Majuqiao Logistics Park is the largest investment project developed and operated by the Beijing Inland Port Co., Ltd. Upon completion, it will become one of the largest comprehensive logistics parks in north China. Among which, the phase I of the project has been completed in 2018, with a leaseable area of 147,849 square meters, and the Lots II & III of phase II have been completed and passed inspection in June 2020, with a leaseable area of 74,782 square meters. Upon the completion of the whole project, it will have a total leaseable area of approximately 623,008 square meters.



Shanghai Warehouse Project

In 2020, amid the situation of the COVID-19 pandemic, Sino-US Trade War and changing international shipping policies, Shanghai Warehouse has been making every effort to help customers solve problems with its own resources, so as to stay in business in good faith. Occupancy rate averaged 62.50% in 2020.



Tianjin (Tianjin Airport Zone) Warehouse Project

The Tianjin Airport Zone Warehouse is located at Tianjin Binhai International Airport, and is the only bonded warehouse in the area. The unique location allows the project to maintain a steady occupancy rate. As at the end of 2020, Phases I and II of Transweath Logistics maintained an occupancy rate of 100% over a sustained period. Affected by the global COVID-19 pandemic, Transwell International maintained an average occupancy rate of 80.9% throughout the year.



Tianjin (Tianjin Port Area) Warehouse Project

Tianjin (Tianjin Port Zone) warehouse is located in the Tianjin Port Bonded Zone. The project has a total land area of 30,003 square meters and a total gross floor area of 16,083 square meters. Currently the project has been fully leased to Kerry EAS Logistics Limited Tianjin Branch, and the revenue remained stable.

The Sin-Den project in Taicang City, Jiangsu Province

Construction commenced in late 2018 and completed in November 2020. It is a 2-storeyed high-end modern general warehouse developed by BPHL with a floor area of approximately 150,524 square meters and a total leaseable area of approximately 141,668 square meters



Cold Chain Development

Another development focus of BPHL is to establish nationwide cold chain logistics facilities, and, on such basis, focusing on providing integrated logistics services for high-value imported meat and aquatic products, further expand its cold chain business to connect both up and down streams through the self-developed online trading platform, committing to building the best comprehensive service platform for the cold-chain industry in China. As at the end of 2020, the cold-chain warehouses of the Company have a planned and owned storage capacity of 128,000 tons, and the rentable storage capacity under operation is 53,000 tons.



Sino-Singapore Tianjin Eco-city Cold Chain Warehouse Project

It is positioned to serve as a cold chain logistics hub and a processing and distribution center for aquatic products in northern China. Occupying an area of approximately 31,301 square meters, Phase I of the project has a total storage capacity of approximately 45,000 tons. Phase II of the project has obtained government approval and preliminary work is in progress. It is expected to complete construction and be put into operation in 2023. When operation commences, the total storage capacity will reach 75,000 tons. Due to the repeated closure of the storage area as a result of COVID-19 prevention measures, the storage capacity of the cold storage decreased. In 2020, the average occupancy rate was 73.46%, with a total of 575 customers.



Qingdao Cold Chain Warehouse Project

Qingdao cold chain warehouse is engaged in the operation of cold logistics storage facilities in Chengyang District of Qingdao, China. The site area and storage capacity of Phase I of this project are approximately 15,352 square meters and 8,000 tons, respectively. It relies on cold chain platform to gradually develop storage services for internally-traded frozen goods. In 2020, the average occupancy rate reached 51%.



Tianjin Beijing Inland Port Co., Ltd. ("Tianjin Port") Project

Tianjin Port is a joint-venture established between the Company and Tianjin Port Group. The location was switched in 2018 in response to the construction of Tianjin Port Free Trade Port. Following General Secretary Xi Jinping's visit to Tianjin Port, the construction of such project was conducted at the original location in accordance with the new requirements under the "Belt and Road" initiative and the Coordinated Development for the Beijing-Tianjin-Hebei Region. Presently, we are striving to promote the construction. The planned gross floor area is 55,170.94 square meters, with a total investment amount of approximately RMB 590 million.

Industrial Properties

By virtue of the sustained rapid development of Shanghai, and the large number of production facilities established by Western enterprises in China, there is a great demand for high-end industrial plants. We have built high-end plants for lease in Taicang, Changshu, Suzhou, and Changzhou in the Jiangsu province, and Jiaxing in the Zhejiang province. In 2020, the Company was actively planning to transform its industrial properties projects with increased elements of sustainable development, to create management brands and realize diversified development.

Fortune Land Industrial Development (Taicang) Pte Ltd. (Fortune Land Euro-American Industrial Park) Project

Many large European and U.S. smart manufacturing enterprises and high-end manufacturing enterprises are concentrated in the area where the project is located. The project has long-term leases with steady rental growth. The operating leaseable area of the project reaches 66,015 square meters, with an average occupancy rate of 100% in 2020.



Good Land Industrial Development Pte Ltd. (Fortune Land Suzhou International Industrial Park) Project

The project is at a prime location with great accessibility and enjoys local government funds supporting industrial development. The project was completed in April 2020, with an operating leaseable area of 61,449 square meters and an average occupancy rate of 78.06% in 2020.

Fortune Land Industrial Development (Jiaxing) Pte Ltd. (Fortune Land Jiaxing International Industrial Park) Project

The project is in a location adjacent to Shanghai with strengths such as great accessibility, local government's strong support and comprehensive industry support funds and policies in place. Meanwhile, standard, high-end and customised plants have been constructed to generated economies of scale with the concentration of European and U.S. high-end manufacturing enterprises. The operating leaseable area of the project reaches 90,113 square meters, with an average occupancy rate of 19.67% in 2020.

Fortune Land Industrial Development (Changshu) Pte Ltd. (Fortune Land Changshu International Industrial Park) Project

The project is at a prime location and has good accessibility, and is in proximity to the expressway network, with extensive high-quality labour resources and ancillary facilities. The operating leaseable area of the project reaches 169,687 square meters, with an average occupancy rate of 55.43% in 2020.



Jiangsu Sunan Zhicheng Technology Development Co., Ltd. (Sunan Zhicheng Intelligence Industrial Park) Project

The project is planned to have a gross floor area of approximately 478,935 square meters. With a total investment amount of approximately RMB 2 billion, it will be developed in two phases and the construction of Phase I and Phase II has commenced in June 2019 and the third quarter of 2020, respectively, both of which are expected to be completed in March 2022. The project will facilitate collective innovation and sustainable development of Internet + businesses with "intelligence sharing + smart manufacturing + smart products" by integrating three core concepts, namely smart manufacturing, smart technology and smart design and will be the first internet economic platform cluster in Tianning District, Changzhou City.



"Belt and Road"

The Company strongly supports the "Belt and Road" Initiative, hence it has developed the Sino-Cambodian SEZ Project in Kampong Chhnang Province, in the vicinity of Phnom Penh, the capital of Cambodia, so as to provide a collective and comprehensive industrial platform for Chinese enterprises along the "Belt and Road". On behalf of enterprises in the SEZ, the Company arranges beneficial policies in relation to taxation and import and export with the Cambodian government. The Company also provides a one-stop matching service for enterprises in the SEZ, and conducts grade one development and sales on SEZ land. It also provides management services for the park, aiming to develop it into an integrated special zone covering production and processing, logistics and commerce, research and culture, and residence and education. This project has a planned target site area of 30,000,000 square meters. Certificate for approximately 14,667,829 square meters of the land has been obtained.



Perspective of Sino-Cambodian Phnom Penh Special Economic Zone

Specialized Wholesale Markets

Quzhou Tongcheng Agriculture Development Co., Ltd. has been approved to establish a modern agricultural wholesale market project, including an agricultural exchange zone, serving a population of approximately 30 million people. As at the end of 2020, the market had a leaseable area of 163,002 square meters, and the annual average occupancy rate of the wholesale trading zone was 78.32%, the annual average occupancy rate of the storage service zone was 62.18%, the annual average occupancy rate of the comprehensive market trading zone was 39.32%, and the annual average occupancy rate of the public ancillary market facility zone was 13.15%.



Quzhou Agribusiness Complex

Commercial Properties

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

Guangzhou Guangming Real Estates Co., Ltd. ("Guangzhou Metro Mall"): Guangzhou Metro Mall has a gross floor area of approximately 61,967 square meters, and is an 11-storey shopping center providing dining, shopping, entertainment and cultural experience to customers. The average occupancy rate is maintained at approximately 85.43% in 2020.

Holiday Inn Downtown Beijing Company Limited ("Holiday Inn Downtown Beijing"): Holiday Inn Downtown Beijing is the owner of a four-star business and leisure hotel providing 333 elegantly decorated rooms in North Lishi Road, Beijing. Due to industry reasons, despite being a long time leader in occupancy rate in its industry, the hotel's operating profit remained limited, thus, it signed a contract on 12 November 2019 with Beijing Shouhou Healthcare and Elderly Care Enterprise Management Limited to entrust operations. The hotel has ceased operations and commenced renovations in the first quarter of 2020, which is expected to be completed in the fourth quarter of 2021.

Beijing Enterprises City Investment Holdings Group Co., Ltd. ("BE City Investment")

With the core objective of investing in and consolidation of urban land resources and improving their values, BE City Investment is positioned to invest in and operate new urban infrastructures, introduce urban infrastructures and industries, and commits to building a new industry-city integration investment operator and an integrated urban public service provider. During 2019, BE City Investment actively established footholds in key areas under China's strategic plans, and made full use of the comprehensive strengths of its shareholders in general municipal planning, business integration, financing and technical innovations. After more than a year's planning, it has primarily created a business model based on the development of industry-city integrated areas and the renewal of core cities, with a focus in the Greater Bay Area. In the future, BE City Investment will become a unique comprehensive urban operation and investment group with a leading position in the PRC.

Providing Quality Service

BPHL is committed to providing high quality and Premium Service to its customers by making every effort to help customers solve problems with its own resources, providing customized storage and logistics services to customers of various types and from different service areas, to enhance the quality of business in all aspects.

In order to protect the security of customer privacy, the Company strictly abides by the laws and regulations related to information protection and has set up a data room for storing important confidential documents and documents involving consumer privacy. The data room is managed by dedicated personnel and has a security lock code to avoid leakage of customer information.

Duly ensuring the quality of products to maintain product quality

Quzhou Agribusiness Complex has formulated the Blacklisting System of Unqualified Products to constantly improve its requirements towards the standardization of agricultural produces, for the purpose of prevent unqualified products being brought to the market. At the same time, it strictly implements the Pre-Compensation System for Consumption Disputes to assure consumers that their complaints regarding faulty products would be handled and given response immediately.

Multi-measures to relieve the hardship of merchants

The outbreak of the COVID-19 pandemic brought a great challenge to the daily operations of merchants. During the pandemic in 2020, Quzhou Agribusiness Complex and the tenants overcame the difficulties together by reducing or waiving the rent, seeking low-interest or discounted loans for the tenants, and so on, to serve the financial support needs of the tenants closely. In 2020, a total rent reduction of approximately RMB 3.1 million was offered to the tenants, and we coordinated with Quzhou Municipal Government, Kecheng District Government, Agricultural and Rural Bureau, Competent Market Administration Committee and relevant banks to apply for low-interest and discounted loans of nearly RMB 70 million for the tenants.

A total rent reduction of approximately RMB **3.1** million was offered to the tenants

Assisted tenants to apply for low-interest and discounted loans of nearly RMB **70** million



Assist tenants to apply for low-interest loans

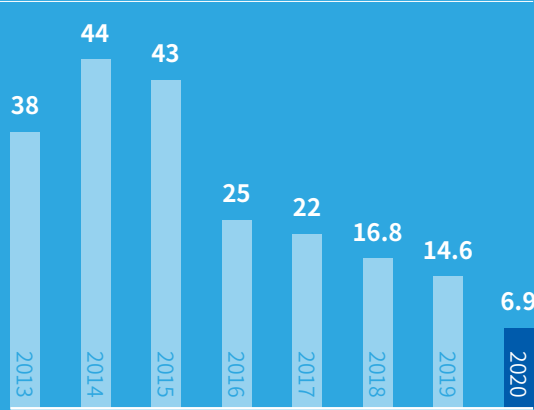
Prompting the Sound and Stable Development

Based on the Company's business development model of financing— investment — cultivation and disposal, we focus on properties development and comprehensively lay out logistics properties, industrial properties, cold chain properties and land development. We actively responded to the "Belt and Road" Initiative of China, developed and expanded our overseas businesses, and moved towards to diversified and professional development so as to bring value returns to shareholders in various aspects.

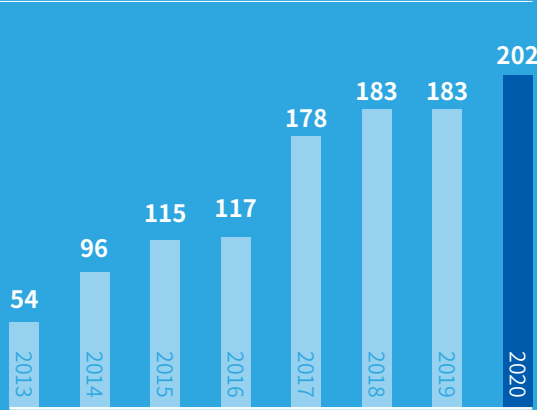
In 2020, Phase II of the Majuqiao Logistics Park Project successfully passed the inspection, and the construction of the "Beijing-Tianjin Logistics Park" project of CCII in Tianjin Port was commenced, which laid the foundation for the solid economic performance of the Company.



Market value HKD100 million



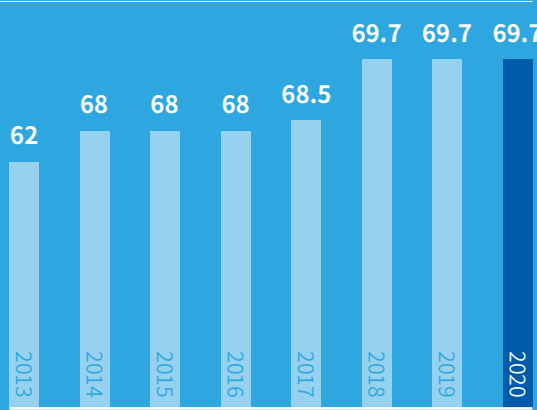
Total assets HKD100 million



Net assets HKD100 million



Total issued share capital 100 million shares



Prioritizing Ecological Protection to Create a Beautiful Living Environment

Opportunities and Challenges

- ◆ China proposed to achieve "carbon neutrality" by 2060, which means that the regulation of carbon emissions of enterprises will become stricter and stricter in the future, and enterprises face higher requirements for carbon emission reduction.
- ◆ The core of an enterprise's quality development and sustainability is its commitment to green development. The major pathway to create opportunities and increase competitiveness is to strategically develop and promote ecological and environmental protection, and to attach great importance to pollution prevention, energy conservation, and ecological protection.

Major Strategies

- ◆ Strictly adhere to the requirements of national laws and regulations and continue to improve the systems in relation to environmental protection of the platforms and subsidiaries, respectively.
- ◆ Optimize energy, water resources, greenhouse gas and waste management strategies to enhance the efficiency of resource and promote energy conservation and emission reduction.
- ◆ Implement green office, organize and carry out environmental protection and charity events, and create a civilized, healthy, low-carbon and sustainable lifestyle.

Key Issues

Improving energy efficiency/ Addressing and mitigating climate change/
Water resources management/ Waste management/ Green office

Contribution to the Achievement of the 2030 UN Sustainable Development Goals (SDGs)



The intensity of electricity consumed in 2020 was

26.69 kWh/square meters

Emission intensity of greenhouse gas was

0.0260 CO₂e(ton/square meter)

Total volume of water consumed amounted to


379,800 tons

The overall recycling rate of waste paper was

96.09 %

Improving Green Management

Upholding its concept of "green growth", BPHL follows strictly the requirements of national environmental protection laws and regulations, and promotes its subsidiaries to constantly improve their environmental protection management systems to ensure effective implementation of environmental management.



Qingdao Jingchangshun Food Co., Ltd., a subsidiary of China Cold Chain Platform, has formulated the Hazardous Waste Management System, which strictly regulates the collection and disposal process of hazardous solid waste and hazardous liquid waste, and collects and stores separately in a centralized manner and delivers the waste to qualified companies with environmental protection qualification for disposal.

Guangming Real Estates has entered into a Waste Removal Contract with the local community; it has agreed with the property owners and contractors that all construction waste will be handled by qualified companies engaged by the construction company itself.

Practicing Green Operation


BPHL has integrated the concept of ecological and environmental protection into its business operations, continued to deeply manage environmental issues such as energy, water resources, greenhouse gases and waste, and enhanced the Company's competitiveness in green development.

Increasing Energy Efficiency

The Company continuously improves its energy management strategy, regularly compiles and monitors the energy usage data of each platform and subsidiary, as well as promotes the efficient use of energy, energy-saving and emission reduction practices. Energy consumed during our operation primarily includes electricity, gas and diesel fuel. In 2020, the electricity consumption of the Company amounted to 37.82 million kWh; the overall intensity of electricity consumed was 26.69 kWh/square meters; gas consumption amounted to 68.42 tons; and diesel fuel consumed amounted to 79.45 tons, mainly due to the consumption in the use of vehicles for building materials transportation and waste treatment in the construction work of other multifunctional sites of Tongzhou Port F3 of Beijing Inland Port Co., Ltd.


The electricity consumption of the Company amounted to

37.82 million kWh



The intensity of electricity consumed was

26.69 kWh/square meters




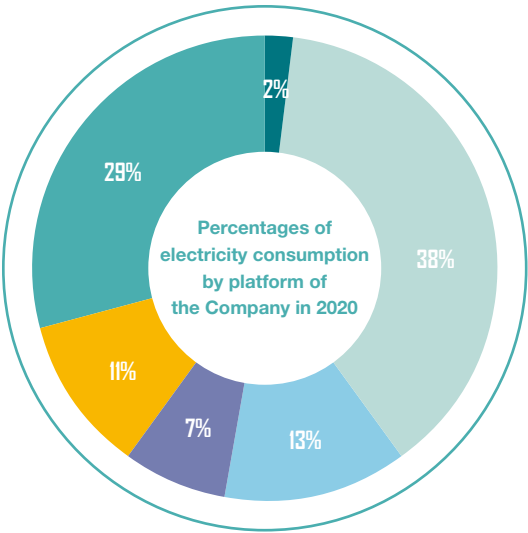
Gas consumption amounted to

68.42 tons

Diesel fuel consumed amounted to

79.45 tons

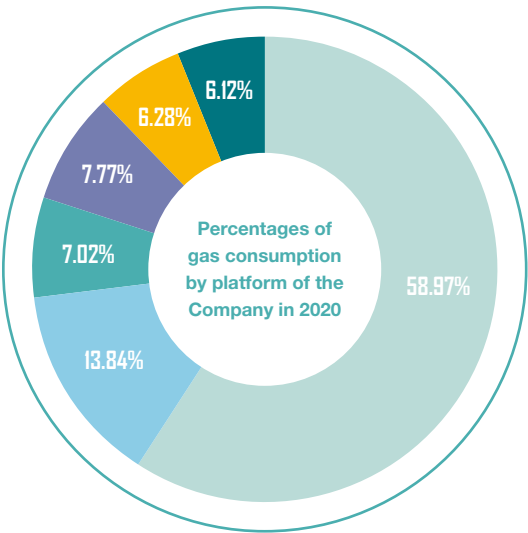




In 2020, the total electricity consumption of the Company amounted to 37.82 million kWh, which mainly came from China Logistics Platform, Guangzhou Guangming Real Estates, Logistics Assets Operation and Management Center, Quzhou Agribusiness Complex and China Cold Chain Platform, each of which represented 38%, 29%,13%,11% and 7% of the total consumption. Other business platforms in aggregate represented 2%.

Notes: 1. The statistical range covers our 12 business platforms, such as China Logistics Platform, Logistics Assets Operation and Management Center, China Industrial Properties Platform, Quzhou Agribusiness Complex, and China Cold Chain Platform etc. In order to maintain the overall consistency of the reported information, information on the total electricity consumption was calculated using the corresponding statistical range.

2. Holiday Inn Downtown Beijing was under renovation and rehabilitation in 2020, and the electricity usage included in the statistics was only 11,500 kWh in the first quarter, and the electricity charges were borne by the contractor since April 2020, therefore the actual electricity consumption included in the statistics of this segment was significantly reduced compared with 2019.



In 2020, the total gas consumption of the Company amounted to 68.42 tons, of which China Logistics Platform consumed the most gas (58.97%), followed by the Logistics Assets Operation and Management Center, China Cold Chain Platform, China Industrial Properties Platform and Quzhou Agribusiness Complex, which accounted for 13.84%,7.77%,7.02% and 6.28% of the total gas consumption respectively. Other business platforms in aggregate represented 6.12%.

Notes: 1. The statistical range covers our 12 business platforms, such as China Logistics Platform, Logistics Assets Operation and Management Center, China Industrial Properties Platform, Quzhou Agribusiness Complex, and China Cold Chain Platform etc. In order to maintain the overall consistency of the reported information, information on the total gas consumption was calculated using the corresponding statistical range.

2. Holiday Inn Downtown Beijing has only one operating vehicle in 2020 due to the renovation and rehabilitation, therefore gas consumption for this segment is significantly reduced compared to 2019.

Intensity of energy consumption in 2020 (calculated based on gross floor area)

	Intensity of gas consumption	Intensity of diesel fuel consumption	Intensity of electricity consumption
Unit	(kg/square meters)	(kg/square meters)	(kWh/square meters)
Amount	0.048	0.056	26.69

Notes: 1. The intensity of energy consumption refers to the ratio of total consumption to gross floor area. It was calculated in accordance with the recommendation on the calculation of magnitude (or intensity) stated in the HKEX Reporting Guidance on Environmental KPIs.

2. Both gas and diesel consumption intensities increased as compared with those of 2019, mainly due to the consumption of gas and diesel in the use of vehicles for building materials transportation and waste treatment in the construction work of other multifunctional sites of Tongzhou Port F3 of Beijing Inland Port Co., Ltd.

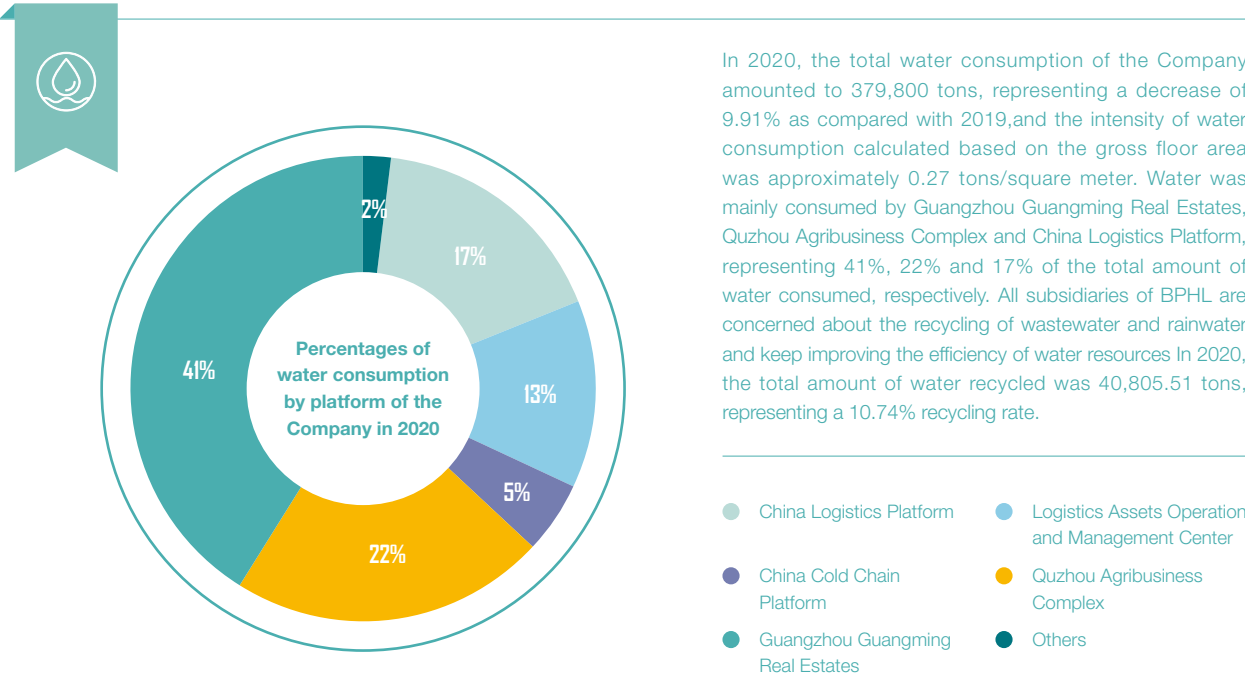
Photovoltaic power generation, contributing to a bluer sky

In recent years, the Company attached great importance to the development and utilization of renewable energy. 3 MW distributed photovoltaic power generation equipment was officially launched in June 2020 at Tongzhou Port F3 of Beijing Inland Port Co., Ltd. The project not only realized the efficient use of solar energy, with a power supply capacity of 1 million kWh; it also effectively reduced energy consumption costs, which is equivalent to a cost saving of RMB 1 million.



Protecting Water Resources

The Company sticks to using water resources in a responsible manner, regularly compiles and monitors the effectiveness of the water conservation plans of each platform; actively promotes the adoption of water-saving appliances and organizes water conservation publicity; and makes good use of rainwater collection and wastewater recycling to continuously enhance the efficiency of water recycling.



Notes: 1. The statistical range covers our 12 business platforms, such as China Logistics Platform, Logistics Assets Operation and Management Center, China Industrial Properties Platform, Quzhou Agribusiness Complex, and China Cold Chain Platform etc. In order to maintain the overall consistency of the reported information, information on the total water consumption was calculated using the corresponding statistical range.

2. Holiday Inn Downtown Beijing was under renovation and rehabilitation in 2020, and the water consumption included in the statistics was 119.4 tons, and the water charges were borne by the contractor since April 2020, therefore the actual percentages of water consumption included in the statistics of this segment was significantly reduced compared with 2019.

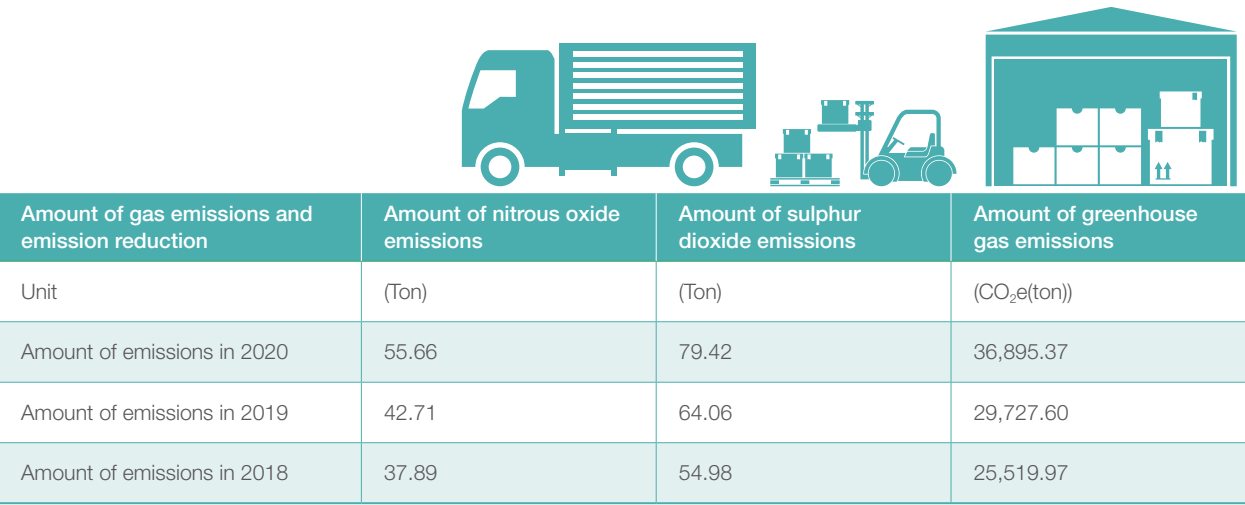
Rainwater recycling, making water resources usage more sustainable

In addition to the constant promotion of water conservation and assistance in developing good water habits year by year, Quzhou Agribusiness Complex collects rainwater with underground reservoirs, with an annual usage of 38,000 tons, which effectively reduces the consumption of municipal water. The subsidiaries of China Cold Chain make use of the existing facilities to store the rainwater from the roof of the cold storage into the idle gutters and pools on rainy days for daily greening water, which can save approximately 100 tons of municipal water per season on average.



Addressing Climate Change

The Company requires all platforms and subsidiaries to actively identify and evaluate various risks in their daily operations to minimize the potential impact of their business operations on the climate and strive to achieve carbon neutrality. Gas emissions produced by the business activities of the Company primarily consist of nitrous oxide, sulphur dioxide, and greenhouse gases (mainly carbon dioxide), where the amount greenhouse gases directly arising from gas and diesel fuel was relatively small (scope 1), and most of gas emissions came from carbon dioxide emissions indirectly arising from purchased electricity (scope 2) consumed.



Notes: 1. The statistical range covers our 12 business platforms, such as China Logistics Platform, Logistics Assets Operation and Management Center, China Industrial Properties Platform, Quzhou Agribusiness Complex, and China Cold Chain Platform etc. In order to maintain the overall consistency of the reported information, information on the amount of gas emissions was calculated using the corresponding statistical range.

2.The coefficient used for the calculation of exhaust gas emissions arising from the consumption of electric power was obtained by mainly referencing the Pearl River Delta Air Quality Research issued by the Environmental Protection Department of the HKSAR government; the coefficient used for the calculation of carbon dioxide emissions arising from the consumption of electric power was obtained by mainly referencing the 2014 Baseline Emission Factors for Regional Power Grids in China issued by the National Development and Reform Commission of the PRC; the coefficients used for the calculation of exhaust gas and carbon dioxide emissions arising from gas and diesel fuel were obtained by mainly referencing the HKEX Reporting Guidance on Environmental KPIs issued by the Hong Kong Stock Exchange.

Gas emission intensity (based on gross floor area)	Emission intensity of nitrous oxide	Emission intensity of sulphur dioxide	Emission intensity of greenhouse gases
Unit	(kg/square meter)	(kg/square meter)	CO ₂ e(ton/square meter))
Intensity of gas emissions in 2020	0.0393	0.0560	0.0260
Intensity of gas emissions in 2019	0.0436	0.0654	0.0303
Intensity of gas emissions in 2018	0.0440	0.0639	0.0296

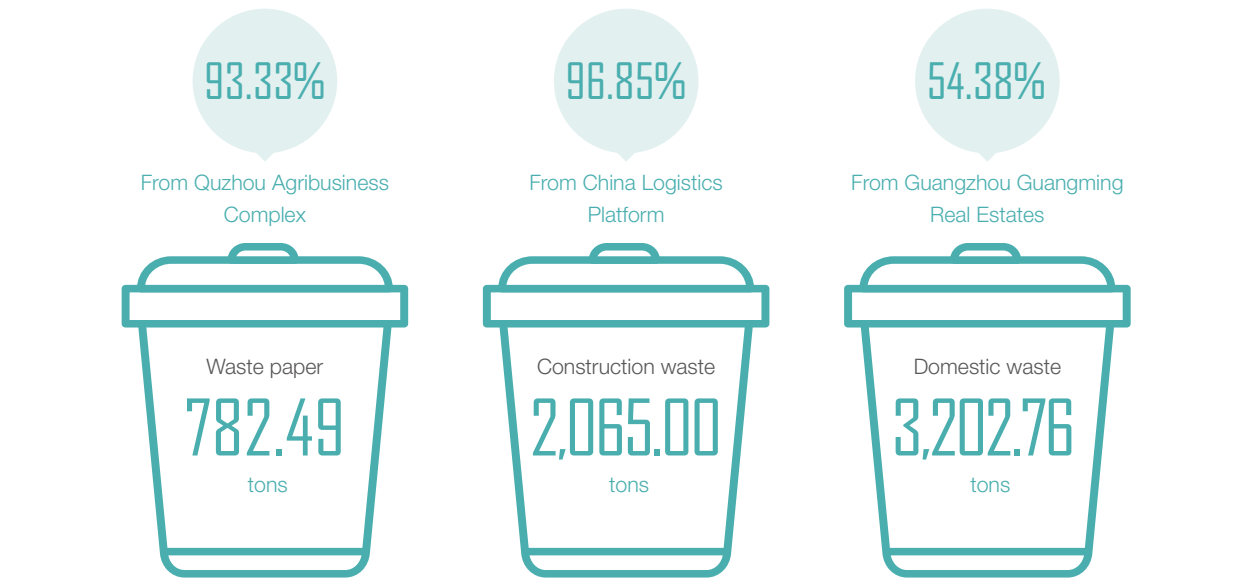
Note: The statistical range of the gross floor area covers our 12 business platforms, such as China Logistics Platform, Logistics Assets Operation and Management Center, China Industrial Properties Platform, Quzhou Agribusiness Complex, and China Cold Chain Platform etc. In order to maintain the overall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

Waste Management

In accordance with the principles of "collecting waste by category, storing waste by warehouse, and transporting waste separately", we dispose of construction waste and domestic waste separately and strengthen the management of hazardous waste to minimize the generation of waste in each aspect.

Disposal of Non-hazardous Waste

Non-hazardous waste produced by the Company primarily consist of waste paper, construction waste and domestic waste; the total amount disposed was 782.49 tons, 2,065.00 tons and 3,202.76 tons respectively. Among which, the overall recycling rate of waste paper reached 96.09%; the amount of domestic waste generated was reduced by around 895.89 tons compared with 2019, and the recycling amount reached 746.56 tons. At the same time, the Company strengthened material control at all levels to reduce the generation of solid waste at source. In 2020, the amount of cartons used in the operation of Quzhou Agribusiness Complex was reduced by 2,060 tons and the amount of plastic bags used was reduced by 67 tons compared with those in 2019.



Note: In 2020, the amount of construction waste generated from China Logistics Platform was 2,000 tons, which was derived from 1,950 tons of construction waste from the construction work of other multifunctional sites of Tongzhou Port F3 of Beijing Inland Port Co., Ltd. And 50 tons of construction waste from the landscaping of the projects already in operation.

For recyclable waste arising from our operation such as waste cartons, foam boxes and plastic products, we collect and dispose of them separately; waste paper is reused as much as possible; the non-hazardous and degradable part of kitchen waste is used as green fertilization material; the general waste recycling volume reaches 1,764.45 tons in 2020. Non-recyclable waste is compressed by the garbage disposal station and transported out to the government's designated place, and kitchen waste, domestic waste and construction waste are handed over to professionals or qualified companies for disposal.



Waste paper reuse



Storage Place for Recycled Plastics

Disposal of Hazardous Waste

Hazardous waste primarily consist of waste fluorescent lamps, batteries, toner cartridges and ink cartridges arising from the Company's business activities. The Company collects and stores hazardous waste in a safe manner and engages a local qualified professional third party to handle it, and reduces the consumption of ink cartridges by using filled toner. In 2020, the usage of ink cartridges and waste fluorescent lamps continued to decline, representing a year-on-year decrease of 18.46% and 29.39%, respectively.



Collecting place for hazardous waste

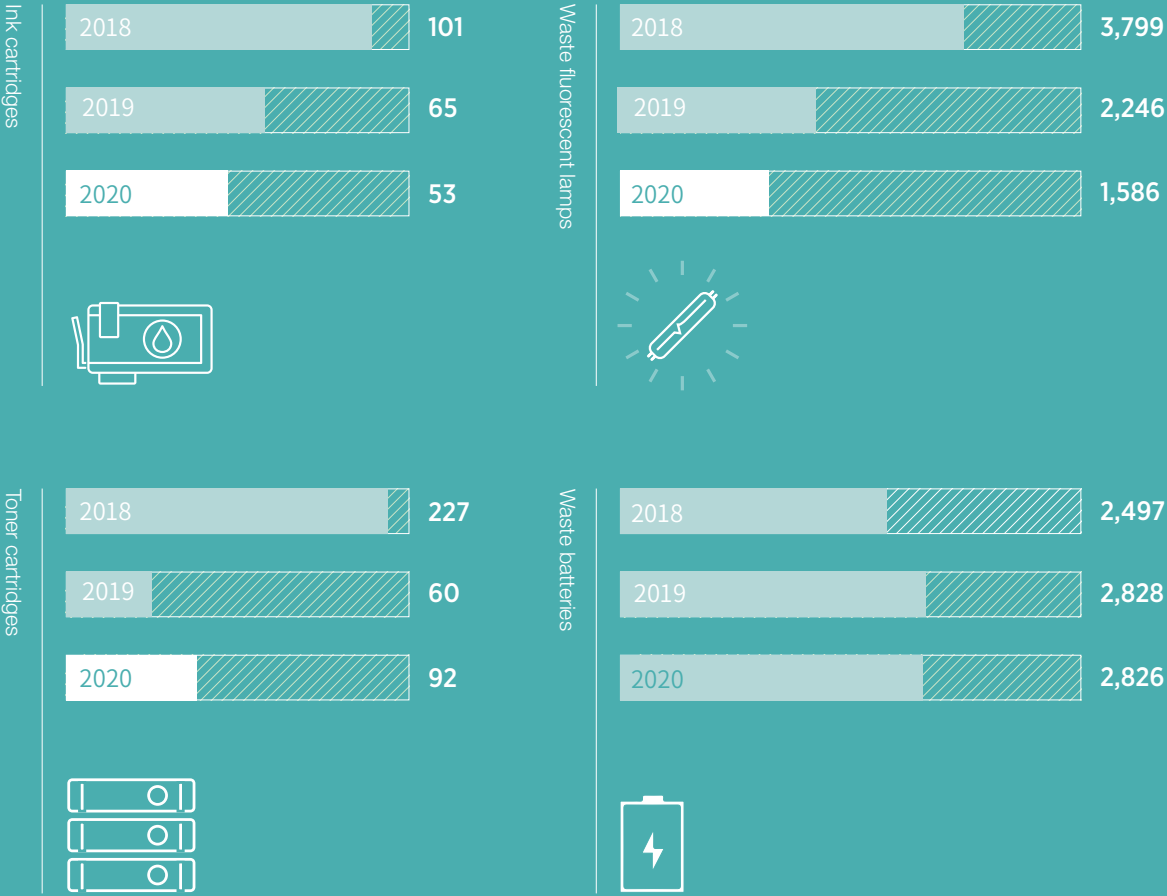
Promoting Green Lifestyle

BPHL advocates a civilized, healthy, low-carbon and environmentally friendly lifestyle by proactively promoting a green office, organizing and carrying out environmental charity events, and motivating everyone to participate in green businesses.

Going Green in the Office

The Company has formulated the Relevant Requirements on the Cultivation of Good Office Resource Management Practices to facilitate employees to develop good environmental habits in their daily work and create a green and comfortable office environment. 368 remote meetings were organized in total in 2020.

Comparison of the usage of hazardous waste by the Company in last three years



Conserving water

- Advocate water conservation through signs
- Replace water-saving faucets
- Inspect water equipment for leaks on a regular basis
- Dispose of overnight water and tea water into waste water buckets and use the waste water to irrigate green plants

Conserving energy

- Choose public transportation as a priority for business trips
- Reduce travel through video teleconferencing
- Deploy vehicle resources reasonably in accordance with the official vehicle management system to save gas consumption
- Advocate power conservation through signs
- Set the minimum temperature for air conditioners in summer and clean the dust net at the end of the air conditioner regularly
- Use of LED energy-saving lamps

Conserving material

- Establish a registration system for the receipt of items to reduce the consumption of office supplies
- Reduce plastic product purchases and the usage of one-off paper cups and cutlery
- Adopt a paperless office as far as possible and promote the use of double-sided paper
- Recycle office waste paper by category



Conserving water sign



Conserving paper sign

Participating in Environment and Charity Events

The Company organizes employees to carry out environmental protection publicity and volunteer services such as energy conservation and emission reduction, garbage classification, etc. to contribute to the maintenance of green ecological environment.

Waste separation and everyone's involvement

In response to the national call for waste separation, Beijing Office (Yun Zhong) organized 23 employees to participate in the volunteer service in front of the community waste separation bins, and the accumulated volunteer service hours reached 23 hours. This activity not only stimulates the enthusiasm of employees to actively participate in environmental protection activities, but also enhances the awareness of community residents to separate and put away household garbage, which helps to create a good atmosphere for everyone to participate in garbage separation and low-carbon environmental protection in the society.

The number of work-related deaths in 2020

0

Average training hours per employee

19.25 hours

Average training coverage

84.14 %

Held volunteer activities

29 times

Taking the People-oriented Approach and Building a Harmonious Society Together

Opportunities and Challenges

- ◆ Under the normalization of pandemic prevention and control, the Central Government has made many arrangements to enhance the work related to the stability and competitiveness of the industrial chain supply chain. Deepening the strategic and deep cooperation with the same industry and upstream and downstream enterprises has become a powerful guarantee to enhance the stability of the supply chain and promote the high-quality development of logistics properties.
- ◆ The Fifth Plenary Session of the 19th CPC Central Committee put forward the visionary goal of "achieving more significant and substantial progress in the common prosperity of all the people" and the fundamental goal of "meeting people's growing demand for better lives" as the guiding principle of social development.
- ◆ It is essential for enterprises to achieve high quality development in the new era by building a high level and high quality talent team and providing a safe and inclusive working environment and a platform for talents to achieve self-worth and career development.

Major Strategies

- ◆ Standardize supplier management, strengthen supplier capacity-building, and build a resilient and responsible supply chain.
- ◆ Share insights in exchange activities to promote common growth and sustainable development of the industry.
- ◆ Protect the basic rights of employees, create a safe, equal and inclusive working environment for employees, provide competitive salary and benefits and capacity development opportunities, attach importance to the work and life experience of employees, so as to foster mutual growth of the staff and the Company.
- ◆ Proactively participate in community construction and volunteer services, passionate about charity, and contribute to the community to enhance the well-being of the people.

Key Issues

Supply chain management/ Promotion of industry development/Employee rights protection/ Career development/ Employee care/ Occupational health and safety/ Community building/ Charity/ Volunteer service

Contribution to the Achievement of the 2030 UN Sustainable Development Goals (SDGs)



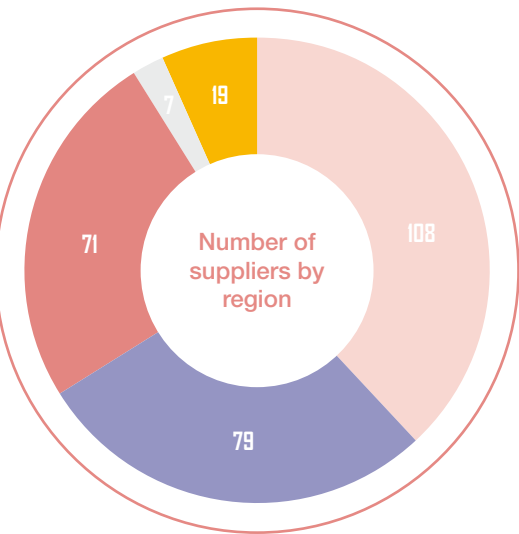
Win-win Cooperation with Partners

BPHL has long insisted on maintaining good and stable cooperation and communication with suppliers and industry partners, and actively participated in the construction of sustainable industry chains and supply chains covering logistics, cold chain and commercial properties to facilitate the robust development of the industry.

Supply Chain Management

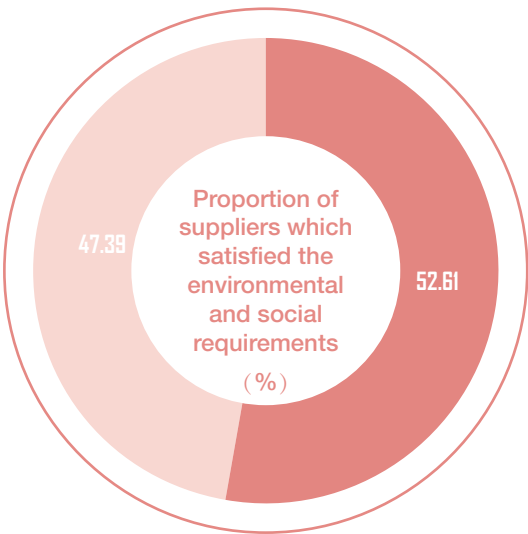
The Company has adhered to clean procurement, formulated and constantly improved a series of supply chain management systems, such as the "Tendering and Procurement Management System", the "Supplier Management System" and the "Management Method for Selection of Outsourcing Service Suppliers", to establish a supplier management system suitable for the Company's operation characteristics.

The Company attaches great importance to the identification and management of the environmental and social risks associated with its suppliers, and adheres to the principles of openness, fairness and justice. It regularly conducts qualification reviews and on-site inspections on its suppliers, carries out hierarchical evaluation and management of its suppliers through procurement evaluation, performance evaluation and maintenance evaluation, and cultivates the selected suppliers with outstanding environmental and social performance as its long-term partners. In 2020, there were 151 suppliers which satisfied the environmental and social requirements, accounting for 52.61% of the total number of suppliers.



● East China ● North China ● South China
● Central China ● Southwest China

Note: We had one supplier in Northwest China, Northeast China, and Hong Kong, Macao, Taiwan and overseas regions, respectively, and three in total.



● Proportion of suppliers which satisfied the environmental and social requirements



Implementing dynamic management to improve the robustness of supply chains

Tianjin Zhongyu Properties implemented dynamic management of bulk material procurements in the procurement management system, and updated the contracted guidance price range and procurement agreement templates for bulk materials at time intervals. For the materials whose prices fluctuate rapidly, the time interval for bidding can be shortened. On the one hand, this measure can simplify procurement procedures and improve work efficiency. On the other hand, it can flexibly respond to changes in market condition and external environment, thereby enhancing the supply chain's ability to respond to external risks and changes.

The Company adopted the three-step method, namely building a procurement system, implementing fair procurement and strengthening capacity building, to identify and manage supply chain risks in a timely manner, cultivate and promote its suppliers to fulfill their responsibilities, and create sustainable supply chains.



- System building** Formulate, improve and strictly implement a series of policy documents, such as the "Supplier Management System", the "Tendering and Procurement Management System" and the "Management Method for Selection of Outsourcing Service Suppliers"
- Risk control** Conduct clean procurement to treat each supplier fairly; improve the bulk goods procurement management system; regularly assess and identify the environmental and social risks associated with suppliers, and carry out hierarchical management of suppliers
- Supplier cultivation** Strengthen communication and exchange with suppliers in respect of products, environmental and social impacts; improve the operational responsibility awareness of suppliers, and encourage them to use environmentally friendly products and services

Industry Cooperation

The Company paid attention to exchange and cooperation with its peers, actively shared its experiences with them in industry activities, and promoted the sustainable development of the industry with its corporate peers.



Hosting the "828" Exchange Festival of the Frozen Products Exchange

In order to facilitate the accumulation of transaction information for corporate customers of frozen products, CCII, a subsidiary of BPHL, made great efforts to create the "Frozen Products Exchange" to help industry partners expand sales channels and realize centralized procurement. In August 2020, CCII hosted the first "828" Exchange Festival of the Frozen Products Exchange, which attracted and was participated by domestic and foreign experts and more than 100 frozen product operators, providing an effective exchange platform for the sustainable development of the frozen product industry after occurrence of the pandemic.



The First "828" Exchange Festival of the Frozen Products Exchange

The Company has complied with the trademark law and patent law to respect, maintain and protect intellectual property rights. It has formulated a management system which prohibits plagiarism and duplication of intellectual property rights of others, requiring that all computer software and book image materials involving intellectual copyright can be used with prior authorization.

Creating a Happy Workplace

In adhering to the "people-oriented" concept, BPHL strengthened the establishment of the employee rights and interests system, paid attention to the safety and occupational health of employees, cared about employees' lives, and strove to foster a safe, harmonious, friendly and inclusive working atmosphere and create a happy workplace for employees.

Safeguarding Safety and Health

The Company constantly improved the production safety management system, and strengthened production safety capacity, so as to ensure production safety and stable operation, and Safeguard the occupational health and safety of employees.

Strengthening Production Safety

The Company adheres to the concept of "safety first, prevention first", focusing on epidemic prevention and control on the one hand, and strengthening production safety on the other hand. It continuously improved the production safety management system, actively implemented various work requirements of the three-year rectification action for production safety, strictly discharged the responsibilities at the stage of comprehensive inspection and rectification for production safety, and promoted safety publicity and safety inspections on the projects of relevant departments, so as to implement safety management work to ensure that there was no occurrence of production liability accidents.

Signing a responsibility letter and discharge every production safety responsibility

Starting from the general manager, the production safety responsibility letter was signed department by department and level by level in Tianjin Zhongyu Properties, which has formulated the reward and punishment measures, and assigned the responsibilities of production safety and occupational health supervision of each department to the respective responsible persons. Through dividing responsibilities and grasping safety management, the number of production accidents, fire accidents and injury accidents was zero throughout the year, and the rectification rate of hidden fire hazards reached 100%, achieving remarkable results in work safety.

Carrying out safety drills and publicity to enhance emergency management capability

In order to improve its emergency management level, the Company actively carried out fire safety drill, training publicity activities, taking multiple measures to improve employees' safety awareness, accident prevention capability and emergency response skills. For example, Beijing Inland Port conducted fire safety training to improve employees' safety protection and emergency response capabilities; Qingdao Jingchangshun Food Co., Ltd. formulated a safety education and training management system, and systematically conducted the three-level safety education and training for employees and the training completion assessments, so as to enhance their emergency response awareness and capability, and promote the improvement in safety level.



The fire safety drill of Beijing Inland Port

Safeguarding Occupational Health and Safety

The Company has strictly complied with various laws and regulations including the "Occupational Disease Prevention Law", the "Production Safety Law" and the "Work Injury Insurance Regulations". In strict accordance with the national standards on occupational health management, it has established and improved the occupational health management system. It regularly organized occupational health examinations, standardized and created the employee occupational health files, and purchased supplementary medical insurance and labor safety supplies for employees. It also regularly held occupational health knowledge training to ensure its employees' occupational health and safety. In recent three years, neither there was serious violation of the standards, rules and regulations regarding the health and safety of its employees, nor was there any incidents of death due to work.

Establishing the health surveillance files to protect the occupational health of workers

Qingdao Jingchangshun Food Co., Ltd. has formulated the "Occupational Health Surveillance Files for Workers Exposed to Hazardous Factors of Occupational Diseases", and recorded the information on the workers exposed to the hazardous factors of occupational disease, and conducted annual occupational health inspections for the workers exposed to the hazardous factors of occupational disease at a special position. The basic information and the occupational disease exposure history of workers were recorded in detail in the health surveillance files. In this way, we strove to ensure that the workers at a special position can avoid occupational hazards to the greatest extent possible, and that our workers can work safely and healthily.

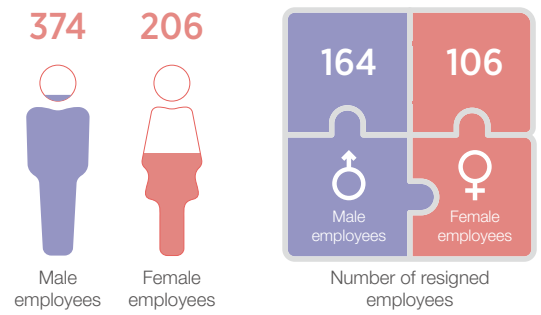
Good Work and Life

The Company attaches importance to the protection of employees' rights and interests and cherishes the value of each employee, being committed to creating a professional, diverse and inclusive working environment for employees. It encouraged and helped employees improve their capabilities, and enhanced their sense of belonging and happiness in workplace.

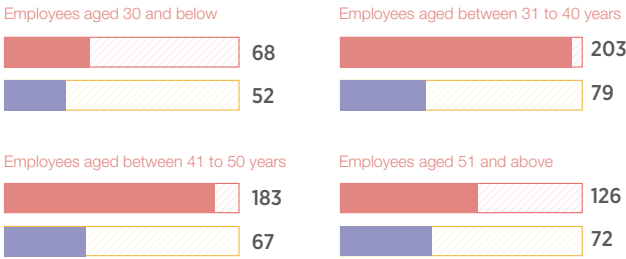
Equal Employment Opportunities

The Company has strictly complied with the relevant laws and regulations including the Company Law of the People's Republic of China and the Labor Law of the People's Republic of China, to safeguard the basic rights of its employees. We signed labor contracts in accordance with the law to safeguard the remuneration and welfare and various basic rights of employees; and we provided equal employment and promotion opportunities for all employees without regard to their gender, age, religion and place of ancestry. We readily accepted the supervision and guidance of the labor administrative department to avoid hiring child labor or forced labor. In 2020, the Company had a total of 580 employees, of which 55 were employees of our joint ventures and associates. There was no violation of relevant standards, rules and regulations in relation to child labor and forced labor.

Number of employees and number of resigned employees by gender (persons)



Number of employees and number of resigned employees by age (persons)



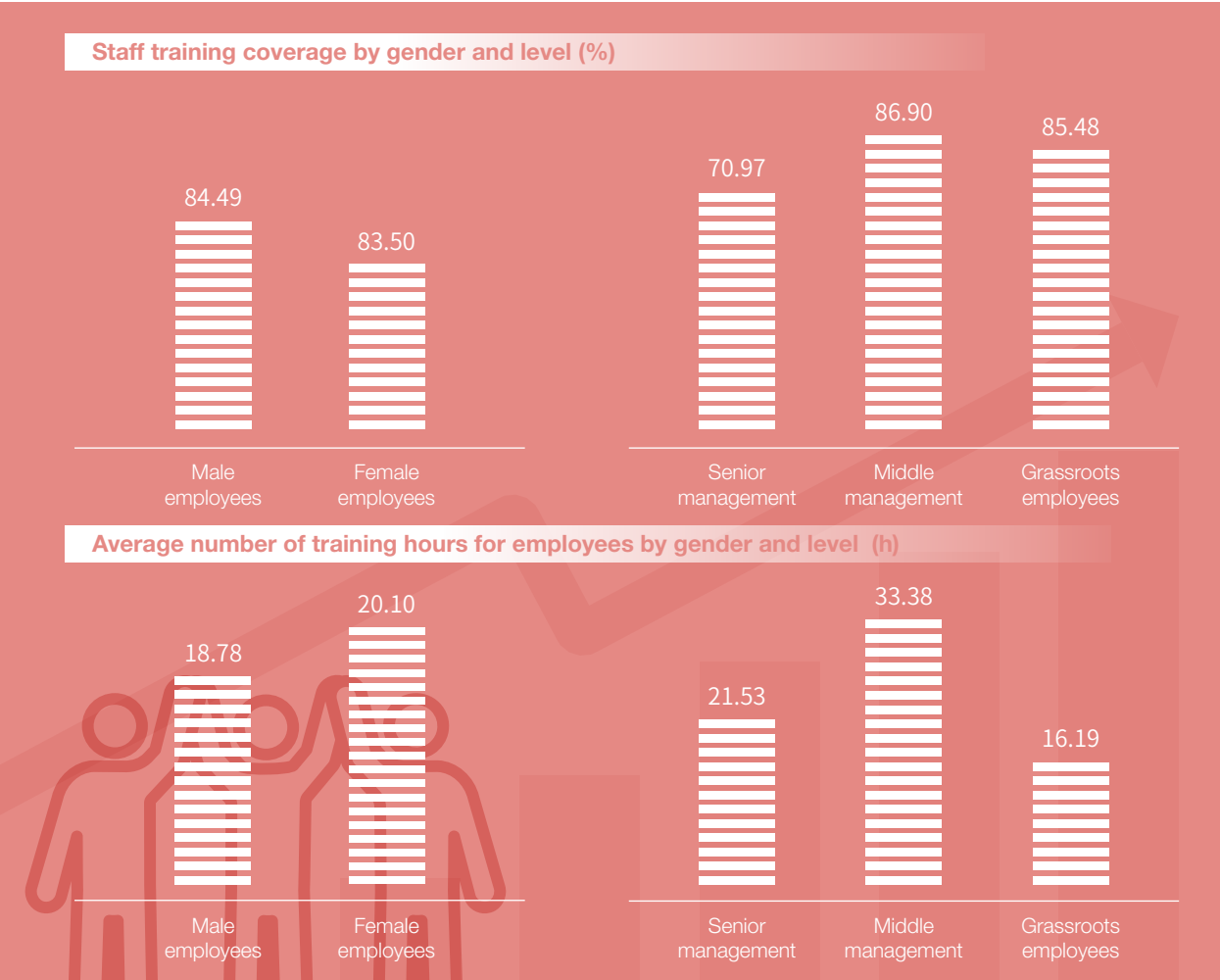
Note: Beijing Inland Port Co., Ltd., Tianjin Beijing Inland Port Co., Ltd., and Beijing Enterprises City Investment Holdings Group Co., Ltd. are joint ventures and associates of the Company, with 31, 14 and 10 employees respectively as at the end of 2020. The numbers have been included in the compilation of employee information.

Compensation and Benefits

The Company has constantly improved its employment management system, established sound remuneration and welfare systems for its employees, and provided competitive remuneration packages for its employees. In accordance with the law, it has also provided social insurance for its employees, implemented a unified corporate annuity system and a supplementary medical insurance system and safeguard labor rights of its employees. Through a multi-level, dimensional, and all-round insurance system, it has created a decent working experience for its employees, promoted the harmony and stability of labor-management relations, and effectively improved the quality of work and life of its employees.

Supporting Employee Growth

The Company continued to develop and improve its system for nurturing talents. It proactively organized training sessions that meet the needs of staff at various positions, and encouraged them to enhance their ability and broaden their knowledge, in order to build a strong learning culture within the Company to foster mutual growth of the Company and its employees. In 2020, our employees received 19.25 hours of training on average, with an average coverage of 84.16%.



Caring About Employees' Lives

Employees are the cornerstone of the Company's quality development. The Company cared about its employees' work and enriched their lives after work. In 2020, the Company paid attention to and protected the health of employees, got to know their difficulty in working online timely, helped them relieve the pressure from the pandemic, enhanced communication among them, improved their sense of belonging and cohesion, and helped them balance their work and life at the special time.

Improving Community Well-being

Becoming an excellent corporate citizen is the goal pursued by BPHL and its important value concept. In the process of business development, we actively participated in social welfare activities, helped disadvantaged groups, harmoniously integrated into and developed together with communities, and continuously improved the well-being of communities.

Support Education

Education is a major issue for people's livelihood, and equity in education holds up the future of the nation. The Company has long been committed to improving the education level and environment in remote areas and creating a platform for fair education for children. Since 2013, the Company has provided financial support to Jiangjiashan Township Central Primary School for seven consecutive years to organise cultural activities and purchase teaching equipment. Through the "One School, One Product" public welfare project, we provided funding for school children to learn a full set of traditional martial arts to improve their physical fitness, while learning to interact with others in the principles of benevolence, righteousness, courtesy, wisdom and trust, enriching their learning lives and making a strong contribution to bridging the education gap.



Children in Jiangjiashan Central Primary School are practising traditional martial arts

Contributing to Community Development

The Company paid attention to the development of the communities where it operates, actively participated in community communication and construction, various voluntary and charity activities, promoted the development of public welfare undertakings, and built and shared beautiful homes with local communities. In 2020, party members of the party branches of BPHL and the Company donated a total of HKD77,000 for charity undertakings and carried out a total of 29 voluntary activities.



The party branch of Beijing Office (Yunzhong) launched the party-day activity in the 1st July theme of "Party Flag Is Flying, Pioneers are In Action", and organized party members to make donations amounting to HKD3,044.82.



The party branch of Tianjin Beijing Inland Port offered condolences to the households in need and helped them solve their problems.

Note: The charitable donation amount includes RMB 60,000 from Quzhou Agribusiness Complex, and RMB 4,490 raised by the party branch of Beijing Office (Yunzhong) in the party-day activity in the theme of "Joining hands to fight the pandemic with donations and care from party members)" and the 1st July theme of "Party Flag Is Flying, Pioneers are In Action", which was converted into Hong Kong dollars at the exchange rate of RMB 1= HKD 1.19.

Responsibility Performance

Governance Performance

Economic Performance	Unit	Year		
Indicator		2020	2019	2018
Shareholders' meetings held throughout the year	Times	2	2	1
Board meetings held throughout the year	Times	2	4	5
Percentage of independent directors	%	35.71	38.46	33.3
Total market value	HKD100 million	6.9	14.6	16.8
Total assets	HKD100 million	202	183	181
Net assets	HKD100 million	57	52	66
Total issued share capital	100 million shares	69.7	69.7	69.7
Total profit	HKD100 million	-1.0	-4.2	3.2

Environmental Performance

Environmental Performance	Unit	Year		
Indicator		2020	2019	2018
Non-hazardous Solid Waste				
Domestic waste	Ton	3,202.76	4,098.65	4,094.55
Construction waste	Ton	2,065.00	95.00	88.00
Waste paper	Ton	782.49	741.89	563.05
Hazardous Solid Waste				
Waste fluorescent lamp	No.	1,586	2,246	3,799
Waste battery	No.	2,826	2,828	2,497
Waste toner cartridge	No.	92	60	227
Waste ink cartridge	No.	53	65	101

Volume and Intensity of Gas Emissions				
Nitrous oxide emissions	Ton	55.66	42.71	37.89
Nitrous oxide emission intensity	Kg/sqm	0.0393	0.0436	0.0440
Sulphur dioxide emissions	Ton	79.42	64.06	54.98
Sulphur dioxide emission intensity	Kg/sqm	0.0560	0.0654	0.0639
Direct greenhouse gas emissions	CO ₂ e(ton)	58.84	14.57	18.26
Indirect greenhouse gas emissions	CO ₂ e(ton)	36,836.53	29,713.03	25,501.41
Total greenhouse gas emissions	CO ₂ e(ton)	36,895.37	29,727.60	25,519.97
Greenhouse gas emission intensity	CO ₂ e(ton/sqm)	0.0260	0.0303	0.0296
Amount and Intensity of Energy Usage				
Total electricity usage	10 thousand kWh	3,781.92	3,050.57	2,741.97
Electricity usage intensity	kWh/sqm	26.69	31.13	48.04
Gas usage	Ton	68.42	31.00	41.82
Gas usage intensity	Kg/sqm	0.048	0.032	0.048
Diesel fuel usage	Ton	79.45	4.01	2.50
Diesel fuel usage intensity	Kg/sqm	0.056	0.0041	0.0074
Total energy consumption	Ton of standard coal	4,864.42	3,749.22	3,369.97
Total energy consumption intensity (Total assets)	Ton of standard coal/HKD100 million	24.08	20.49	18.62
Volume and Intensity of Water Usage				
Total water usage	10 thousand tons	37.98	42.16	41.92
Water usage intensity	Ton/sqm	0.27	0.43	0.73
Amount of recycled water	Ton	40,805.51	84,354.50	23,027.85
Recycling rate of water	%	10.74	20.01	5.49

Note: Both gas and diesel consumption densities in the table increased as compared with those of 2019, mainly due to the consumption of gas and diesel in the use of vehicles for building materials transportation and waste treatment in the construction work of other multifunctional sites of Tongzhou Port F3 of Beijing Inland Port Co., Ltd.

Social Performance

Social Performance	Unit	Year		
Indicator		2020	2019	2018
Employment				
Total employees	No. of people	580	756	616
Male employees	No. of people	374	470	390
Female employees	No. of people	206	286	226
Employees aged 30 or below	No. of people	68	123	100
Employees aged 31-40 years old	No. of people	203	251	197
Employees aged 41-50 years old	No. of people	183	229	191
Employees aged 51or above	No. of people	126	153	128
Senior management	No. of people	62	76	65
Middle management	No. of people	84	121	105
Primary level employees	No. of people	434	559	446
Employee turnover	No. of people	270	157	68
Turnover of male employees	No. of people	164	98	43
Turnover of female employees	No. of people	106	59	25
Turnover of employees aged under 30	No. of people	52	47	25
Turnover of employees aged 31-40	No. of people	79	59	14
Turnover of employees aged 41-50	No. of people	67	23	13
Turnover of employees aged over 51	No. of people	72	28	16
Turnover of senior management	No. of people	15	23	3
Turnover of middle management	No. of people	45	24	8
Turnover of primary level employees	No. of people	210	110	57
Health and Safety				
Days lost to work injuries	Day	210	43	104
Employees lost to work related deaths	No. of people	0	0	0
Training and Development				
Total employees trained	No. of people	488	606	532
Male employees trained	No. of people	316	390	344
Female employees trained	No. of people	172	216	188
Senior management trained	No. of people	44	40	50
Middle management trained	No. of people	73	96	80

Training and Development				
Primary level employees trained	No. of people	371	470	402
Total employee training hours	Hour	11,166.5	10,348	11,954.5
Total male employee training hours	Hour	7,025.5	6,288	9,956
Total female employee training hours	Hour	4,141	4,060	5,358.5
Employee training coverage	%	84.14	80.16	86.36
Male employee training coverage	%	84.49	82.98	88.21
Female employee training coverage	%	83.50	75.52	83.19
Senior management training coverage	%	70.97	52.63	76.92
Middle management training coverage	%	86.90	79.34	76.19
Primary level employee training coverage	%	85.48	84.08	90.13
Average training hours per employee	Hour	19.25	17.08	24.28
Average training hours per male employee	Hour	18.78	16.12	24.61
Average training hours per female employee	Hour	20.10	18.80	23.71
Average training hours per senior management	Hour	21.53	27.11	28.40
Average training hours per middle management	Hour	33.38	18.91	45.60
Average training hours per primary level employee	Hour	16.19	15.85	18.65
Anti-corruption				
Filed and concluded litigation cases in relation to corruption	No.	0	0	0
Anti-corruption training received	No. of attendees	144	161	110
Supplier Management				
Suppliers	No.	287	294	219
Suppliers in east China	No.	108	109	66
Suppliers in north China	No.	79	121	100
Suppliers in south China	No.	71	58	47
Suppliers in central China	No.	7	3	2
Suppliers in northwest China	No.	1	1	0
Suppliers in southwest China	No.	19	1	2
Suppliers in northeast China	No.	1	0	0
Suppliers in Hong Kong, Macau, Taiwan and over-seas	No.	1	1	2
Community Investment				
Charity donations	HKD10 thousand	7.70	23.95	6.00
Voluntary service	Hour	119.00	1,759.00	32.50
Charity events organized	Times	29	11	9

Looking Forward to 2021

In 2021, BPHL will closely follow national policies, earnestly implement the work deployment of the Group, actively seize development opportunities, consolidate business models, and steadily promote the coordinated development of business segments and the sustainable development of the Company.

We will continue to deepen standardized management, promote stable operation, and further promote business upgrading and value creation. We will insist on forging high-quality projects and a convenient and quality service network, provide customized warehousing and logistics services for customers of various types and service areas, and systematically improve overall customer satisfaction. We will create an inclusive and equal working environment, provide employees with diversified training courses and a broad and fair career development platform, and realize the mutual growth of employees and the Company. We will adhere to the principles of "mutual benefit, mutual development and win-win cooperation", build a win-win industrial chain, and facilitate industry development. In adhering to the concept of environmental protection, low carbon, and energy saving, we will further improve environmental management, standardize environmental management requirements, set an example for green development, and promote the harmonious development of man and nature. We will actively get involved in the construction of public welfare undertakings, encourage more employees to participate in voluntary activities, and strengthen exchange and cooperation with communities.

Facing the future, we will move towards the target of quality development, linking upstream and downstream ecological chains, communities, customers and other stakeholders to build a good pattern of mutual development and progress.



Appendix

ESG Index

Category	Aspect	Key Performance Indicators	Disclosure Status	Corresponding Page
A1 Emissions	General Disclosure	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.	Fully disclosed	P39-P41
	A1.1	The types of emissions and respective emissions data	Fully disclosed	P39-P41
	A1.2	Total greenhouse gas emissions (in tons) and, where appropriate, intensity (e.g. per unit of production volume, per facility)	Fully disclosed	P39
	A1.3	Total hazardous waste produced (in tons) and, where appropriate, intensity (e.g. per unit of production volume, per facility)	Fully disclosed	P41
	A1.4	Total non-hazardous waste produced (in tons) and, where appropriate, intensity (e.g. per unit of production volume, per facility)	Fully disclosed	P40
	A1.5	Description of measures to mitigate emissions and results achieved	Partly disclosed	P39-P40
	A1.6	Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved	Partly disclosed	P40-P41
A2 Use of Resource	General Disclosure	Policies on the efficient use of resources, including energy, water and other raw materials.	Fully disclosed	P35/P38
	A2.1	Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (calculated in kWh) and intensity (e.g. per unit of production volume, per facility)	Fully disclosed	P36-P37
	A2.2	Water consumption in total and intensity (e.g. per unit of production volume, per facility)	Fully disclosed	P38
	A2.3	Description of energy use efficiency initiatives and results achieved	Partly disclosed	P35
	A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved	Partly disclosed	P38
	A2.5	Total packaging material used for finished products (in tons) and, if applicable, with reference to per unit produced	Fully disclosed (intensity not applicable)	P40
A3 Environment and Natural Resources	General Disclosure	Policies on minimising the issuer's significant impact on the environment and natural resources.	Fully disclosed	P35/P42
	A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them	Fully disclosed	P42
A4 Climate Change	General Disclosure	Policies on identification and mitigation of significant climate-related issues which have impacted, and those which may impact, the issuer.	Partly disclosed	P39
	A4.1	Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them.	Fully disclosed	P39
B1 Employment	General Disclosure	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.	Fully disclosed	P48/P49
	B1.1	Total workforce by gender, employment type, age group and geographical region	Fully disclosed	P53
	B1.2	Employee turnover rate by gender, age group and geographical region	Fully disclosed	P48

Category	Aspect	Key Performance Indicators	Disclosure Status	Corresponding Page
B2 Health and Safety	General Disclosure	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.	Fully disclosed	P47/P48
	B2.1	Number and rate of work-related fatalities	Fully disclosed	P48
	B2.2	Lost days due to work injury	Fully disclosed	P53
	B2.3	Describe the adopted occupational health and safety measures, as well as relevant implementation and monitoring	Fully disclosed	P48
B3 Development and Training	General Disclosure	Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities. Training refers to occupational training, including internal and external courses paid by the employer.	Fully disclosed	P49
	B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management).	Fully disclosed	P49
	B3.2	The average training hours completed per employee by gender and employee category.	Fully disclosed	P49
B4 Labour Standard	General Disclosure	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.	Fully disclosed	P48
	B4.1	Description of measures to review employment practices to avoid child and forced labour	Fully disclosed	P48
	B4.2	Description of steps taken to eliminate such practices when discovered.	Fully disclosed	P48
B5 Supply Chain Management	General Disclosure	Policies on managing environmental and social risks of the supply chain.	Partly disclosed	P45/P46
	B5.1	Number of suppliers by geographical region.	Fully disclosed	P45
	B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored.	Fully disclosed	P45
	B5.3	Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	Partly disclosed	P46
	B5.4	Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	Partly disclosed	P45
B6 Product Responsibility	General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress. Description of consumer data protection and privacy policies, how they are implemented and monitored.	Fully disclosed	P24-P31
	B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	Not applicable, as the Company's products have never been recalled for safety or health reasons	/
	B6.2	Number of products and service related complaints received and how they are dealt with.	Partly disclosed	P31
	B6.3	Description of practices relating to observing and protecting intellectual property rights	Fully disclosed	P46
	B6.4	Description of quality assurance process and recall procedures.	Not applicable, as the Company's products involve no recall procedures	/
	B6.5	Description of consumer data protection and privacy policies, how they are implemented and monitored.	Fully disclosed	P31
	General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to the prevention of bribery, extortion, fraud and money laundering.	Fully disclosed	P23
B7 Anti-corruption	B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases.	Fully disclosed	P23
	B7.2	Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored.	Fully disclosed	P23
	B7.3	Description of anti-corruption training provided to directors and staff.	Fully disclosed	P23
	General Disclosure	Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the community interests.	Fully disclosed	P17-P20,P50
B8 Community Investment	B8.1	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture and sport).	Fully disclosed	P17-P20,P50
	B8.2	Resources contributed (e.g. money or time) to the focus area.	Fully disclosed	P20/P50

GRI Standards

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Report Preparation Process

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

Planning and Deployment Stage (from November 2020 to December 2020)

Establishment of a report preparation team We have established a report preparation team which was led by the Group's administration and secretary department and composed of various departments and project companies to coordinate various tasks of report preparation.	Organizing report preparation training We held a report preparation kick-off meeting, organized report preparation training, and carefully studied the ESG guidelines and new regulations, as well as the process, methods and precautions of report preparation.	Communication with stakeholders We promoted regular communications between each department and stakeholders including shareholders, customers, suppliers, partners, employees and communities.
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Full Integration Stage (from January 2021 to February 2021)

Integration into the ESG indicator system According to the characteristics of various functional departments and project companies, we decomposed the indicators in the ESG guidelines, and used the ESG indicator system of the Company to guide business operation.	Indicator tracking and evaluation We regularly provided feedback on and evaluated the implementation of indicators by various functional departments and project companies, and provided guidance on the issues which were integrated into operation.	Facilitating business development By integrating the ESG indicators into business operation, we internally optimized management and control, and externally enhanced operational transparency, so as to promote the Company's sustainable development.
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Report Preparation and Release Stage (from February 2021 to May 2021)

Information collection and sorting The functional departments and project companies sorted out the relevant materials on annual sustainable development according to the indicators system and data list, and submitted them to the report preparation team.	Report preparation and design We formulated outline and report, organized project communication and review meetings, determined the key points of the report, optimized the report framework, improved report contents and designed the report.	Report release and dissemination We have published the sustainable development report on the platform of the Stock Exchange and the Company as well as other relevant platforms, and organized to summarize report preparation and make work deployment.
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Feedback Form

Dear readers,
Hello!

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

Thank you very much!

Beijing Properties (Holdings) Limited
May 2021

Choice questions: (Please check your choice)

1. Your general impression of the report is:

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

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

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

3. What do you think of the report structure?

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

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

☐ Wonderful ☐ Good ☐ Mediocre ☐ Poor ☐ Very poor

Open-ended question:

Do you have any valuable opinions or suggestions on the 2020 Sustainable Development Report of Beijing Properties (Holdings) Limited?

Please feel free to contact the preparation team of the 2020 Sustainable Development Report of Beijing Properties (Holdings) Limited by emailing us at ir@bphl.com.hk, calling us at (852) 2511 6016, or faxing this form to (852) 2598 6905. We will seriously consider your opinions and suggestions and undertake to properly protect your personal information set out above.



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