

# 2020 | 朗詩綠色地產

## 環境、社會及管治ESG報告

2020 LANDSEA GREEN PROPERTIES  
ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT





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## 董事會主席致辭

### MESSAGE FROM THE CHAIRMAN

可持續發展與氣候變化越來越受到全球範圍內的廣泛關注。2020 年，中國首次提出要在 2030 年實現碳達峰，2060 年實現碳中和的偉大目標。作為一家國際化的綠色地產開發服務商，朗詩以打造「百年綠公司」為目標，將可持續發展理念融入企業運營，在為居者提供綠色健康的住宅產品的同時，積極應對全球氣候變化。

Sustainable development and climate change are gaining increasing attention worldwide. In 2020, China, for the first time, announced that it aimed to peak its carbon dioxide emissions before 2030 and achieve carbon neutrality before 2060. As an international green real estate developer, Landsea strives to become a sustainable green company by integrating its sustainable development philosophy into its operations and by actively responding to global climate change by providing residents with green and healthy housing products.

20 年，打造綠色產品，成就美好人居。今年是朗詩成立的 20 年，我們始終堅持「以人為本」，透過綠色科技，打造健康人居。從 2005 年開發南京國際街區項目為代表的集中式 1.0 產品開始，我們便聚焦綠色科技住宅領域，經過十幾年的研發創新，集中式產品迭代 2.0、3.0，更對戶式產品進行探索，朗詩致力於打造健康、舒適、節能、環保、智慧、人文的綠色建築產品。2020 年的世界地球日，在多年的技術積累上，我們推出了新一代健康住宅「自由方舟」，這是一款自主研發，擁有上百項知識產權的新產品，它的出現正是對人們亟需健康舒適美好人居的積極回應。

**For 20 years, Landsea has been creating green products for better living experiences.** This year marks the 20th anniversary since Landsea was established with its people-oriented philosophy and its commitment to creating a healthy living environment with green technologies. Landsea has focused on green residential properties since it launched the V1.0 product Nanjing Landsea International Block in 2005 and, after over ten years of R&D innovation through iteration from V2.0 to V3.0 and exploration of household-based products, Landsea is committed to launching more healthy, comfortable, energy-saving, environmentally-friendly, smart, and humanistic green products. On World Earth Day in 2020, Landsea launched the new generation healthy housing “Free Ark” based on years of technical accumulation, which was the new product with over 100 IPRs independently developed by Landsea. The Free Ark is an active response to people's needs for a healthy, comfortable, and better living environment.

20 年，關注環境，積極履行環境責任。房地產行業已從增量時代進入存量時代，大量老舊、高能耗建築已經無法滿足人們的生活需求及全球應對氣候變化的需求。更多的存量資產亟待進行綠色改造，並加以盤活，朗詩的金融平臺和綠建技術在這個領域持續發揮優勢，幫助建築綠色新生。作為中國房地產行業首個加入聯合國環境規劃署「氣候中和網路」項目的企業，我們始終關注著「碳中和」目標。朗詩帶頭發起的「無綠色不採購」房地產行業綠色供應鏈行動也已經影響了行業上下游 3,000 多家供應商。我們正用自研的創新綠建技術和減碳努力，與 2060 年的碳中和目標相約。

**For 20 years, Landsea has been caring about the environment and fulfilling its responsibilities in environmental protection.** The real estate industry has entered an era from “increment to stock” as a large number of old and high energy-consumption buildings are unable to meet people's living needs and the action needed to combat climate change. As more stock assets require green renovation and revitalization, Landsea makes the best use of its financial platform and green building technology to restore these buildings to life. As the first real estate developer that joined the Climate Neutral Network project of the United Nations Environment Program, Landsea has been focusing on the “carbon neutrality” goal. The Green Supply Chain campaign in the real estate industry called “procuring green supplies only” led by Landsea also has an impact on over 3,000 upstream and downstream industry suppliers. We will fulfill our commitment to the 2060 “carbon neutrality” goal with our independently developed, innovative green building technology, and relentless efforts in carbon emission reduction.

20 年，關注各利益相關方，積極承擔社會責任。朗詩立志成為優秀的企業公民，成為社會組織中的健康細胞，為客戶、員工、社區等利益相關方創造共享價值。我們堅持以客戶需求為導向，持續創新，不斷滿足客戶對居住環境健康舒適的訴求，多維度提升客戶價值。我們注重讓員工實現自我價值的提升，通過積極營造良好的工作氛圍、提供多樣化的培訓和激勵，為每個朗詩人提供良好的成長空間。2020 年，這個不平凡的一年。朗詩在疫情期間制定了多套疫情防控方案，在我們的社區、我們的辦公場所守護每一位業主和員工的健康。此外，我們關注社會大眾福祉，面向長者、偏遠地區兒童、青年人等群體開展了多類公益活動，助力美好社會。

**For 20 years, Landsea has been focusing on stakeholders and actively undertaking its social responsibilities.** Landsea aims to become an excellent corporate citizen and a functional part of social organizations to create shared values for customers, employees, communities, and other stakeholders. By taking a customer-oriented approach, Landsea constantly develops innovative products to meet customer needs for a healthy and comfortable living environment, while delivering enhanced values for customers from multiple dimensions. Landsea attaches great importance to employee development and provides opportunities for them to create a sound working environment through diversified training programs and rewards. In the extraordinary year of 2020, Landsea rolled out multiple anti-pandemic plans to protect the health of every owner and employee in the community and the workplace. In addition, Landsea pays special attention to people's wellbeing by launching various public welfare programs for senior citizens, children in remote areas, and young people to contribute to a better society.

展望未來，我們將繼續堅持綠色創新，提升產品、客戶、環境及社會價值，努力為客戶、員工、股東、合作夥伴及其他利益相關者創造價值，努力為實現全球可持續發展目標貢獻力量。

Looking forward, we will continue to pursue green innovation to boost product values and deliver improved environmental and social values, while striving to create values for customers, employees, shareholders, partners, and other stakeholders with the aim of achieving global sustainable development goals.

田明  
主席  
Tian Ming  
Chairman







01

# 關於朗詩綠色地產

## About Landsea Green Properties

20年, 朗詩支援可持續發展

Supporting Sustainable Development for 20 Years

20年, 朗詩堅持綠色發展

Supporting Green Development for 20 Years

20年, 朗詩引領綠色生活

Leading a Green Life for 20 Years

朗詩



朗詩綠色地產有限公司（簡稱「朗詩」），是領先的綠色地產開發服務商、中國房地產百強企業。2004 年起，朗詩開啟綠色發展之路，確立聚焦綠色差異化發展戰略。目前，朗詩中國業務基本實現全國化佈局，覆蓋了全國主要一二線城市及重點經濟區域。2013 年，朗詩進入美國市場，先後進入大紐約地區、波士頓地區、洛杉磯地區、舊金山地區和亞利桑那等地區，是深耕美國本土的綠色地產商。

Landsea Green Properties Co., Ltd. (referred to as "Landsea") is a leading green property developer and one of China's top 100 real estate enterprises. It started along the road to green development and initiated a green differentiation strategy in 2004. Currently, Landsea's China Real Estate Division expands its business around the country and has projects in major first-tier and second-tier cities and important economic areas in China. It entered the US market in 2013, expanding into the Greater New York Region, and the Boston, Los Angeles, San Francisco, and Arizona regions. It is a green real estate developer rooted in the U.S.

名稱：朗詩綠色地產有限公司

Company name: Landsea Green Properties Co., Ltd.

上市代碼：香港聯合交易所 106

Listing code: The Stock Exchange of Hong Kong: 106

香港總辦事處：香港中環皇后大道中 99 號中環中心 51 樓 5103 室  
Head Office in Hong Kong: Unit 5103, 51/F, The Center, 99 Queen's Road Central, Hong Kong



411.9 億元

2020 年簽約銷售額  
Contracted sales in 2020:  
41.19 billion yuan



1,614人

截至 2020 年底員工人數  
Number of employees as of  
the end of 2020 : 1,614



## 2020 年主要綠色獎項

## Major green awards in 2020

- |                            |   |
|----------------------------|---|
| ● 連續第十年榮膺中國房地產百強企業稱號       | ● One of China's top 100 real estate enterprises for 10 consecutive years       |
| ● 2020 中國房地產企業開發績效 10 強    | ● 2020 China's Top 10 Real Estate Enterprises with the Best Performance         |
| ● 位列上市公司綜合實力百強榜            | ● Ranked among "China's Top 100 Most Competitive Listed Real Estate Developers" |
| ● 2020 年度十大綠色項目（住宅）        | ● Top 10 Green Projects for 2020 (Residence)                                    |
| ● 2020 年度中國房地產綠色開發競爭力 10 強 | ● Top 10 Green Development Competitive Real Estate Enterprises of the Year 2020 |
| ● 2020 中國年度影響力綠色地產企業       | ● China's Influential Green Real Estate Enterprises of the Year 2020            |



## 20 年，朗詩支援可持續發展

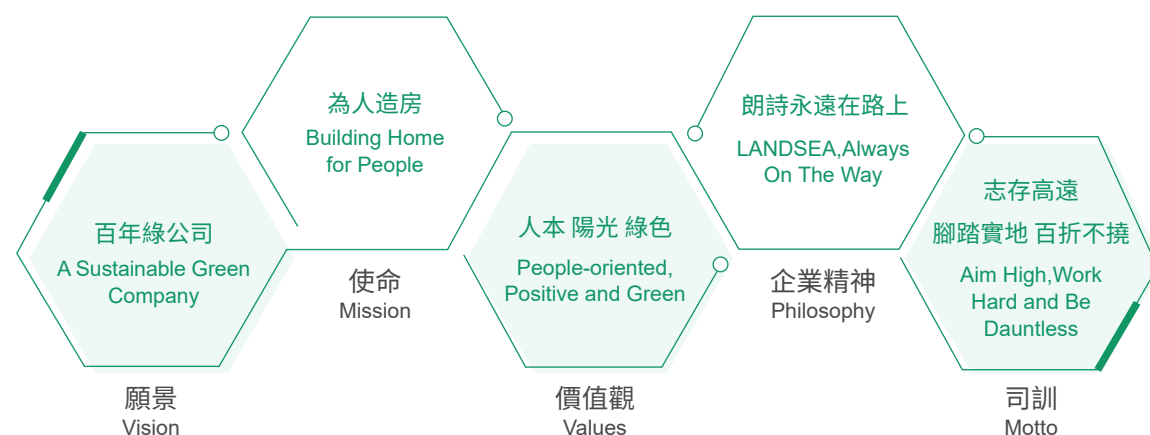
### SUPPORTING SUSTAINABLE DEVELOPMENT FOR 20 YEARS

朗詩以打造百年綠公司為願景，為人造房為使命，堅持人本、陽光、綠色的可持續發展理念，努力實現經濟、環境、社會價值的平衡，致力於全球可持續發展目標（SDGs）的實現。

Landsea is dedicated to becoming a sustainable green company and aims to build homes for people. It adheres to the sustainable development concept of "People-oriented, Positive, and Green" to achieve the balance between economy, environment, and social value, as well as global sustainable development goals (SDGs).

## 企業文化

### Corporate Culture



## 2020 年，可持續發展認可與榮譽

### Recognition and Awards for Sustainable Development in 2020



## 貢獻全球可持續發展

### Contribute to global sustainable development

#### 環境 Environment

能源利用  
Energy utilization  
綠色建築  
Green building  
氣候變化減緩與適應  
Climate change mitigation and adaptation

排放物管理  
Emission management  
水資源利用  
Water resource utilization

#### 公司治理 Corporate governance

合規運營  
Compliance operation  
反腐敗  
Anti-corruption

經濟績效  
Economic performance



#### 社會 Social

健康與安全的產品  
Healthy and safe products  
供應鏈環境、社會評估  
Environmental and social evaluation of supply chain  
客戶服務  
Customer service  
客戶資訊與隱私保護  
Customer profile and privacy protection

員工權益與留任  
Employees' rights and retention  
員工培訓與發展  
Employee training and development  
職業健康與安全  
Occupational health and safety

人才多元化  
Talent diversification  
本地化採購  
Localized procurement  
女性發展  
Female employee development

童工與強制勞工  
Child labor and forced labor  
負責任行銷  
Responsible marketing  
社區和公益  
Community and public welfare



## 20 年，朗詩堅持綠色發展

SUPPORTING GREEN  
DEVELOPMENT FOR 20 YEARS

2001

## 初創 Start up

- 12 月 24 日，朗詩地產於南京成立，開啟綠色元年。  
Established on Dec. 24 in Nanjing, starting the first green year.



2003

## 旗開得勝 Hit the ground running

- 首個傳統住宅項目「朗詩·熙園」開盤，奪得該年度南京房地產銷售金額冠軍。  
First traditional residence project Landsea Xiyuan was launched, obtaining the largest sales amount in Nanjing in 2003.

2004

## 聚焦差異化綠色發展戰略

Focus on differentiated green development strategy.

## 綠色征程 Start the green journey

- 發佈首個 1.0 綠色人居產品「朗詩·國際街區」，「恆溫恆濕恆氧」高舒適度健康居住理念受到認可，綠色差異化競爭優勢初現雛形。  
Launched first 1.0 green living product Landsea International Block, whose high comfort living concept of "constant temperature, humidity, and oxygen" was recognized, establishing a competitive advantage of green differentiation.

2012

## 深綠發展 Deep green development

- 提出深綠戰略。  
Proposed Deep Green Strategy
- 成立朗詩青杉資本，聚焦城市更新領域，對存量建築進行重新定位、綠色改造和運營管理。  
Established Green Fir Capital, focusing on city upgrading area, repositioning, rebuilding, operating, and managing existing buildings.

朗詩·青杉資本  
GREEN FIR CAPITAL

2005

1.0 綠色人居產品  
Green living product

代表作：朗詩國際街區

Exhibit: Landsea International Block

2006-2010

## 版圖擴張 Expansion

- 複製快速擴張，1.0 綠色人居產品落地蘇州、無錫、常州、杭州、上海等長三角核心城市，同時挺進中西部，逐步打開全國佈局。  
Rapid expansion with 1.0 green living product launched in core cities of the Yangtze River Delta including Suzhou, Wuxi, Changzhou, Hangzhou, and Shanghai. Expansion to middle and western China to gradually establish a greater presence across the country.

2.0 綠色人居產品  
Green living product

代表作：「朗詩·鐘山綠郡」

Exhibit: Zhongshan Green County of Landsea

2011

## 綠色升級 Green upgrade

- 發佈 2.0 綠色人居產品。  
Launched 2.0 green living product
- 概念型產品「帕多瓦住宅」，明確了更舒適、更健康、更人性、更綠色的新產品研發方向。  
Concept product Padova Residence specifies the new R&D direction of building more comfortable, healthy, people-oriented, and green homes.
- 朗詩太湖綠建研發基地建立，專注研發節能、健康無污染的綠色建築，該基地被授予「國家級綠建研發示範基地」。  
Established the Landsea Taihu Lake Green Building R&D Base, which focuses on energy-saving, healthy, and pollution-free green building and earned the National Green Building R&D Demonstration Base award.





### 戶式化綠色人居產品

Household-style green living product

代表作：朗詩玲瓏嶼

Exhibit: Landsea Linglong Island

## 2013

### 個性化探索 Personalized exploration

- 收購香港上市公司（00106.HK）股權，成功上市。  
Acquired a Hong Kong listed company (00106.HK) and successfully listed.

- 進入美國 Landsea Homes

Landsea Homes enter the U.S. market.



- 首個採用戶式化技術的城市住宅「朗詩玲瓏嶼」問世，實現了室內環境的自主微調，滿足個人化需求。

Launched first household-style urban residence, Landsea Linglong Island, realizing slight adjustment of indoor environment as needed to meet personalized demand.



### 全新一代自由方舟

New-generation Free Ark

代表作：中山朗詩德州尚郡

Exhibit: Landsea Dezhou Shang County

## 2020

### 新征程 New journey

- 重磅推出新一代健康住宅產品「自由方舟」，系由朗詩自主研發，擁有完整自主知識產權，包括發明專利、實用新型專利、著作權等超過 100 項專利，標誌朗詩開啟產品打造的自由之路。

Launched new-generation residential product Free Ark, independently developed by Landsea and owning complete intellectual property rights including over 100 patents such as invention patent, utility model patent, and copyright, and symbolizing Landsea's progress on the road to promote projects as required.



### 3.0 綠色人居產品

Green living product

代表作：朗詩·熙華府

Exhibit: Landsea Xihua Mansion

## 2015

### 綠色再升級 Further green upgrade

- 發佈 3.0 綠色人居產品，提出被動式建築設計理念，高效過濾 PM2.5 及國際甲醛控制標準，首次採用朗詩屏，實現室內空氣環境可視化。

Launched 3.0 green living product and proposed passive building design concept including efficient filtration of PM2.5 and international formaldehyde control standard. Landsea Screen was first used to visualize indoor air environment.

## 2019

### 權威認證 Authentication

- 朗詩華北被動房，根據中國寒冷氣候和嚴寒氣候條件以及本土化居民生活習慣打造，是中國首個獲得德國被動房研究所 (PHI) 頒發的 PHIPlus 金獎認證的項目。

Landsea passive house in Northern China was built according to cold weather and local residents' living habits and was the first project to be awarded PHIPlus.

## 2017

### 無添加住宅 Mutenka house

- 「無添加住宅」與日本無添加住宅合作，打造最接近自然的居住環境。

Cooperated with Japan to build Mutenka house, which is closest to nature.

## 2018

### 城市更新 City upgrading

- 首個住宅類城市更新項目「朗詩·新西郊」，利用綠建科技對舊樓改造提升，實現更健康舒適的建築。

Launched first urban residence upgrading project Landsea New Mansion, which reconstructed the old buildings into healthier and more comfortable ones.



## 20 年，朗詩引領綠色生活

### LEADING A GREEN LIFE FOR 20 YEARS

“

朗詩的房子裡有多樣核心科技系統立體服務，住在裡面 24 小時全天候享受舒適的濕度和溫度，而且還有幾層隔音窗戶玻璃，在家裡，我躁動的心可以安穩下來，放空自己安心打磨技藝。沒有外界聲音的干擾。

Landsea house has dimensional services featuring multiple core technologies. It enables me to enjoy comfortable humidity and temperature for 24 hours. Besides, it has several layers of window glass, providing a quiet environment for me to work without noise.

——張先生，文藝工作者  
成都綠色街區業主  
Mr. Zhang, an artist  
The homeowner of Chengdu Landsea Green Street

”

- 室內環境設備系統自由可控，分戶或分室溫度調整及開關、新風量調整及開關；  
Indoor environment equipment and the system can be adjusted. Household-based or room-based temperature and fresh air adjustment are available;
- 表層輻射製冷製熱，室內溫度可實現冬季高於 20°C、夏季低於 26°C，可在合理範圍內自主調控；  
Surface partial floor heating system helps adjust the indoor temperature within a reasonable range from a temperature higher than 20°C in winter to a temperature lower than 26°C in summer;
- 全新風置換，兩級或多級過濾除霾，空氣潔淨新風量可實現多級或無級調整；  
New fresh air replacement system realizes two-level or multi-level filtration for haze-removal and fresh air volume can be adjusted in multi-steps or stepless;
- 相對濕度可實現夏季不高於 70%、冬季不低於 30%，可在合理範圍內自主調控；  
Relative humidity is not higher than 70% in summer and not lower than 30% in winter, being adjustable to within a reasonable range;
- 外遮陽捲簾顯著提升室內光環境品質；  
External sun-shading curtain improves indoor light environment;
- 室外噪音、鄰里噪音、設備噪音全面控制的良好聲環境。  
Outdoor noise, neighborhood noise, and equipment noise are controlled, creating a good sound environment.

“

這裏簡直煥然一新！在這裡辦公滿眼所見都是朝氣蓬勃的綠色植物，空氣也清新，上班的心情格外舒暢，我感覺上海都更美了。而且非常節能，每月繳納的電費比之前的辦公樓低不少！

It is a brand-new house. My eyes are filled with vibrant green plants when I'm working here. Fresh air makes the work enjoyable and makes me feel Shanghai is more beautiful. The building is energy-saving and my electricity bill is lower than before.

——李先生，租戶  
張江朗詩綠色中心  
——Mr. Li, tenant  
Zhangjiang Landsea Green Center

”

- 科學配置地被、灌木、喬木，參考光照與氣候呈現出四季更替的不同美景；  
Scientifically arranged ground covers, shrubs, and trees to present a different landscape over four seasons in combination with lighting and climate;
- 綠色智慧即時監控系統實現 24 小時監測建築的空氣質素情況；  
Green intelligent real-time monitoring system realizes 24-hour monitoring on air quality in buildings;
- 採用芬蘭 S1 級標準對甲醛進行嚴格控制；Strictly control the volume of formaldehyde in line with Finnish S1 Standards;
- 採用 LED 燈源、自然排煙系統、VRV 多聯機系統、BA 智慧監控系統等，有效控制建築全年空調和採暖耗電量。  
Use LED lights, natural smoke extraction system, VRV system, and BA intelligent monitoring system to effectively control the annual power consumption of air conditioning and heating.

業主  
Home owner

“

我們根據朗詩的環境合規、木製品採購方面的要求，開展了自己產品環境、社會責任管理方面的提升，朗詩的要求也讓我們自己企業在社會責任方面有所成長。

——朗詩地板供應商

We have improved our production environment and social responsibility management according to the requirements of Landsea on environmental compliance and wood product procurement. Meeting such requirements makes us grow in terms of corporate social responsibility.

—— Landsea Floor Supplier

”

- 持續對供應鏈上游企業進行環境合規檢索，並將環境合規要求納入「招標文件」；  
Continue to inspect environmental compliance of upstream enterprises in the supply chain and include relevant requirements in the bidding documents;
- 建立專業網招平臺，對供應商進行入庫審核；  
Establish a professional online recruitment platform to review suppliers who intend to cooperate;
- 成為世界自然基金會（WWF）「全球森林貿易網路」成員，支持可持續的森林經營和負責任的林產品貿易；  
Become a member of the Global Forest & Trade Network of WWF and support sustainable forest operations and responsible trade in forest products;

- 將管理的木製品採購承諾，確保木製品可溯源；  
Make the wood products procurement commitment to ensure such products can be traced;
- 拓展供方資源，制定產品標準，開展整體採購規劃，推動構建綠色供應鏈。  
Extend supplier resources, set product standards, make overall procurement plan, and promote to build a green supply chain.



在 LGC 辦公，每一天都能感覺到身心暢快，腰也不酸了，肩也不疼了，八小時的工作時間在這樣的綠色辦公空間都顯得有些不夠了。

I like working at Landsea Green Center. My waist and shoulders don't hurt anymore. The eight-hour working day doesn't seem long enough in such a lovely green office space.

——上海朗詩綠色中心員工

——Employee at Landsea Green Center in Shanghai

- 堅持以人為本的設計原則，參照 WELL 設計理念，為員工打造綠色工作環境；  
Adhere to people-oriented design principles and WELL design concept to build a green working environment for employees;
- 將陽光充足、視線開闊、風景怡人區域給予員工；  
Provide areas with enough sunlight, wide views, and pleasant interior scenes for employees;
- 採用升降桌、摩擦平衡板、地球樹等辦公桌椅的組合，有效降低員工患頸椎、腰椎等方面疾病的幾率；  
Equip with adjustable desks, frictional balance plates, and earth trees to effectively reduce the probability of cervical spondylosis and lumbar spondylosis among employees;
- 打造集辦公、健身和休閒一體化的空間，提供健康、積極的情緒管理氛圍。  
Build an integrated space for working, fitness, and leisure, creating a healthy and positive emotion management atmosphere.

我們通過嚴苛審閱相關公司的 ESG 報告，通過品質評估和合規評估，認為朗詩的 ESG 治理架構、政策和實踐等方面符合企業管治能力最佳實踐的要求。

Based on a strict review of relevant ESG reports and quality and compliance assessment, we believe that Landsea meets the requirements of best practice reflecting the enterprise governance capability in terms of ESG governance, policy, and practice.

——香港會計師公會

——Hong Kong Institute of Certified Public Accountants (HKICPA)

- 堅持「為人造房」，始終以綠色可持續發展為導向，不斷將可持續發展理念融入業務並精進企業管理；  
Adhere to "building home for people," pursue green sustainable development, continue to integrate the sustainable development concept into the business and improve enterprise management;
- 遵循經濟、社會和環境的協調發展，負責任的開展企業運營；  
Promote coordinated development of the economy, society, and environment and responsible enterprise operations;
- 在香港會計師公會主辦的「最佳企業管治大獎 2020」評選中，榮獲「可持續發展及企業社會責任報告獎」。  
Won Sustainability and CSR Report Award in the selection of Best Corporate Governance Awards Ceremony hosted by the HKICPA.



朗詩一直關注和支援者我們學校的發展，孩子們在朗詩的支援下能夠更健康、更自信地成長，謝謝朗詩！

Landsea is always supporting the school's development. Children at the school grow healthier and more confident. Thank you, Landsea.

——朗詩五權希望小學校長

——Headmaster of Landsea Wuquan Hope Elementary School

- 援建朗詩五權希望小學、拉布朗詩希望小學，並持續多年為學校提供幫扶；  
Provide disaster relief assistance for Landsea Wuquan Hope Elementary School and Labu Landsea Hope Elementary School and continue to provide support for the schools for years to come;
- 組織開展「一對一幫扶」助學活動，幫助貧困家庭的學生實現讀書夢。  
Initiate the "One-to-one Help Plan" to help students from poor families attend school.



如何將企業社會責任與 ESG 報告披露能力做切實緊密結合，拿出一份高水準的 ESG 報告，將成為對所有上市公司的明確要求。而朗詩的 ESG 治理，超越了 90% 的公司。

A close combination of corporate social responsibility and ESG report disclosure ability is a must for all listed enterprises. Landsea's ESG governance surpasses that of 90% of enterprises.

——中城聯盟

——CURA

- 連續 4 年發表 ESG 報告；  
Release ESG report for 4 consecutive years;
- 從環境、社會、治理維度全面披露公司的非財務治理情況；  
Comprehensively non-financial governance from the dimension of environment, society, and governance;
- 中城聯盟邀請朗詩作為優秀企業代表，在行業內進行 ESG 分享。  
CURA invites Landsea as an excellent enterprise representative to share ESG.





# 02

## 環境篇 Environment

【聚焦】綠色創新，打造自由方舟

[Focus] Green Innovation to Build Free Ark

【聚焦】綠色傳承，HPH高性能住宅

[Focus] Green Inheritance, High Performance Homes

貫穿項目全生命週期的綠色

Environmentally-Friendly House throughout its Lifecycle

積極應對氣候變化

Actively Responding to Climate Change





## 聚焦

## 綠色創新，打造自由方舟

Focus: Green Innovation to Build Free Ark



## 自主研發，實現八大自由

Independent R&amp;D to Realize Eight Freedoms

朗詩的創新之路已經經歷了十多個春夏，並逐漸實現了從最初的歐洲先進技術引進到本地化的適應至現今的完全自主研發，逐步探索住宅功能的增強，不斷實現綠色人居體驗的新高度。2020 年 4 月，我們發布了全新一代自主研發、擁有完整知識產權的綠色健康住宅產品【自由方舟】，全面完成產品的升級迭代。

Landsea has spent over ten years on innovation and the green concepts are fully integrated into its product DNA. Landsea is currently shifting its focuses from localization of advanced technologies from Europe to fully independent R&D, to pursue enhanced functions of houses and the best green living experience ever. In April, 2020, we launched a new-generation green healthy residential product named Free Ark that is independently developed and has complete intellectual property rights, while comprehensively upgrading the product.

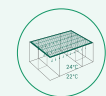


【自由方舟】產品採用「集中能源 + 戶式系統」相結合的系統形式，擁有包括發明專利、實用新型專利、著作權等超過 100 個專利。朗詩通過持續創新和創新技術的應用，為居者營造了「溫度自由」、「濕度自由」、「新風自由」、「用能自由」等覆蓋綠色健康生活的八大自由，讓健康人居更自由。【自由方舟】的推出為建築產品向工業化邁進了一大步，對朗詩和中國綠色房企來說都具有重要意義。

Free Ark combines a centralized energy supply with indoor systems and has over 100 patents including invention patent, utility model patent, and copyright. Landsea continues to innovate and apply innovative technology to provide eight freedoms from aspects of a green healthy life such as temperature, humidity, fresh air, and energy consumption to residents. The launch of Free Ark helps building products take a big step forward along the road to the industrialization of architecture products and is significant to Landsea, as well as green real estate enterprises in China.

## 八大自由營造綠色健康生活

Eight Freedoms Bring Green Healthy Life



## 溫度自由

Temperature control

不管天氣預報多少度，家裡總是你想要的溫度

No matter what the temperature is in the weather forecast, the temperature at home is always just right.

- 根據個性需求，自由設定房間溫度  
Set the room temperature as required
- 匹配不同生活場景的溫度需求  
Meet temperature requirements for different life scenarios
- 回應更快的表層輻射系統  
Surface radiant system responds more quickly
- 可調節的新風系統，輔助溫度調節  
Adjustable fresh air system supports temperature adjustment



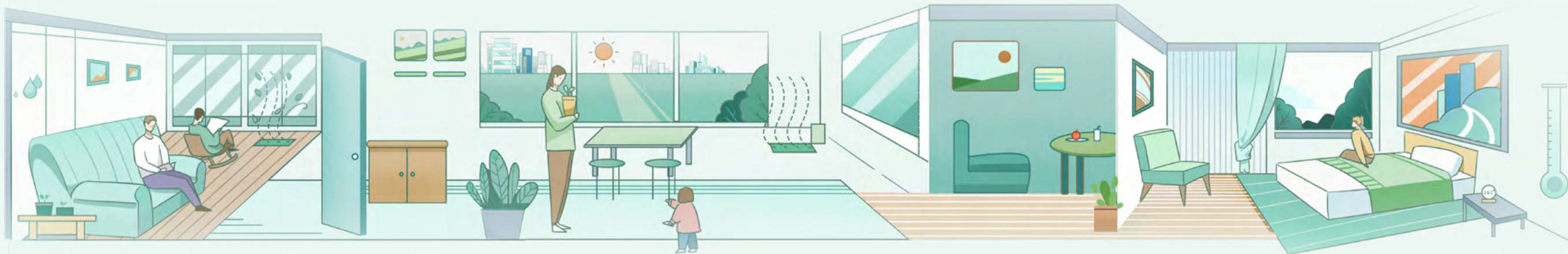
## 濕度自由

Humidity control

一年四季加濕除濕，在加減中找到舒適的平衡

Find a comfortable balance in humidification and dehumidification throughout the year.

- 根據個性需求，自由加濕調節  
Humidify as required
- 新風除濕  
Fresh air and dehumidify:
- 夏季乾爽，濕度可達 50%  
Dry summer with 50% humidity
- 置換通風，帶走室內濕氣，皮膚乾爽  
Ventilate to reduce indoor humidity and make you feel dry and comfortable
- 即時監測，間歇性除濕通風，防霉防潮  
Real-time monitor to dehumidify and ventilate intermittently to avoid damp and mildew
- 新風加濕  
Fresh air and humidify
- 冬季溫潤，濕度可達 40%  
40% humidity in winter
- 濕度均勻，皮膚更水潤，呼吸不乾燥  
Well-distributed humidity keeps the skin hydrated



## 聲光自由

Acousto-optic management

自帶「靜音降噪」、「暗夜模式」，讓一切不動聲色

Built-in mute, noise reduction, and night mode to avoid being disturbed.

- 樓層間隔聲、同層排水系統優化減少噪音  
Optimal sound insulation layer between floors and same-floor noise damping system to reduce noise
- 高性能門窗，外遮陽設備，可自由調整房間光線  
High-performance doors and windows and external sun-shading equipment help adjust the light in rooms



## 空間自由

Space management

能放外面的就別放裡面，不佔家裡的「內存」

Place the equipment outside your home, not inside.

- 能源站集中設置，解放戶內空間  
Centralized energy stations outside your home help free up your indoor space
- 戶式水力模組置於公區吊頂，不佔用套用面積  
Household water facility is placed in the public suspended ceiling, not occupying usable space



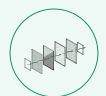
## 預約自由

Reservation management

無論家裡家外，隨時預約即刻響應你的指令

Reserve the smart home appliances at any time and respond to your command immediately inside or outside the home.

- 能源站未開啟時，允許「通風」模式  
When the energy station is disabled, the ventilation mode is available.
- 過渡季（黃梅天），「除濕」模式，即新風系統開啟，起到除濕作用，輻射關閉  
In the intermediate season (rainy season), the dehumidification mode, i.e. the fresh air system, is enabled and the radiant system is disabled.
- 離家、度假、居家等模式隨意切換  
Leave-home, vacation, and home mode can be freely switched on and off.



## 新風自由

Fresh air control

遠離 PM2.5 與憋悶，層層過濾的空氣，真香

Stay away from PM2.5 and a stuffy atmosphere. The filtered air smells good.

- 空氣齡：空氣新鮮、換氣次數可達 1.5 次 / 小時  
Air age: fresh air is ventilated 1.5 times per hour
- 全新風：每戶獨立新風，杜絕戶間串風，避免交叉感染  
Fresh air: independent fresh air system for each household to avoid air taint and cross infection
- 置換通風：無死角、無風感  
Ventilation: no blind angles or strong gusts
- 新風質素：除霾效率可達 95%、新風溫濕度處理  
Fresh air quality: the haze-removal rate is 95%, with temperature and humidity processing for fresh air
- 減少污染：降低室內污染物（TVOC、甲醛、CO<sub>2</sub>、異味等）濃度  
Reduced pollution: reduced indoor pollutant concentration (TVOC, formaldehyde, CO<sub>2</sub>, peculiar smell, etc.)



## 用能自由

Energy consumption management

讓家裡的能耗，看得見，可開可關，少用少花錢

View and control your energy consumption.

- 按需使用，支援節能行為  
Use energy as needed and support energy-saving
- 節能分戶計量  
Energy saved is calculated by household
- 朗詩屏即時顯示使用能情況  
Landsea Screen displays energy consumption



## 智控自由

Intelligent control

專屬戶式控制系統，一鍵切換家的運行狀態

Exclusive household control system to switch the home operation status with one click.

- 手機遠端操控  
Mobile phone remote control
- 朗詩螢幕整合的顯示  
Landsea Screen integrated display
- 分室自由調節溫度  
Adjustable temperature in each room





## 因地制宜，從這裏看見自由

Adapting to Local Conditions, Feeling Free Here

朗詩房因地制宜分析不同城市的氣候及生態條件，用綠色建築產品匹配環境特徵，支持華南和華東地區解決梅雨季對人居體驗的影響；朗詩房也深入了解人們對於健康舒適的需求，因人制宜用綠色科技技術加以實現，全力提升住宅中空氣質素等多個健康要素，全面打造健康自由的人居環境。

Landsea housing adapts to local climate and ecological conditions in different cities and matches environment features with green architecture products. It helps eliminate the impact on the lived experience in southern and eastern China during the rainy season. Landsea also learns about people's demand for health and comfort and makes its housing well suited to people by using green technology, improving multiple healthy elements such as indoor air quality to building a healthy and pleasant residential space.

自由方舟房屋

Free Ark houses

8,178 間

自由方舟示範區開放

Opened Free Ark demonstration zones

6 個

自由方舟項目首開

First launched Free Ark projects

4 個

自由方舟項目落地推進

Implemented Free Ark projects

14 個

自由方舟著陸

Free Ark is built



自由方舟項目

Free Ark projects

南京玲瓏郡  
Nanjing Linglong County

吳江城投  
Wujiang City Investment

西安樂府  
Xi'an Le Mansion

中山尚郡  
Zhongshan Shang County

吳江飛鳥集  
Wujiang Fei Niao Ji

張家港樂府  
Zhangjiagang Le Mansion

常熟尚環名築  
Changshu Landsea Crystal

蘇州黃橋  
Suzhou Huangqiao Street

成都樂府  
Chengdu Le Mansion

蘇州漕湖  
Suzhou Caohu Street

無錫東北塘  
Wuxi Dong Bei Tang Street

惠州麓園  
Huizhou Long Hai Er Road

江陰臨港 B  
Jiangyin Lingang B

開封汴京熙華府  
Kaifeng Bianjing Xihua Mansion

\* 資料更新截至 2020 年底

\*Data is updated by the end of 2020

## 華南氣候

Climate in southern China

2~4 月氣溫回暖，多雨，空氣濕度很高，室內牆面、地面、傢俱常出現結露現象，「回南天」除濕是當地人居的首要痛點；

From February to April, it is warm and rainy with high humidity in the air. Walls, floors, and furniture in the house usually dew. Dehumidification in the rainy season is the primary pain point of local people.

夏季持續時間長，太陽輻射強烈，氣溫高，經常在 35° C 以上，有明顯的遮陽需求。空氣濕度也很大，需同時滿足製冷和除濕需求。

Summer lasts for a long time. Solar radiation is strong. The temperature is high and usually over 35 °C . Houses there have an obvious demand for sun-shading, cooling, and dehumidification.

案例 · 2020 自由方舟華南代表作：中山·朗詩德洲尚郡

Exhibit: 2020 Free Ark Exhibit in southern China:  
Zhongshan Landsea Dezhou Shang County



朗詩德洲·尚郡是朗詩地產自主研發的全新一代住宅產品【自由方舟】的首發項目，創新性地採用集中能源和戶內系統相結合的形式，有效解決華南高溫高濕的氣候痛點。

Landsea Dezhou Shang County is the first project of the new-generation Free Ark, independently developed by Landsea. It innovatively combines a centralized energy supply with indoor systems and effectively solves the pain point of climate with the high temperatures and high humidity in southern China.

## 西南氣候

Climate in southwest China

屬於亞熱帶季風氣候，其顯著氣候特點是多雲霧、日照時間短，是全國兩個日照最少的區域之一；

It is a subtropical monsoon climate. Its significant climatic characteristic is cloud cover with shorter hours of sunshine. The area is one of the two areas that has the least sunshine in China.

空氣潮濕，使得該地區夏天尤為悶熱，冬天濕冷，除濕成為當地人的重要需求。

High humidity in the air makes the area humid in summer and wet and cold in winter. Dehumidification is needed for local people.

案例 · 2020 自由方舟西南代表作：成都·朗詩樂府

Exhibit: 2020 Free Ark Exhibit in southwest China:  
Chengdu Le Mansion



成都·朗詩樂府，通過高頻新風置換等一系列綠色科技系統，支援居者應對成都冬季濕冷嚴寒、夏季高溫濕熱的氣候特點，讓居家更舒適。此外，室外的蝶形設計對光環境進行優化補充，讓園區更大限度地獲得持久的光照，滿足居者對室外日照環境的需求。

Equipped with a series of green technology systems such as high-frequency fresh air replacement, Chengdu Le Mansion enables residents to live more comfortably in wet and cold winters and hot and humid summers in Chengdu. Additionally, the exterior butterfly-shaped design optimizes the light environment, which ensures a maximum amount of sunshine in the daytime to meet residents' demand for sunlight.

## 長三角地區氣候

Climate in Yangtze River Delta area

梅雨季高溫悶熱、夏季潮濕炎熱。梅雨季室外空氣相對濕度往往達到 90% 以上，室內常出現結露現象，有強烈的除濕需求。

In the rainy season, the weather is extremely humid. In the summer, the weather is hot and humid. The relative humidity outdoors in the rainy season is over 90%. Houses usually dew indoors and need dehumidification.



案例 · 2020 自由方舟長三角代表作：常熟·尚環名築

Exhibit: 2020 Free Ark Exhibit in Yangtze River Delta area:  
Changshu Landsea Crystal



尚環名築是朗詩地產在常熟的首個作品，搭載由朗詩自主研發的【自由方舟】，支援居者應對梅雨季節高溫悶熱，濕度大的氣候挑戰，告別梅雨季的不適，讓自然與自由充分連接，打造宜人居住環境。

Landsea Crystal is the first project of Landsea real estate in Changshu. Built with Free Ark technology, independently developed by Landsea, it helps residents cope with the uncomfortable and humid weather in the rainy season, connecting nature and freedom and building a pleasant living environment.



## 聚焦

## 綠色傳承，HPH 高性能住宅

Focus: Green Inheritance, High Performance Homes

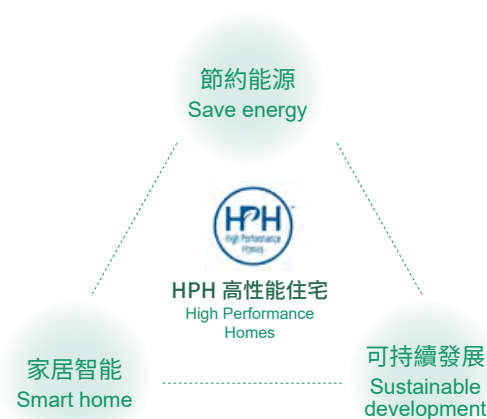


## 節能智慧，致力可持續發展

Energy-Saving Intelligence, Dedicated to Sustainable Development

Landsea Homes 作為朗詩在美國的子公司，是朗詩全球化發展的重要板塊。在「人本、陽光、綠色」的價值觀驅動下，Landsea Homes 推出 HPH 高性能住宅，通過能源節約、家居智慧、可持續發展三方面的環境設計，在提升住宅舒適度和耐久性的同時，追求住宅的環境友好，以實際行動助力全球可持續發展。

As a U.S. subsidiary of Landsea Group, Landsea Homes is an important part of the global platform of Landsea real estate. Driven by the value of "People-oriented, Positive, and Green", Landsea Homes has launched high performance homes (HPH). Equipped with the environmental design of energy-saving, smart home, and sustainable development, HPH improves the comfort and durability level of the houses and pursues environmental friendliness to promote global sustainable development in a practical way.



## HPH 高性能住宅

High Performance Homes

節約能源  
Save energy

通過有效率的建築技術、太陽能系統以及無水箱熱水器等方式降低能源消耗。

Reduce energy consumption by efficient construction technology, solar energy system, and tank-free water heater.

家居智能  
Smart home

與 Apple 達成戰略合作，在保障用戶隱私及安全的前提下，提供完整的家居智慧解決方案。

Initiate strategic cooperation with Apple Inc. to provide complete smart home solutions on the premise of protecting users' privacy and safety.

可持續發展  
Sustainable development

通過降低 6 個方面材料的損耗來降低廢料，以行業標準用量為基數，項目總體廢料下降百分比達 10%-25%。

Reduce material spillage from six aspects to decrease waste. The total project waste is reduced by 10% to 25% based on the standard usage in the industry.

- 升級屋頂、牆體、地板的隔熱保溫層  
Upgrade the heat preservation and insulation layer of roof top, walls, and floors
- 使用更高 SEER 評分的暖通空調，Energy Star® 家電、無水箱熱水器，增加設備機械效率  
Use HVAC of higher SEER score, Energy Star® home appliances, and tank-free water heater to increase the mechanical efficiency of the equipment
- 全屋使用 LED 燈，節約電能  
Use LED lights in the whole house
- 提供太陽能板（加州項目），促進清潔能源使用  
Provide solar panels (California project) to promote usage of clean energy

- 高速無線網路全屋應用  
High-speed Wi-Fi network covered in the whole house
- 智慧照明開關  
Smart lighting switch
- 無線溫控  
Wireless temperature control
- 無線車庫門智慧鎖  
Wireless smart lock of the garage door
- 入庫門視頻顯示  
Video display of garage entry door

- 使用 BIM 建模，更好地設計產品、計算用量  
Use BIM to model to better design products and calculate usage volume
- 廢料管理系統降低廢料比例，低於行業通常水準  
Make the waste ratio lower than the industry level with waste management system
- 採購部門及工廠現場的工單可以用於計算廢料比例  
Use task cards of procurement department and factories to calculate the waste ratio
- 跟進廢料分析，在木框架、管道、水泥地基、灰泥、乾牆、屋頂磚瓦六大維度，每套住宅可減少 20% 浪費  
Follow up waste analysis from six dimensions including wooden frame, pipeline, cement foundation, plaster, dry wall, and roof brick. Each house can reduce waste by 20%





## 綠色健康，從這裡看見 HPH

Green Health, See HPH here

Landsea Homes 的 HPH 高性能住宅目前已落地加州、亞利桑那州等地區，支持美國當地居民獲得綠色、健康的朗詩房，共用宜人生活。

Landsea Homes HPH project was launched in California and Arizona in the U.S. and encourages American residents to purchase green and healthy Landsea housing to lead a pleasant life.

### 案例 更綠色的 HPH 高性能住宅—Shadetree

#### Exhibit: Green HPH house—Shadetree

Shadetree 項目位於加州加州聖貝納迪諾縣，在實現智慧家居全面配置的基礎上，Shadetree 還配有標準 4.41KWH 太陽能系統，支援可再生、清潔、低碳能源使用，促進綠色社區建設。此外，該項目適配 Rheem® 無水箱熱水器和全屋 LED 照明設備，進一步節省天然氣和照明用電能源消耗。

Located in San Bernardino County, Ontario, Shadetree project is equipped with a smart home and standard 4.41KWH solar energy system. It supports the use of renewable, clean, and low-carbon energy, promoting the construction of the green community. The project also adapts to Rheem® tank-free water heater and whole-house LED lighting equipment, which helps save natural gas and electricity consumption for lighting.



裝有太陽能板的 HPH 住宅  
HPH house equipped with solar plates



全屋 LED 照明設備  
Whole house LED lighting equipment

### 案例 更健康的 HPH 高性能住宅——Sonora Crossing

#### Exhibit: Healthier HPH house—Sonora Crossing

Sonora Crossing 項目位於典型亞熱帶沙漠氣候的亞利桑那州，針對當地夏季較為炎熱的氣候特點，Sonora Crossing 項目在 HPH 原有「節約能源」、「智慧家居」、「可持續發展」特點的基礎上，將符合建築性能的密封技術應用於所有的窗戶、門和外牆中，進一步節約製冷用電。

Sonora Crossing project is located in Arizona where it is a typically subtropical desert climate. In order to solve the problem of hot summers there, apart from following the concept of “energy-saving, smart home, and sustainable development”, the project applies sealing technology, which is in line with building performance, in all windows, doors, and facades to save electricity needed for cooling.

此外，Sonora Crossing 項目從客戶需求出發，推出 REME Halo 空氣淨化系統，應用第二代光氫電離技術 Next generation PHI (Photo Hydro Ionization)，降低室內揮發性有機物，清除空氣和物體表面 99% 的病毒和細菌，為業主居住環境提供更健康的保障。

Additionally, based on customer demand, the project applies the REME Halo air purification system and Next generation Photo Hydro Ionization (PHI) technology to reduce indoor VOCs, clean 99% of viruses and germs in the air and on the surface of objects, providing a healthy living environment for residents.



REME Halo 系統安裝後  
After installing REME Halo system



Sonora Crossing 項目外立面  
Facade of the Sonora Crossing project



## 貫穿項目全生命週期的綠色

ENVIRONMENTALLY-FRIENDLY HOUSE  
THROUGHOUT ITS LIFECYCLE

## 2020 年關鍵績效

Key performance in 2020



70%

綠色項目佔比  
Green projects

100%

木材溯源比例  
Traceable wood

200+ 個

進行環境合規審核的  
供應商數量  
Suppliers conducting  
environmental compliance  
audits

## 綠色理念

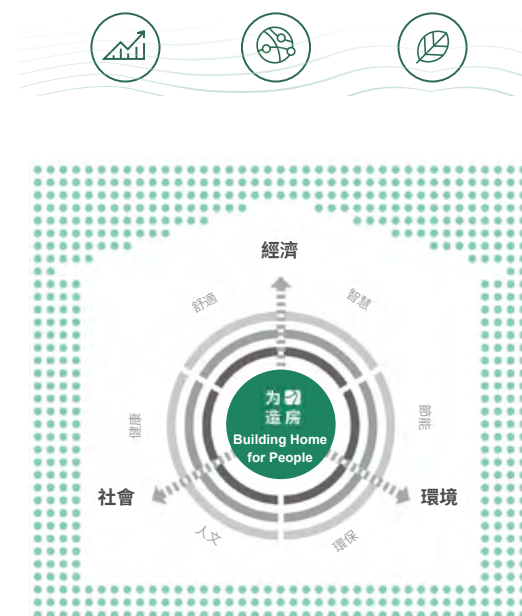
Green Concepts

## 遵循三重底線

Upholding the Triple Bottom Line Principle

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

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



## 好上加好

Plus Benefits

朗詩秉持「為人造房」的使命，在實現建築常規價值的基礎上，打造「健康、舒適、智慧、節能、環保、人文」的差異化產品價值，做到「好上加好」。無論是新建項目還是既有建築改造，在住宅、辦公、商業、公寓等產品中，朗詩不斷優化綠建技術，追求更佳居住性能和舒適度，為更好的綠色建築持續前行。

With "building home for people" as its mission, Landsea is committed to creating differentiated product value that goes beyond the general value of its buildings, with a focus on "health, comfort, intelligence, energy conservation, environmental protection, and humanity," thus providing additional benefits to customers. Landsea properties, whether newly developed real estate or retrofitted existing buildings, whether residential real estate or office, commercial, and apartments, are designed in constant pursuit of greater convenience and comfort with upgrading green building technologies to provide residents with a more comfortable living environment.



## 6 個維度：更精益的「好」

Six Dimensions – "Plus Benefits"

## 傳統的「好」

Traditional "Benefits"

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



## 先建築後設備

Comfort-oriented Architectural Design  
Complemented by Optimal Facilities



### 先建築

Comfort-oriented Architectural Design

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

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

- 氣候和微氣候分析  
Climate and microclimate analysis
- 朝向最優化  
Building orientation optimization
- 窗牆比  
Window-to-wall ratio (WWR)
- 自然通風  
Natural ventilation
- 自然採光  
Natural lighting
- 可調節幕牆策略 / 幕牆熱工參數  
Adjustable curtain wall strategy / thermal parameters of curtain wall
- 主動式策略  
Proactive strategy
- 可再生能源  
Renewable energy



### 後設備

Complemented by Optimal Facilities

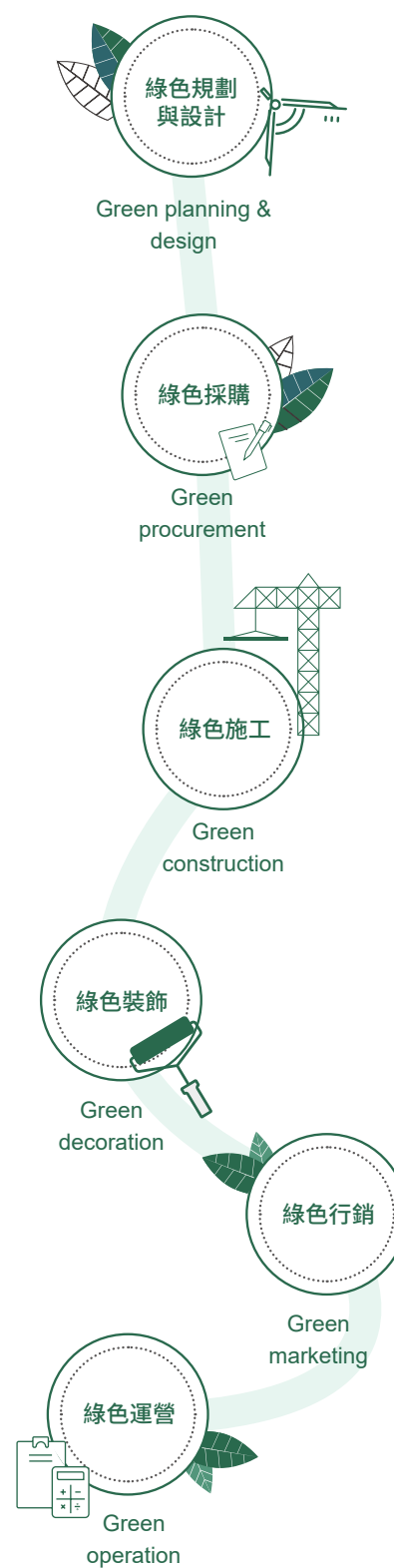
在利用好建築本體的基礎上，設備選擇時最大化的利用太陽能、風能、地熱能等可再生能源，減少建築能耗與溫室氣體排放。應用除霾新風系統、天棚輻射等高舒適性的科技手段，保證人體健康舒適。

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



## 項目全生命週期的綠色開發

Green House Development throughout its Lifecycle



### ● 國內綠色建築認證

China's Green Building Label



### ● 國際綠色建築認證 12 個

International Green Building Certificates

包括 DGNB、PHI、LEED、WELL、EDGE、BREEAM 等  
Including DGNB, PHI, LEED, WELL, EDGE, BREEAM, and etc.



數據來源：朗詩地產中國項目，截至 2020 年 9 月  
Data source: Landsea (China), September 2020



## 綠色規劃與設計

### Green Planning and Design

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

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

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

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

### 算出來的朗詩房 Computing the Landsea Houses

在項目規劃前期，朗詩利用計算機模擬分析方法對小區風速、溫度、日照、陰影、噪聲等物理環境進行計算，對包括社區設施的布局、建築朝向、景觀綠化等進行分析和優化，營造社區良好環境空間。

In the early stage of project planning, Landsea conducts computer-based simulation and analysis of the wind speed, temperature, sunlight exposure, shadow, noise, and other indicators of the physical environment and analyzes and optimizes the layout of community facilities, building orientation and layout, the green landscape design, etc. to create a good environment in the communities.

### 微環境模擬分析 Micro-environment Simulation

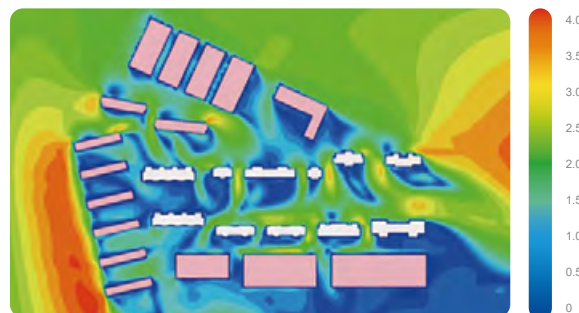


#### 良好室外風場環境 Pleasant outdoor wind-flow system

朗詩以良好的建築佈局為基礎，合理的落葉、常綠喬木布局，營造良好室外風場環境。

Based on a sound building layout, Landsea real estate carefully plans the positions of deciduous trees and evergreen trees, creating a pleasant outdoor wind-flow system.

- 冬季，室外活動場所基本無強烈吹風感。  
In winter, residents won't feel strong gusts when walking outside in the community.
- 夏季，室外活動場所有氣流通過，帶走燥熱。  
In summer, air will flow through all outdoor areas, taking away scorching heat.
- 春秋兩季，無靜風區、無渦流產生，保持室外活動場地的空氣清新。  
In spring and autumn, the outdoor space with no wind-free areas or eddies has much fresh air to offer.



場地風環境分析  
Analysis of wind-flow system in outdoor areas



#### 適宜的溫度環境 Pleasant temperature

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

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



利用水景緩解熱島效應  
Landscape water alleviates heat island effect



屋頂綠化減少下墊面熱量聚集  
Green roof reduces underlying heat accumulation



#### 充分利用日照和陰影 Utilizing sunlight and shadow

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

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

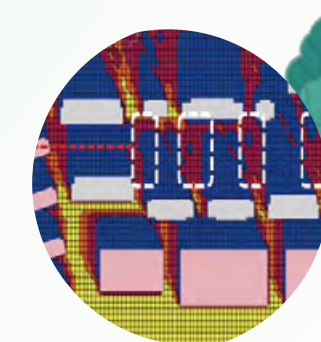
- 建築背陰面，佈置喜陰植物。  
The shaded side of buildings is decorated with shade-loving plants.
- 場地全日照區域，選擇常綠、喜陽性、觀賞性強的植物，在冬日也能給住戶帶來優美的社區環境。  
The area with sufficient sunshine can be converted into great relaxation and recreation areas by planting large deciduous trees.



#### 隔絕雜訊侵入 Isolating outside noise

利用綠化屏障的科學設置減少社區外部交通、商業、學校等噪音侵入。

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







## 花園裡面種房子

Planting Houses in the Garden

朗詩房為建築預留最合適的空間，在「花園裡種房子」。結合季節特徵選擇植被，營造「花開四時皆應景」的美麗健康環境，巧思搭配落葉與常綠植物，確保陽光充足，讓一年四季均有綠意，同時透過綠化淨化空氣、增加含氧量、阻擋粉塵。2020 年，朗詩每季度對項目景觀開展專項評估，2020 年共開展了 15 批次景觀專項評估，確保持續為使用者提供花園的朗詩房。

Landsea housing tends to reserve a certain amount of suitable space for buildings to achieve the effect of "planting house in the garden". Different vegetation has been carefully chosen to match different seasons, creating a beautifully harmonious landscape decorated by "flowers suited for different seasons". Ingeniously positioned deciduous trees and evergreen plants guarantee enough sunshine for the space and make it look refreshingly green all the year round. At the same time, green plants can help purify the air, increase oxygen level and block flowing dust. In 2020, Landsea began the project landscape evaluation each quarter and completed fifteen evaluations over the year, ensuring continued provision of houses in the garden for residents.



### 案例 因地制宜，實現建築和自然的和諧共生

#### Exhibit: Adapting to Local Conditions, Achieving Coexistence between Buildings and Nature

位於六朝古都南京紫金山腳下的朗詩地產總部——南京朗詩綠色中心正在建設中。在該項目的設計上，朗詩充分利用紫金山自然生態體系的優勢，尊重自然，融匯自然，形成建築與環境相互融合的共生體系。項目秉承朗詩的綠色基因，因地制宜，採用綠色科技手段，以綠谷綿延為主題，將項目打造為與環境共生的生態綠谷。

Located at the foot of Purple Mountain in Nanjing, the ancient capital for six dynasties in China, the company's headquarter Nanjing Landsea Green Center is under construction. When designing the project, Landsea takes full advantage of the natural eco-system of Purple Mountain to build a coexistent and integrated system of buildings and environment, respecting nature and incorporating buildings into nature. Landsea continues its green building tradition, adapted to local conditions, and applies green technology to build the project into an ecological green valley that co-exists with nature and is themed with "stretched green valley."



→ 微環境模擬分析：優化綠植及鋪裝減少熱島效應等，實現能源節約。

Micro-environment simulation: reduce the heat island effect by optimizing the layout of green plants and facilities to save energies.

→ 海綿社區理念：透過運用海綿社區理念，對雨水徑流進行收集淨化，增加周圍土壤的保水度。

Sponge community concept: apply the sponge community concept in which rainwater is collected and purified to increase the water retention degree of the surrounding soil.

→ 「增能房」技術：透過氣候分析、場地分析和單體分析，設計增能方案；透過階梯分析，逐步降低總能耗；並使用「光伏發電」作為主要增能途徑，實現建築的零碳。

Energy-generating house technology: design energy-generating proposals based on the analysis on the climate, outdoor areas, and buildings; gradually reduce the total energy consumption based on laddering analysis; make photovoltaic power generation the major method of generating energy to realize carbon neutrality in the buildings.



→ 地源熱泵技術：使用新能源，透過毛細輻射、冷梁以及地送風等高舒適度的技術手段，降低碳排放。

Ground-source heat pump technology: use new energy and reduce carbon emission by applying the technical and comfort systems of capillary radiation air-conditioning, chilled beam, and underfloor air distribution.

→ 數位化管理：透過數位化智慧園區的管理，提升運維效能，創造舒適便捷的辦公體驗。

Digital management: improve the operation and maintenance efficiency and create comfortable and convenient working experience with digital and intelligent property management.



## 案例 因人制宜，探索人和建築的友好共融

### Exhibit: Adapting to People's Needs, Exploring Coexistence between Buildings and Humans

朗詩在建築規劃與設計中，不僅因地制宜關注建築與自然的和諧共生，更在持續探索實現人與建築的友好共融。「治癒社區」是秉持以人為本的理念，從設計端考慮不同的居者群體在社區生活的需求，以期實現對居者心理的溫暖與關懷。

When planning and designing houses, Landsea continues exploring to achieve coexistence between buildings and humans. A “healing community” is designed with a people-oriented concept to deliver warmth and care to residents by considering their needs in terms of community life.



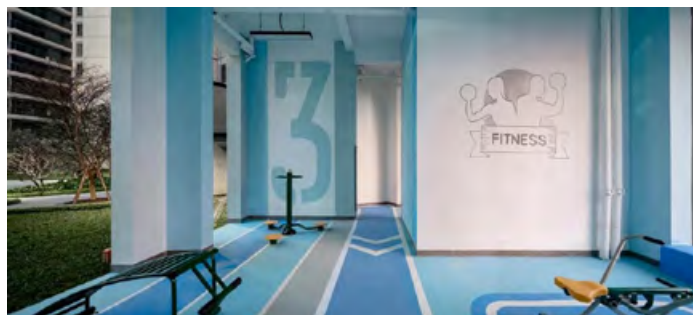
#### 回應居者多場景需求

Meeting residents' multi-scenario needs



- 在室內空間的設計中，考慮景觀與精裝互動，利用架空層優勢，將人的戶外生活細分為高舒適度室內共用空間和高自然度戶外共享空間，例如打造架空層的類圖書館空間、類咖啡廳空間、類健身房空間等。

In the indoor space design, consider the integration of landscape and refined decoration. Utilize the open floor to divide into the comfort indoor sharing space and natural outdoor sharing space, for example building a space similar to a library, café or gym in the open floor.



- 在室外空間的佈置以「自然中的藝術」、「自然中的小憩」、「自然中的交流」為基調，將居者需求在園林自然中予以回應與實現。

In the outdoor space layout, meet residents' needs for a garden based on the theme of “arts in nature, resting in nature, and communicating in nature.”

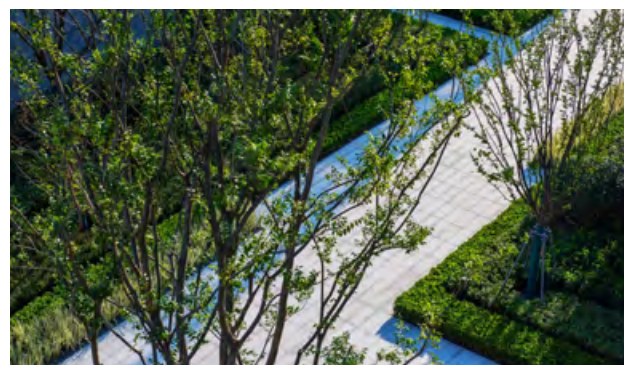


#### 運用自然對人的療癒

Healing people with nature

- 在戶外空間設計中，強調喬木骨架的空間結構力量，同時簡化下木層次，留出可能性給「人」，避免傳統多重種植的壓抑密閉，形成「自然之下，自然之中」人與自然的關係。

In the outdoor space design, emphasize the spatial structure power of arbors and plant fewer layers of undergrowth, avoiding depression due to traditional multi-layered planting, leaving room for people, and forming a friendly relationship between humans and nature.



- 植入「療癒花園」的理念，使常規的交融空間有各自的主題特徵，透過植物的特徵化設計，加強療癒的作用。

In accordance with the concept of “healing garden,” turn the traditional interactive space into a themed one by planting featured plants to enhance the healing effect.

### 2020 榮獲設計獎項 Design Awards Obtained in 2020

- 朗詩汴京熙華府項目獲得 2020GBE 地產設計大獎年度最佳景觀設計獎
- Bianjing Landsea Xihua Mansion was awarded the Best Landscape Design Award of GBE Real Estate Design Award 2020
- 朗詩汴京熙華府項目上河藝術館獲得金堂獎、2020 中國室內設計年度傑出作品獎
- Shanghe Art Gallery of Bianjing Landsea Xihua Mansion was awarded the Jintang Prize and Outstanding Project of China Interior Design Awards 2020
- 王家灣朗詩綠色中心獲得 2020 美尚獎年度創新概念設計優秀獎
- Landsea Green Center in Wangjiawan received the Excellent Prize of Innovative Conceptual Design of Aesthetics Vogue Award 2020
- 中福朗詩翠微閣項目樣板間獲得中國空間陳設藝術設計大賽樣板房類金獎
- Model room of the Zhongfu Landsea Cuiwei Lange received the Gold Model Room Award in China Space Decoration Art & Design Competition





## 綠色採購

### Green Procurement

在採購階段，朗詩更關注於供應商的價值觀是否與朗詩相契合，企業的經營理念是否關注節能環保，產品是否為符合標準的綠色產品等，透過供方資格審核、產品標準制定、整體採購規劃等行動，影響價值鏈前端，進而推動綠色採購。

In the process of procurement, Landsea pays close attention to that if the value systems of suppliers and Landsea match, supplier focus on energy conservation and environment protection in their business philosophy, and if they provide green products that meet current standards. Landsea tries to impact the front end of the value chain by examining supplier qualifications, setting product standards, and making overall procurement plans so as to promote green procurement in the company.



### 陽光採購政策

#### Transparent Procurement Policy

朗詩積極開展供應商管理體系建設工作，並制定陽光採購政策、供應商審核制度等規範性檔。對於供應商的入庫審核，朗詩建立專業網招平臺，供應商通過註冊，並提交相關資質和業績檔，朗詩對供應商的營業資質、財務狀況及工程業績進行相關審核，通過天眼查等外部軟體，對供方的信用進行審核，判斷其是否存在重大違法失信記錄。

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

#### 朗詩陽光採購政策

##### Transparent Procurement Policy



### 供應商的環境合規審核

#### Examining Suppliers' Environmental Compliance

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

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

2020 年，朗詩持續對 205 家供應鏈企業進行環境狀況跟蹤，其中存在環境違規情況的 58 家企業中，已有 49 家提交了公開說明或採取措施，進行整改，最終撤銷了環境違規記錄。對於無任何改進舉措的供應商，朗詩將取消其中標資格。

In 2020, Landsea continued to follow up the environmental compliance condition of 205 supply chain enterprises, among which 58 failed to comply with relevant regulations. Forty-nine of them submitted the public declaration or took actions to correct the findings and Landsea revoked the inconformity record of these enterprises. Landsea will cancel the qualification of any bid winner who makes no rectifications.



#### 案例

例如某供應商企業，朗詩與其合作多年，但近年屢次出現環境違規狀況，且通知後無積極整改行動，2020 下半年，朗詩終止了與該公司的合作。

For example, Landsea terminated the cooperation with a supplier, an old partner, in the second half of 2020 as it had been violating environmental standards on multiple occasions and made no active rectifications when requested.





朗詩優選綠色供應商（部分）  
Landsea Preferred Green Suppliers (partial)

採購項目 Procurement Item	採購單位 Supplier	綠色產品的相關認證名稱 Green Product Certificate
 防水材料 Waterproof materials	卓寶 Joaboa Tech	<ul style="list-style-type: none"><li>• 工信部頒發的綠色工廠認證 Green Factory Certificate issued by the Ministry of Industry and Information Technology (MIIT)</li><li>• 綠色建材標識認證 Green Construction Material Label</li></ul>
 外牆塗料 Exterior wall paints	亞士 Asia Paint	<ul style="list-style-type: none"><li>• 工信部頒發的綠色工廠認證 Green Factory Certificate issued by the Ministry of Industry and Information Technology (MIIT)</li><li>• 綠色建材標識認證 Green Construction Material Label</li></ul>
	富思特 FIRST	<ul style="list-style-type: none"><li>• 綠色十環認證產品 China Environmental Labelling</li></ul>
 電梯 Elevators	奧的斯 OTIS	<ul style="list-style-type: none"><li>• Leed Gold (U.S. Green Building Council) Leed Gold (U.S. Green Building Council)</li><li>• 中國節能工程建設推介證書 Promotion Certificate of China Energy Conservation Project Construction</li><li>• VDI4707 能效認證 VDI4707 Energy Efficiency Certificate</li><li>• 國際建築節能典範品牌企業 Model Enterprise of International Building Energy Efficiency</li></ul>
	杭西奧 XIO LIFT	<ul style="list-style-type: none"><li>• 中國綠色節能環保品牌證書 China Green Building Energy Efficiency Brand</li><li>• 綠色低碳經濟標兵企業 Model Enterprise of Green and Low-Carbon Economy</li><li>• 全國政府採購電梯綠色節能首選品牌 Selected Green and Energy-Saving Brand for Government Procurement</li><li>• TUV 節能認證—VDI4707 證書 TUV Energy-Saving Certificate - VDI4707 Certificate</li></ul>
 太陽能熱水 Solar water heaters	太陽雨 Sunrain	<ul style="list-style-type: none"><li>• 工信部頒發的綠色工廠認證 Green Factory Certificate issued by the Ministry of Industry and Information Technology (MIIT)</li><li>• 綠色建材標識認證 Green Construction Material Label</li></ul>
 元器件集採 Components	施耐德 Schneider Electric	<ul style="list-style-type: none"><li>• 工信部頒發的綠色工廠認證 Green Factory Certificate issued by the Ministry of Industry and Information Technology (MIIT)</li><li>• 「2021 年全球最佳可持續發展企業 100 強」 榜首 Ranked first in Top 100 Global Best Enterprises for Sustainable Development 2021</li><li>• Green Premium™ 綠色產品認證 Green Premium™ Certificate</li></ul>
 櫥櫃採購 Cupboards	柏廚 Borcci Home	<ul style="list-style-type: none"><li>• 綠色十環認證產品 China Environmental Labelling</li><li>• 家居綠色環保領跑品牌 Leading Green and Environmentally Friendly Home Brand</li></ul>
 牆地磚 Wall and floor tiles	諾貝爾 NABEL	<ul style="list-style-type: none"><li>• 中國綠色產品認證證書 China Green Product Certificate</li><li>• 國家級綠色工廠 National Green Factory</li></ul>
	亞細亞 ASA Tiles	<ul style="list-style-type: none"><li>• 中國綠色產品認證 China Green Product Certificate</li><li>• 綠色工廠評價證書 Green Factory Evaluation Certificate</li></ul>
 內牆塗料 Interior wall paints	巴斯夫 BASF	<ul style="list-style-type: none"><li>• 綠色十環認證產品 China Environmental Labelling</li><li>• A+ Eurofins 的超環保證書 A+ Eurofins Environment Protection Certificate</li><li>• 三星級綠色工廠 Three-Star Green Factory</li></ul>

支持可持續森林  
Supporting Sustainable Forests

作為世界自然基金會（WWF）「全球森林貿易網路」成員，朗詩支持可持續的森林經營和負責任的林產品貿易，并發佈木製品採購承諾。

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

木製品採購承諾  
Wood Products Procurement Commitment

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

\* 詳見朗詩官方網站  
\* Refer to Landsea official website for details







## 木材來源合法化追溯

Legal Wood Source



朗詩嚴格遵循木材來源合法化追溯，

2020 年，  
朗詩木材已知源的比例已達到

# 100%

In 2020, the ratio of wood from known sources is 100%.



\* 數據來源：第三方審核機構 SGS

\* Data source: SGS, a third-party auditing institution



### 案例 從林場到朗詩房

#### Exhibit: From Tree Farms to Landsea Houses

木材，從林場到最終進入朗詩房，涉及採購、進出口報關、製造加工等各種中間環節。朗詩重視每一環節的合法性，嚴審各種木材原產地證明、進出口報關單、薰蒸證等材料，以確保木材來源的合法性。

Taking the wood from a tree farm to a Landsea house involves procurement, customs declaration, manufacturing, processing, and other intermediate procedures. Landsea values the legitimacy of each procedure and strictly examines materials such as wood origin certificates, customs declaration certificates, and certificates of fumigation, therefore ensuring the use of legally sourced wood.



## 綠色施工

Green Construction



### 資源節約與排放物管理

Resource Conservation and Emission Management

朗詩在項目施工建設過程中主動推進資源節約與排放物管理，主要關注點集中在節約施工用地、保護施工土壤、控制雜訊、控制揚塵、控制水污染、控制施工垃圾等方面，以實現提升資源利用效率的同時，盡量減少排放物對人體和環境的危害。

Landsea promotes resource conservation and emission management during construction and focuses on land utilization optimization, soil protection, noise control, dust control, water pollution control, and construction waste management to increase resource utilization efficiency and reduce waste hazard on people and the environment.







## 建築施工技術升級

Construction Technology Upgrade

在施工環節，我們高度關注資源節約、廢棄物管理以及生物多樣性等環境議題，在確保建築品質和安全的前提下，通過施工的規範化管理，以及持續提升的建築技術，實現綠色施工，最大限度地節約資源，減少施工過程中對環境的影響。

In the construction process, we focus highly on environmental issues such as resource conservation, waste management, and biodiversity. On the premise of guaranteeing building quality and safety, with standardized construction management and upgraded construction technology, Landsea carries out green construction, saving energy as much as possible and minimizing impact on the environment.

### 案例 裝配式建築的應用

#### Exhibit: Applying Assembled Construction

朗詩將裝配式建築全面應用於地產施工專案中，把傳統建造方式中的大量現場作業工作轉移到工廠進行，在實現更高品質、更快速度的現場施工的同時，實現了節能環保和建材的節約。

Landsea fully applies assembled construction in the real estate projects, completing a large amount of construction work in factories rather than on-site in the traditional way. The new construction method speeds up the progress of constructing high-quality buildings and saves energy and construction materials.

#### 節約建材

Construction Material conservation

裝配式建築可以透過前期精準計算，確認建材的使用，避免施工過程中的物料浪費。

Assembled construction allows us to accurately calculate the amount of construction materials to be used in the projects, avoiding material waste in construction.

#### 節能環保

Energy-saving and environmentally friendly

裝配式建築相較傳統現場作業，節水節電，避免粉塵等污染的同時也大大減少了施工現場的建築垃圾，保護環境。

Compared with traditional on-site construction, assembled construction uses less water and electricity, eliminates dust pollution, and reduces on-site construction waste, protecting the environment.



### 案例 鋁模代替木模

#### Exhibit: Replacing Wooden Formwork with Aluminum Formwork

2020 年，朗詩在成都金堂未來街區、成都未來著、西安未來街區、武漢熙華府等專案中，逐步開展了鋁模代替木模的材料轉換。相較於木模而言，鋁模的使用，不會造成現場污染，並且可迴圈使用，有效節約資源。

In 2020, Landsea replaced the wooden formwork with the aluminum one in projects including Chengdu Jintang Future Block, Chengdu Future Works, Xi'an Future Block, and Wuhan Huaxi Mansion. The aluminum formwork does not cause on-site pollution and can be reused, effectively saving resources.



## 健康安全的施工環境

Healthy and Safe Construction Environment

朗詩踐行「生命至上、安全發展」的戰略思想，建立穩定、可傳承的公司安全文化理念，形成了以制度體系管控工程安全的原則和自上而下的安全管理體系，並制定了明確的安全管理目標，打造朗詩的安全文化名片。

Practicing "safe development with life first and foremost," Landsea has established a stable and enduring concept of safe culture within the company, formed a top-down safety management system based on the principle of managing construction safety by system control, and set a clear safety management goal, making the safety culture a highlight of Landsea.

### 完善的安全生產管理架構

Complete Structure of Safe Production Management





## 明確的安全生產管理目標

Clear Goal of Safe Production Management

- 保障朗詩地產工程項目安全施工，提高工程安全管理預控能力，死亡事故為 0；  
Ensure safe construction of Landsea real estate projects and improve safety management and pre-control ability; zero fatality;
- 重傷 1 人及以上事故為 0；  
Zero accident that causes one or more people seriously injured;
- 直接經濟損失 10 萬元以上事故為 0；  
Zero accident that causes direct economic loss of 100,000 yuan or more;
- 造成項目全部停工事故為 0。  
Zero accident that stops the project.



## 清晰的安全生產管理指引

Explicit Guidance of Safe Production Management

朗詩嚴格遵守《中華人民共和國安全生產法》、《建設工程安全生產管理條例》（國務院 393 號令）、《職業健康安全管理體系規範》（GB/T28001 2011）等法律法規對安全管理的要求，制定了《安全管理辦法》、《安全生產目標及責任制管理指引》、《項目安全管理手冊》等覆蓋制度建設、管理指引、標準化及可視化手冊等 30 餘項安全生產管理制度文檔，切實提升朗詩健康、安全與環境管理水準。

Strictly complying with the safety management requirements of laws and regulations including the *Work Safety Law of the People's Republic of China*, *Administrative Regulations on the Work Safety of Construction Projects (No. 393 of the State Council)*, and *Regulations on Occupational Health and Safety Management Systems (GB/T28001 2011)*, Landsea has formulated over 30 regulatory documents of safe production management regarding systems, guidelines, standards, and visual manuals such as *Measures on Safety Management*, *Guidelines for Safe Production Goal and Responsibility System Management*, *Project Safety Management Manual* to enhance the company's health, safety, and environment management ability.

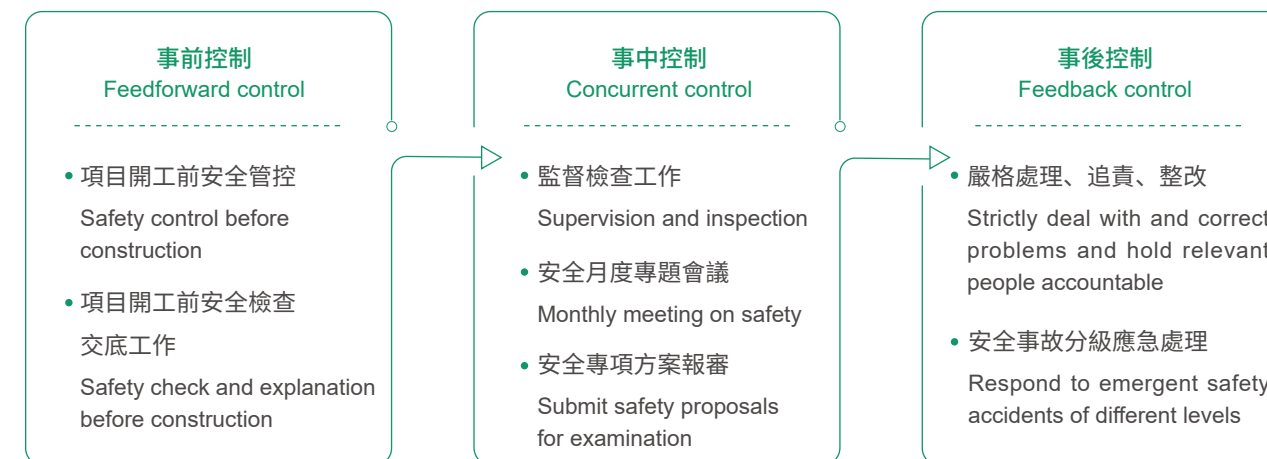


## 安全生產管理全流程控制

Safe Production Control throughout the Whole Process

朗詩安全生產管理實施事前、事中、事後全流程控制，確保每個環節均符合安全生產標準，切實保障施工全過程安全，盡可能地降低安全事故。

Landsea implements feedforward, concurrent, and feedback control in management to comply with safety standards in each production procedure, ensure safe construction in the whole process, and reduce accidents as much as possible.



## 案例 百日安全行，提升安全意識與管理能力

### Exhibit: 2020 Landsea 100-Day Safety Training Improves Safety Awareness and Management Ability

2020 年 10 月 -12 月，朗詩發起了「2020 年朗詩地產百日安全行」活動，從思維意識、專業能力、專項排查與演練、體系建設等方面，提高朗詩工程團隊安全生產管理能力，從而提升常規產品力，開啟了朗詩工程人的安全管理進階之路。

From October to December 2020, Landsea initiated the “2020 Landsea 100-Day Safety Training” activity, aiming to improve the safe production management ability of the engineering team from the perspective of mindset, professional skills, special inspection and drill, and system establishment. The activity is expected to enhance the product power and promote the safety management ability of Landsea’s engineering team to an advanced level.



專業能力培訓  
Professional Skill Training



## 綠色裝飾

### Green Decoration

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

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



## 裝修全流程綠色管控

### Green Control throughout the Decoration

在裝修環節，為了確保裝修全流程綠色環保，盡可能減少污染物的產生，項目依託朗綠科技的專業技術能力，建立了覆蓋設計、選材、施工、驗收全過程的裝修過程污染管控體系，確保從項目源頭杜絕污染。

To ensure green and environmentally friendly decoration and minimize waste in decoration, Landsea has formulated a waste control system throughout the whole process of design, material selection, construction, and acceptance based on its professional green technology, eliminating pollution from the beginning of projects.



## 更高的芬蘭 S1 空氣標準

### Higher Finnish S1 Standards

朗詩裝修全程甲醛含量均滿足全球最嚴苛的芬蘭 S1 標準，與正常大氣中甲醛含量相同，幾乎沒有甲醛增量。

Throughout the decoration of Landsea's projects, the formaldehyde content meets the most stringent global Finnish S1 standards and equates to the content in the normal atmosphere. There is little incremental formaldehyde in decoration.

### 我國室內空氣質素標準與國外對比值 China's Indoor Air Quality Value vs. Foreign Values

中國標準 Chinese standards	
甲醛 Formaldehyde:	0.07mg/m <sup>3</sup>
TVOC:	0.45mg/m <sup>3</sup>

美國標準 American standards	
甲醛 Formaldehyde:	0.062mg/m <sup>3</sup>
TVOC:	0.3mg/m <sup>3</sup>

芬蘭 S1 標準 Finnish S1 standards	
甲醛 Formaldehyde:	0.03mg/m <sup>3</sup>
TVOC:	0.2mg/m <sup>3</sup>





## 綠色行銷

### Green Marketing

朗詩積極踐行綠色行銷，堅持負責任和透明行銷的原則，並以數位化行銷為切入點，將傳統的線下行銷轉為線上，實現為客戶提供優質產品和服務的同時，也盡量降低營銷活動的環境影響。

Landsea actively practices green marketing and upholds the principle of responsible and transparent marketing. It has transformed the traditional offline marketing to an online one by leveraging digital marketing, providing high-quality services and products and reducing the impact of marketing activities on the environment.

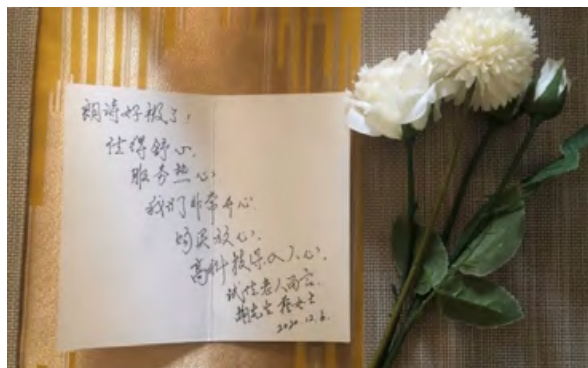


### 負責任和透明的行銷

#### Responsible and Transparent Marketing

為了讓購買者能提前體驗綠色家居生活，在購買之前真正的了解朗詩產品，朗詩從第一個綠色項目開始，就啟動了先住後買試住體驗活動，並持續至今。2020年，朗詩先住後買試住體驗活動在南京、上海、成都、杭州、張家港等地開展，持續擴大至全國8城，覆蓋10個項目。

To enable purchasers to experience green home life and understand Landsea's products before they buy houses, Landsea has initiated the living experience activity since the first green project was launched. In 2020, Landsea held similar activities in Nanjing, Shanghai, Chengdu, Hangzhou, and Zhangjiagang. In the future, the activity will be promoted in ten projects in eight cities of China.



試住客戶感言  
Comments from customers in the living experience activity



### 綠色線上行銷

#### Green Online Marketing

2020年，朗詩全面推進大數據平台行銷，建立了由線上行銷平臺、管道分銷、智慧行銷等板塊於一體的地產行銷數位化平臺，以替代傳統線下行銷方式。線上行銷的形式有效降低了各類印刷品的使用，減少了工作人員的外出和差旅頻率，成為朗詩綠色行銷，助力全國減碳目標實現的重要行動之一。

In 2020, Landsea comprehensively promoted big data platform marketing and established a digital property marketing platform that integrates online marketing, channel distribution, and intelligent marketing to replace the traditional offline marketing. Online marketing effectively reduces the use of printed materials, decreases the frequency of staff going out of office and on business travel. It is an important action of Landsea's green marketing strategy and helps achieve the carbon reduction target in the country.



一直以來，Landsea Homes 所有項目行銷均為數位化行銷，包括網站宣傳、網上登記、社交媒體、郵件推送資訊等。

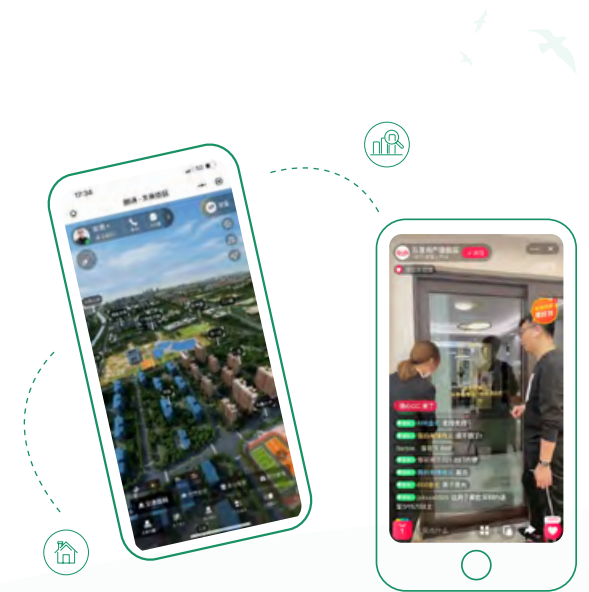
Landsea Homes' marketing is 100% digital including website promotion, online registration, social media, and emails.



Landsea Homes 地產網站宣傳  
Website promotion of Landsea Homes

2020年，打造朗詩中國項目線上售樓端口「朗詩健康家小程序」，包含項目在線展示、電子名片、活動報名、數據分析等。透過「直播看房」、「在線選房」等服務，實現線上與線下的融合和靈活切換。

In 2020, Landsea built the "Landsea Health Home Mini App", an online sales portal for Landsea's properties in China, including online project display, e-business cards, event registration, fission-style propagation, data communication, data analysis, etc. Services such as house visit via webcast and online house selection help realize integration of and a flexible switch between online and offline house purchases.



微信、淘寶線上綠色行銷  
Online green marketing on Wechat and Taobao.com

### 案例 全新一代產品，自由方舟的線上發佈

#### Exhibit: Online Launch of the New-Generation Product Free Ark

2020年4月22日，朗詩發佈新一代健康住宅【自由方舟】，發佈會創新地採用線上直播形式，超過1,550萬人次進入直播間觀看，多家網路平台轉播觸及逾51.6萬觀眾。全新的發佈形式，不僅可以更大範圍地為使用者展示更豐富的住宅細節，也避免了因大規模的出行造成的碳排放，支持低碳的生活和消費方式。



On April 22, 2020, Landsea launched the new-generation healthy housing product Free Ark. The press conference was held via the webcast, watched by 15.5 million people, and rebroadcasted by multiple online platforms covering 516,000 viewers. The new launch form presented more details of houses to a wider range of customers and avoided carbon emission due to large numbers of people paying house visits, supporting low-carbon life and consumption.



綠色運營  
Green Operation

2020 年關鍵績效  
Key performance in 2020



依託朗詩綠色生活專業的社區綠色管理服務，朗詩全力為業主營造綠色、健康、可持續的社區環境。朗詩綠色生活從綠色管理、防災韌性、健康福祉、能耗管理、資源循環利用、生態環境、污染控制以及水資源管理八大方面開展社區綠色運維，提升社區品質，為業主提供更加綠色、健康的社區生活。

Relying on the specialized green management service in communities, Landsea Green Life endeavors to create a green, healthy, and sustainable community environment for house owners. Landsea Green Life implements green operation in communities from the perspective of green management, disaster prevention resilience, health and welfare, energy consumption management, resource recycling, ecological environment, pollution control, and water resource management to improve community quality and provide green and healthier community life for house owners.



案例 冬日暖陽行動，煥新社區環境

Exhibit: Sunshine in Winter Warms Communities

2020 年，朗詩對已交付數年甚至十餘年的社區，開展「冬日暖陽行動」等社區品質提升活動，從便利社區生活、保障社區安全、提升社區生態、促進居民健康四大維度，為社區提供「煥新」服務。此次「冬日暖陽行動」以 11 項計劃、33 項行動、85 項細節對社區進行改善和提升，為業主們煥新美好生活體驗。截至目前「冬日暖陽行動」已覆蓋南京、無錫、常州、蘇州、上海、杭州、武漢、成都 8 大城市，16 個社區。



In 2020, Landsea held its Sunshine in Winter activity in communities that were built several or over ten years ago to improve community quality from four dimensions of facilitating community life, safeguarding community safety, improving community ecosystem, and promoting residents' health. The activity included 11 plans, 33 actions, and 85 items of details to renovate and improve communities to provide a better living experience for house owners. To date, the activity has covered 16 communities in eight cities such as Nanjing, Wuxi, Changzhou, Suzhou, Shanghai, Hangzhou, Wuhan, and Chengdu.



## 積極應對氣候變化

### ACTIVELY RESPONDING TO CLIMATE CHANGE

氣候變化對全球社會經濟帶來的影響逐漸彰顯，也引發全球範圍內的廣泛關注。2018 年 10 月，聯合國政府間氣候變化專門委員會（簡稱 IPCC）發佈了全球變暖高於工業化前水準 1.5 攝氏度的影響報告，報告提出全球需要實現升溫控制在 1.5 攝氏度以內目標。2020 年 9 月，習近平總書記在第 75 屆聯合國大會期間提出「中國將採取更加有力的政策和措施，二氧化碳排放力爭於 2030 年前達到峰值，努力爭取於 2060 年前實現碳中和」。

The impact of climate change on the global social economy has gradually become apparent and aroused wide concern around the world. In October 2018, the UN Intergovernmental Panel on Climate Change (IPCC) issued a report in which global warming is 1.5 Celsius degrees higher than that of the pre-industrial level. The report also stated the goal of controlling the increased temperature within 1.5 Celsius degrees. In September 2020, on the 75th UN General Assembly, President Xi Jinping proposed that “China will adopt more powerful policies and measures to strive to reach the peak of carbon dioxide emissions by 2030 and realize carbon neutrality by 2060.”



## 基於 TCFD 的分析

### TCFD-Based Analysis

2020 年，朗詩參考金融穩定委員會的氣候相關財務資訊披露工作組（Task Force on Climate-related Financial Disclosures, TCFD）的建議識別氣候變化相關的風險及機遇。通過政策調研、同業對標，並結合專家意見，識別出與自身運營相關的政策和法律風險、物理風險、聲譽風險等氣候變化相關風險，以及綠建技術、能源來源、適應力等氣候相關機遇，並評估各項風險與機遇對自身財務的影響。

In 2020, Landsea identified relevant risks and opportunities of climate change referring to the suggestions proposed by the Task Force on Climate-related Financial Disclosures (TCFD) of the Financial Stability Board. Based on policy research, peer benchmarking, and expert opinions, Landsea identified policies related to its operation, climate-change-related risks such as legal risks, physical risks, and reputation risks, and relevant opportunities in green building technology, energy sources, and adaptability. Meanwhile, impact of the risks and opportunities on Landsea's finance were evaluated.

### TCFD 氣候變化相關信息披露框架

Climate-related Financial Disclosure Framework



#### 治理 Governance

機構關於與氣候有關的風險和機遇的治理  
The organization's governance around climate-related risks and opportunities



#### 戰略 Strategy

與氣候有關的風險和機遇對機構的業務、戰略和財務規劃的實際和潛在影響  
Actual and potential impacts of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning



#### 風險管理 Risk management

機構識別、評估和管理氣候相關風險的流程  
Process of identifying, assessing, and managing climate-related risks



#### 指標和目標 Metrics & targets

用以識別和管理與氣候有關的風險和機遇的指標和目標  
Metrics and targets used to assess and manage relevant climate-related risks and opportunities



## 推進零碳建築技術創新

### Promoting zero-carbon construction technology innovation

通過基於 TCFD 框架的風險和機遇分析，朗詩計劃採取系列應對氣候變化措施，包括組織完善、管理提升、技術創新等方面，例如，建立較為完善的極端天氣應急管理方案、減少高耗能設備使用，持續推進綠色建築技術創新，加大力度推動行業綠色供應鏈建設等。

Through the TCFD-based risk and opportunity analysis, Landsea plans to carry out measures responding to climate change in the field of organizational improvement, management upgrade, and technical innovation, such as formulating a complete emergency response proposal for extreme climate, reducing usage of high energy consumption equipment, continuously promoting green construction technology innovation, and advocating green supply chain establishment in the industry.

#### 案例 綠建技術創新，推動零碳進程

##### Exhibit: Green Building Technology Innovation Promotes Zero Carbon Emission

2020 年 11 月，在第三屆中國進口博覽會中，朗詩作為唯一受邀綠色建築企業，於進博會零碳建築論壇分享了朗詩為推動零碳建築發展所做的探索與成果。

朗詩早在 2010 年就加入聯合國環境規劃署「氣候中和網路」項目，是中國房地產行業首個加入該項目的企業，20 年來，在低碳創新上，朗詩創建了國內第一座零碳公共建築「朗詩世博零碳館」，我國夏熱冬冷地區的第一座被動式建築、國內唯一獲德國 PHI Plus 級認證的被動房項目、長江中下游地區唯一的國家級綠建研發示範基地等。

朗詩一直堅持綠建技術的引進與本土化創新，通過「被動式建築技術」和「可再生能源技術」，實現了 80% 以上的建築節能率，遠超國家標準，為實現建築零碳排放持續探索。



On the Third China International Import Expo held in November 2020, Landsea was the only green property enterprise that was invited to share exploration and achievements in promoting buildings of zero carbon emission at the zero-carbon building forum.

Landsea joined the Climate Neutral Network initiative of the UN Environment Program in 2010 and was the first enterprise joining the initiative in China's real estate industry. In the past 20 years, Landsea has built the first domestic public zero carbon building "Landsea Expo Zero Carbon Hall", the first domestic passive building in areas where it is hot in summer and cold in winter, the only domestic passive building project awarded the PHI Plus certificate, and the only national green building R&D demonstration base in the middle and downstream areas of the Yangtze River.

Landsea continues to introduce green building technology and to localize innovation. Due to the passive building technology and renewable energy technology, Landsea realizes over 80% of energy conservation rate of buildings which surpasses the national standard, enabling it to consistently explore zero carbon emission of buildings.

#### 案例 技術探索，支持零碳發展

##### Exhibit: Technological Exploration Supports the Development of Zero Carbon Emission

朗詩嘗試探索無添加技術，不使用任何化學合成建材，使用天然素材打造最接近自然的極致健康環保的生活環境，從建築本身做到低碳。

Landsea tries to explore Mutenka technologies and not use synthetic materials but natural ones to create the healthiest and most environmentally friendly living environment that's as close as possible to nature and to realize low carbon emissions.

位於浙江長興的朗詩無添加低碳住宅，就是創新探索中的一個案例。項目從室內外牆壁到屋面、從櫥櫃到樓梯均使用了無污染、無添加、純天然的材料，減少各類工序複雜、生產過程中高碳排放的材料，降低碳排放。

Landsea Mutenka Housing located in Changxin, Zhejiang Province is an example of innovation exploration. Pollution-free, Mutenka, and natural materials were used in the exterior and interior walls, roof, cupboards, and stairs, reducing usage of materials that have complicated processing procedures and high carbon emission in production to achieve reduced carbon emissions.







# 03 社會篇

## Society

【聚焦】風雨同舟，守護人人健康  
[Focus] Standing Together to Protect People's Health

【聚焦】推動綠色金融，助力城市更新  
[Focus] Promoting Green Finance to Help Urban Renewal

【聚焦】打造標準化體系，堅守高品質產品  
[Focus] Creating a Standard System to Deliver Quality Products

為客戶提供卓越服務  
Offering Outstanding Services for Customers

為員工打造陽光職場  
Creating A Positive Professional Environment for Workers

為社會貢獻共享價值  
Making Contributions to a Better Society



## 聚焦

### 風雨同舟，守護人人健康

Focus: Standing Together to Protect People's Health



「同呼吸、共命運，肩並肩、心連心」。2020年，這個特殊的年份，自新冠肺炎疫情發生以來，朗詩始終堅守在疫情防控前線，努力保障業務正常運轉，守護員工健康，與客戶、企業員工、多個公益組織攜手行動，並肩共戰，助力打贏疫情防控阻擊戰，守護人人健康。

“Sharing One Common Fate, with Two Hearts Beating as One.” In 2020 when the COVID-19 pandemic broke out, Landsea was on the frontline of pandemic prevention and control to ensure the normal operation of the business and to protect the health of employees, while working together with customers, employees, and many non-profit organizations to win the battle against the pandemic and to control and safeguard people's health.



### 攜手共進，支援抗疫一線

Joining Hands to Be On the Front Line of the Battle against the Pandemic

疫情發生後，朗詩第一時間調動企業資源，全力支援一線疫情防控。2020年1月30日，朗詩通過中歐國際工商學院校友總會、上海復星公益基金會及北京春苗慈善基金會，捐贈人民幣1,000萬元，該筆款項將用於從海外購買緊缺醫療物資，支援疫區一線工作人員，保障醫療工作人員的切身安全。

Soon after the pandemic broke out, Landsea mobilized its resources to support the front line in pandemic prevention and control. On January 30, 2020, Landsea donated RMB 10 million through CEIBS Alumni, Fosun Foundation, and Beijing Chunmiao Charity Foundation to purchase medical supplies in short supply from overseas to support front-line medical workers and ensure their effective protection.



捐贈人民幣

1,000 萬元

A donation of RMB 10 million

注：為朗詩控股捐贈，朗詩綠色地產隸屬於朗詩控股。

Note: Donated by Landsea Group, Landsea Green Properties belongs to Landsea Group.



### 空間改進，應對全球防疫需求

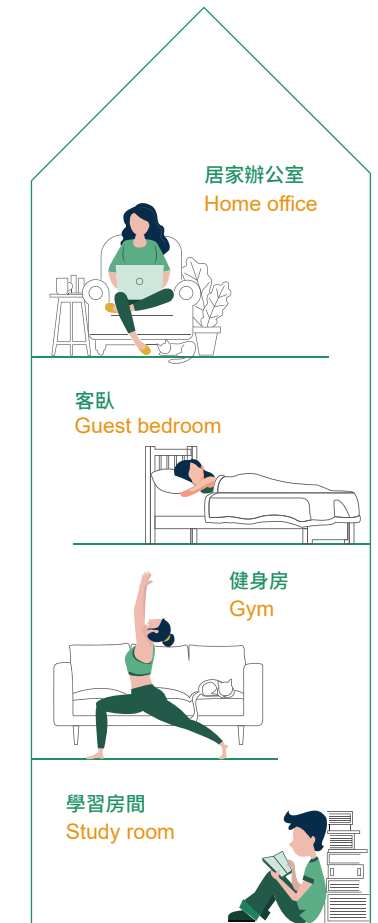
Upgrading the Space to Meet the Needs of Global Pandemic Prevention

2020年，常態化的疫情給生活方式帶來了改變，讓全球消費者對住宅有了更高的要求，住宅不僅是居住場所，更是承載居者對於居家健康，以及遠端辦公 / 學習、健身、娛樂等需求的空間。

In 2020, the frequent pandemic outbreak changed people's lifestyles. As a result, consumers worldwide have higher requirements for housing. They want more than just a living space; they want a space that can accommodate their health needs, remote work/study, fitness, entertainment, etc.

Landsea Homes 的高性能住宅，因人制宜，從客戶需求出發，適配了獨特的 LiveFlex 空間，並配備 REME Halo 空氣淨化系統，讓房屋在空間設計上發揮出了更多潛能，為居者更健康舒適的生活體驗提供支援。

The high-performance housing of Landsea Homes caters to customers' needs by creating a unique LiveFlex space and installing a REME Halo air purification system, so as to release more potential in terms of space design and provide a healthy and comfortable living experience for residents.



### 線上銷售，滿足客戶購房需求

Online Sales Meet Customer Needs for Property Purchases



為防控疫情，減少人員聚集，朗詩全國多個項目售樓處採取了暫時關閉的措施，為方便有看房意向的客戶能夠及時瞭解朗詩地產項目資訊，朗詩地產及時推出線上看房服務——朗詩健康家，並 24 小時營業。

In order to prevent the pandemic and avoid people congregating, Landsea's multiple sales offices were closed temporarily. To help customers who wanted to find out about the houses and get all the latest information about Landsea Real Estate projects, it launched a 24/7 online house checking service -- Landsea Health Home.

透過「朗詩健康家」小程序，客戶即可在線瞭解朗詩全國房源的動態、資訊、戶型、價格等，同時有專業的置業顧問為客戶在線諮詢答疑，滿足了疫情期間的購房需求。

Via the Landsea Health Home Mini App, customers can learn about the dynamics, news, house types, prices, and other items of Landsea's houses nationwide online, with professional property consultants ready to take customers' questions online to meet customer demand for property purchases during the pandemic.



## 迅速回應，保障員工身體健康 Taking Immediate Action to Safeguard the Health of Employees

朗詩嚴格貫徹執行國家有關職業病防治的法律法規，貫徹「預防為主，防治結合」的方針，通過《朗詩地產職業健康管理指引》切實保障員工在勞動過程中的健康安全。

In strict compliance with national laws and regulations on the prevention and treatment of occupational diseases and to implement the policy of "prevention in the first place and integrating prevention with control", Landsea issued the *Guide of Landsea Real Estate to the Management of Occupational Health* to safeguard the health and safety of employees during their work.

「以人為本」是朗詩的核心價值觀，在疫情爆發的第一時間，公司迅速制定多套疫情防控方案，切實做好辦公每個環節的防疫部署，強化保障員工辦公、出差的防疫安全。用心守護好每一位員工健康。

Adhering to the core value of "People-oriented", Landsea immediately rolled out multiple plans for pandemic prevention and control and made deployments in every aspect of work in the face of the pandemic outbreak, in an effort to protect the safety of employees against the pandemic in offices and during business trips. Landsea takes great care of every employee's health.

### 案例

**在中國**，地產總部通過室內紫外燈消毒、門衛測溫、進出登記等措施，保障員工辦公環境的健康，與此同時，朗詩為出差員工提供額外防疫包，保障員工在外出差的健康。

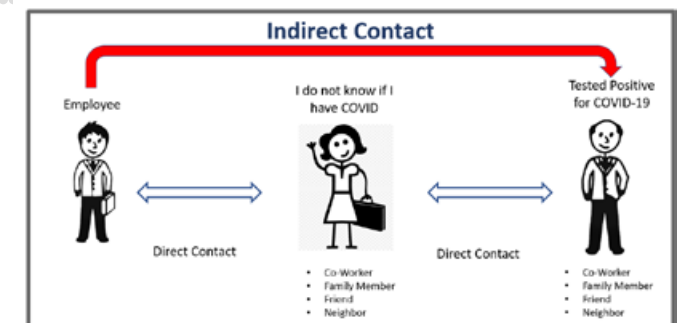
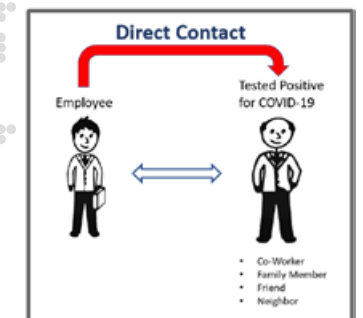
**In China**, Landsea's headquarters adopted a series of measures such as indoor disinfection using ultraviolet light, temperature checks at the entrance, and in & out registration to protect employees' health at the offices. In addition, Landsea provided health kits to employees on business trips to protect their safety.



**在美國**，Landsea Homes 制定了新冠肺炎病毒暴露預防、準備和回應計劃，並組建特定的員工團隊，與美國疾病控制與預防中心和職業安全與健康管理局持續保持溝通，以更好地為員工提供新冠肺炎疫情防控相關指導與支援。

**In the U.S.**, Landsea Homes developed a plan for the prevention of, preparation for, and response to exposure to COVID-19, and set up a special team to maintain close contact with the Centers for Disease Control and Prevention and the Occupational Safety and Health Administration, so as to provide instruction and support to employees concerning pandemic prevention and control.

Employee was in (direct or indirect) contact with someone who has symptoms or tested positive for COVID-19:





## 聚焦

## 推動綠色金融，助力城市更新

Focus: Promoting Green Finance to Help Urban Renewal



## 朗詩的綠色金融

Landsea's Green Finance

中國處於城市化發展的快速時期，過程中必然出現大量的老舊建築和存量資產。在經濟與可持續性兩個維度，它們已經跟不上時代的變遷。所以，朗詩選擇：運用創新的綠色金融發現「目標」，用綠色科技改造「目標」，讓被低估的老舊建築綠色新生，挖掘城市新的潛能。

China's urbanization enters a period of rapid development and there will be old buildings and stock assets inevitably in this process. These buildings and assets have already been behind the times in the economic and sustainability dimensions. Therefore Landsea chooses to locate the "targets" with innovative green finance and transform the "targets" with green technology, so as to give new life to overlooks old buildings and explore the new potential of cities.

朗詩青杉資本是我們聚焦存量資產的地產基金平臺，通過募資、投資到定位、改造、運營等的全流程管理，發掘一線/強二線城市核心地段價值被低估、建築老舊、運營水準差的存量資產，提升資產價值，提高建築使用效率，對高能耗的舊建築的節能減排以及全球城市更新做出積極貢獻。

As a real estate fund platform under Landsea Group focusing on stock assets, Landsea Green Fir Capital explores stock assets in the core areas of first-tier cities and strong second-tier cities with underestimated value, old buildings, and poor operation levels through the whole process from fund raising and investment to positioning, transformation, and operation, in an effort to improve the asset values and the utilization efficiency of buildings and make a positive contribution to energy-saving and emission reduction of old buildings with high energy consumption and global urban renewal.

擁有 **12** 支股權基金及**6** 個聯合投資平台

With **12** equity funds and **6** joint investment platforms.



目前朗詩青杉資本管理的股權基金資產規模已突破

**120+** 億元

Currently, Landsea Green Fir Capital manages the equity funds totaling over RMB **12** billion.



投資於國內一線和部  
分強二線城市的共

**20+** 存量項目

Investing in over **20** stock projects in China's first-tier cities and strong second-tier cities.

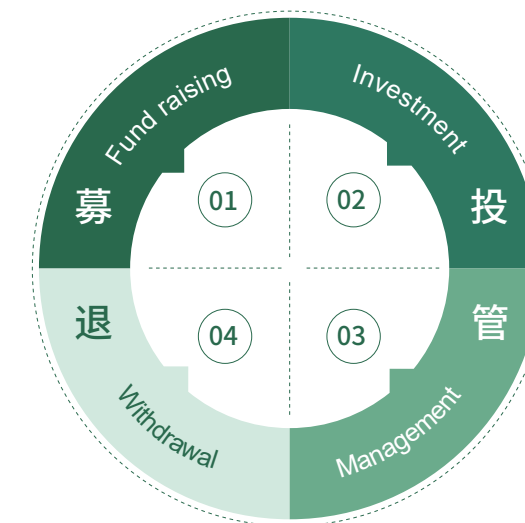


## 從這裡，看見城市更新

Seeing Urban Renewal from Here

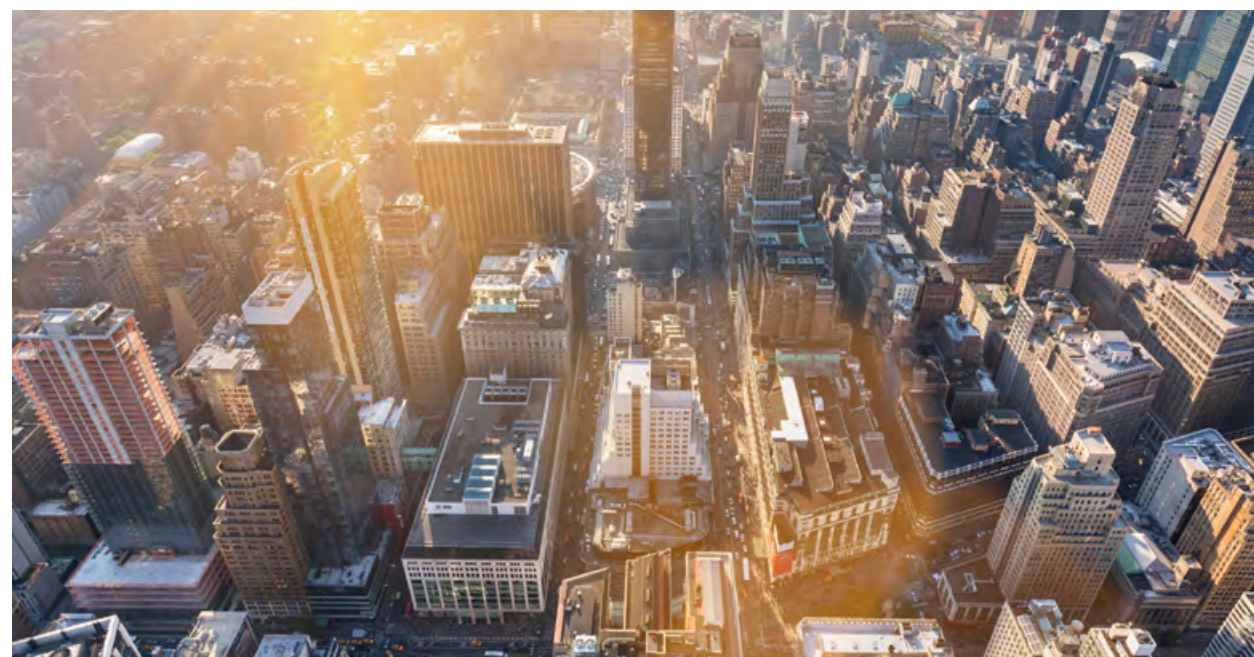
朗詩青杉資本透過多元化的募資管道，採用資產股權併購、困境資產包等方式獲取多類型項目，對項目進行重新定位、綠色改造及資產管理，最終以多樣化方式退出，形成「募投管退」一體化的基金管理及資產管理。

Landsea Green Fir Capital acquires various types of projects through asset equity merger and acquisition and troubled asset packages and via diversified fund raising channels. With project repositioning, green renovation, and asset management, it withdraws the assets in various ways, thus forming a fund and asset management mode integrating "fund raising, investment, management, and withdrawal".



目前朗詩青杉資本已逐步形成四條產品線，包括持有辦公類、持有公寓類、住宅類、住宅改造類、困境資產收併購及重組類，打造了上海張江朗詩中心、北京朗詩大廈、北京朝外·朗詩閣等經典案例，從商務辦公到住宅舊改，助力城市更新。

Currently, Landsea Green Fir Capital has gradually developed four product lines, including office holding, apartment holding, residence/generic residence renovation, and merger, acquisition, and reorganization of troubled assets, and has created classic cases such as Zhangjiang Landsea Center in Shanghai, Beijing Landsea Tower, and Beijing Chaowai • Landsea Apartment, so as to help urban renewal from the renovation of business offices to old buildings.





## 辦公更新 Office Renewal

### 案例 上海張江朗詩中心

Exhibit: Zhangjiang Landsea Center in Shanghai

上海張江朗詩中心的前身是落成於上世紀 90 年代的嘉利大廈，由兩棟建築圍合而成，總建築面積約 1.1 萬平方米。穿越歷史的滄桑，見證了上海張江二十幾年蓬勃發展的同時，樓宇自身黯然失色：不論是外立面還是空間布局、設備設施都早已無法滿足現代辦公的需求。2019 年 5 月，朗詩青杉資本聯合平安不動產收購嘉利大廈，並更名「上海張江朗詩中心」。

Originally known as the Zhangjiang Jiali Mansion completed in the 1990s, Zhangjiang Landsea Center, Shanghai is composed of two connected buildings with a total floorage of about 11,000 square meters. After going through the vicissitudes of history and witnessing the booming development of Zhangjiang, Shanghai for over two decades, the building has been past its best: its façade, spatial layout, and equipment and facilities can hardly meet the needs for a modern office. In May 2019, Landsea Green Fir Capital, along with Ping An Real Estate, acquired the Zhangjiang Jiali Mansion, which was renamed "Zhangjiang Landsea Center, Shanghai."

2020 年，依託朗詩獨有的綠建優勢，朗詩青杉資本透過對項目的重新定位和綠色改造，將健康、舒適、節能、環保、智慧、人文的產品理念植入項目改造和運營中，實現了該項目從老舊科研辦公樓到花園式健康辦公樓的完美蛻變。

In 2020, relying on its unique advantages in green buildings, Landsea Green Fir Capital incorporated the concepts of health, comfort, energy conservation, environmental protection, wisdom, and humanity into project renovation and operation by redefining its strategies and adopting green renovation, thus turning the old research building into a garden-like health office.



改造前 (Before renovation)



改造後 (After renovation)



- 將非正式停車場改造為中央花園，打造美觀舒適的空間感
- 地面層花園垂直上延，連接樓頂的露台花園，從上至下綠色辦公一覽無餘
- 將地被、灌木、喬木科學配置，參考光照與氣候呈現出四季更替的不同美景
- The informal parking lot is transformed into a central garden to create a space featuring beauty and comfort
- The garden on the ground is echoed with the terrace garden on the top of the building, creating a green office from top to bottom
- The cover plants, shrubs, and arbors are arranged scientifically according to the sunlight and climate, presenting beautiful scenes all year round



- 採用外圍護性能改造，降低運行能耗，製冷能耗較改造前降低約 20%，供熱能耗較改造前降低約 60%
- 採用 LED 燈源，自然排煙系統、VRV 多聯機系統、BA 智慧監控系統等，有效控制建築全年冷氣機和採暖耗電量
- 採用芬蘭 S1 級標準對甲醛進行嚴格控制
- The adoption of the building envelope helps reduce the consumed energy for keeping the system running -- the energy consumption of the refrigeration system and the heating system is reduced by about 20% and 60% respectively
- LED light source, natural smoke exhaust system, VRV multi-connected units, BA intelligent monitoring system, etc. are adopted to effectively control the annual power consumption of the air conditioning and heating systems
- The Finnish S1 standards are adopted to strictly control formaldehyde



- 綠色智慧即時監控系統，實現 24 小時監測建築的空氣質素情況
- 智慧化管理客戶、租金、能耗和物業管理等多項內容
- 引導租戶綠色裝修，提升環保意識，使用環保材料及裝配式內裝
- The green, intelligent real-time monitoring system offers 24/7 monitoring of the air quality within the buildings
- Intelligent management of customers, rent, energy consumption, properties, etc.
- Encourage green decoration by the tenants, enhance environmental awareness, and adopt environmentally-friendly materials and prefabricated interior decoration

#### 項目獲得

The project was granted

- WELL 預認證
- 2020 中國不動產資管新勢力·辦公資管典範獎
- 2020 城市更新十大創新突破獎
- WELL Precertification
- 2020 China's New Force of Real Estate Asset Management • Model Award of the Office Asset Management
- 2020 Top 10 Innovation & Breakthrough Award for Urban Renewal





## 案例 北京朗詩大廈

Exhibit: Beijing Landsea Tower



改造前 (Before renovation)



改造後 (After renovation)



項目獲得 WELL 預認證  
The project was granted WELL Precertification

北京朗詩大廈的前身為建於本世紀初的北京船舶重工酒店，建築面積約 2.2 萬平米，位於北京市東三環南路環線，距離國貿 4.8 公里，緊鄰十里河地鐵站，三軌交匯。

Originally known as the Beijing Plaza Hotel established at the beginning of the century, Beijing Landsea Tower is located on the South Ring Road of the East 3rd Ring Road in Beijing with a floorage of 22,000 square meters. It is 4.8km away from the China World Trade Center, and adjacent to Shilihe Subway Station where three subway lines meet.

朗詩青杉資本攜手合作夥伴陽光融匯資本共同收購北京朗詩大廈，依託自身的綠建改造和資產管理優勢，朗詩青杉資本克服原有建築形態對辦公空間需求的束縛、繁瑣的報批報建手續、疫情影響等重重困難，將昔日陳舊酒店完美變身為現代高品質綠色辦公樓。

Landsea Green Fir Capital joins hands with its partner Riverhead Capital Investment Management Co., Ltd. to acquire Beijing Landsea Tower. Relying on its advantages in green building renovation and asset management, Landsea Green Fir Capital lifts the constraints of the original buildings for failing to offer the office space needed and handles the cumbersome approval procedures, the impact of the pandemic, and other difficulties, thus turning the old hotel into a modern high-quality green office.

後疫情時代，健康辦公備受關注。項目充分利用自然光使空間更明亮舒適；大屏與探頭使室內空氣質素處於即時監測中；芬蘭 S1 級的甲醛污染物管控制體系，高效的除霾新風系統使呼吸更加自由；優化的建築週邊護配置、遮陽設計、暖通系統、智慧照明系統，使建築更加節能。項目全程按照 WELL 健康建築標準打造，充分利用綠色環保材料，關注人在空間內的健康與舒適，處處體現人性化。

In the post-pandemic period, the health office has attracted much attention. Natural light is used to make the space brighter and more comfortable; large screens and probes monitor the indoor air quality in real-time; the adoption of the formaldehyde control system meeting Finnish S1 Standards and the efficient anti-haze fresh air supply system allows users to breathe freely; optimized configurations such as the building envelope, shading design, HVAC system, and intelligent lighting system help the building save more energy. Adhering to the WELL Building Standard, Landsea makes full use of environmentally-friendly materials and focuses on human health and comfort in the space, demonstrating its efforts to deliver humanistic design.

## 案例 上海朗詩綠色中心

Exhibit: Landsea Green Centre in Shanghai

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

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



能耗低於上海辦公寫字樓  
均值 50% 以上

It consumes 50% less  
energy than the average for  
office buildings in Shanghai.



是全球首個按照 LEED、  
WELL 雙鉑金、綠建新國  
標、DGNB、BREEAM 五  
類標準改造的辦公建築

It is the world's first  
renovated office building  
with five certifications  
(LEED, WELL double  
platinum, new assessment  
standard for green building,  
DGNB, BREEAM).



採用 14 大技術體系、共  
108 項建築科技

It adopts 14 technological  
systems and a total of 108  
building technologies.



圍繞人性設計、健康環境、  
智慧管理、節能環保、舒  
適辦公 5 大核心價值點，  
構建現代綠色辦公環境

It builds a modern green  
office environment around  
the five core values  
of humanized design,  
healthy environment,  
smart management,  
energy conservation, and  
comfortable office.





## 住宅舊改

Old residence renovation

## 案例 北京朝外·朗詩閣

Exhibit: Beijing Chaowai • Landsea Apartment



2020 年，朗詩青杉資本在北京東二環發現低估資產——朝外·朗詩閣住宅項目，透過綠色技術手段，將原本老舊建築打造成綠色人居。

In 2020, Landsea Green Fir Capital discovered the underestimated asset – the residential project of Chaowai • Landsea Apartment and turned the old building into green housing through green technologies.



- 四效新風系統，實現智慧溫控、新風自由、靜音降噪、溫潤舒適；
- 全流程控制甲醛，實現室內甲醛濃度大幅低於國家標準；
- 微正壓送風系統，保證室內的潔淨；
- 朗詩屏智慧系統，實現室內空氣質素、溫濕度監測，空調系統調控及安防管理。
- The fresh air supply system with four effects provides intelligent temperature control, adequate supply of fresh air, noise reduction, warmth, and comfort;
- The formaldehyde control across the whole process makes the indoor formaldehyde concentration significantly lower than the national standard;
- Micro positive pressure air supply system ensures indoor cleanliness;
- The Landsea screen intelligent system monitors indoor air quality, temperature, and humidity, while also controlling the air conditioning and security systems.

## 案例 上海朗詩新西郊

Exhibit: Landsea Shanghai New Mansion

上海朗詩新西郊是既有住宅改造項目，堅持「以人為本」、「健康第一」的原則，採用 4 大技術革新 15 大科技系統，為居住者營造健康、舒適、節能、環保、智慧、人文平衡發展的高品質住宅。

Landsea Shanghai New Mansion is an old residence renovation project which adheres to the principles of "People-oriented" and "Health First", adopts 4 technological innovations and 15 technological systems to create high-quality residences with balanced development of health, comfort, energy-saving, environmental protection, intelligence and humanistic.



## 項目獲多項國際大獎：

It has won multiple international awards:

- Construction21 國際「綠色解決方案獎」健康建築解決方案獎全球第一名
- 被授予中國第一批「健康建築示範基地」
- 獲得好建築行動示範項目
- 入選 CIHAF 2019 中國綠色項目 TOP10
- the first place in the global healthy building solution award of Construction 21 "Green Solution Award";
- the first batch of "Healthy Building Demonstration Bases" in China;
- the Good Construction Action Demonstration Project;
- CIHAF 2019 China's Green Project TOP10.



## 聚焦

## 打造標準化體系，堅守高品質產品

Focus: Creating a Standard System to Deliver Quality Products



## 標準化建設

Standardization Construction

2020 年，朗詩打造「標準化年」，在公司內部加強標準化建設，透過構建設計、採購、工程、產品、行銷、服務的全流程的標準化體系，持續提高公司內部各業務單元的運營效率，為高品質的產品與服務奠定堅實基礎。

The year 2020 marked Landsea's "Year of Standardization". By launching the standardization construction within the company across the whole process of design, procurement, engineering, product, marketing, and services, Landsea constantly improves the operational efficiency of its business units, so as to lay a solid foundation for quality products and services.

設計標準化  
Standardization of design設計標準化  
Standardization of design

- 規範設計管理，制定 29 個標準化主項任務與核心範本、13 個工程管理與技術標準，包括《設計管理制度》《景觀設計管理制度》《景觀設計工程一體化品控管理辦法》等，建立物業與客戶服務端的圖紙聯審、圖紙交底、現場巡查與圖檔管理體系等；
- 搭建基於微環境類比分析下的精細化總圖規劃設計體系，規範設計要素；
- 秉承全方位的景觀綠化、室內精裝、綠建系統、夜景照明，包括暖通設計、材料、施工、調試標準化，明確設計要求。
- Standardize the design management, formulate 29 main tasks and core templates of standardization and 13 engineering management and technical standards, including the *Design Management System*, the *Design Management System of Landscape*, and the *Management Measures of Integrated Quality Control for Landscape-related Projects*, and establish a comprehensive joint review of early drawings, drawing delivery, on-site inspection and drawing management system for property and customer service;
- Establish a well-designed planning and design system based on micro-environment simulation analysis, and standardize the design elements;
- Adhere to all-around landscape greening, indoor refined decoration, green construction system, nightscape lighting, as well as the standardization of HVAC design, materials, engineering, and debugging, and clarify the design requirements.

採購標準化  
Standardization of procurement採購標準化  
Standardization of procurement

- 修訂《採購管理辦法》等系列制度，並開展宣貫培訓，規範採購流程；
- 制定包括防水、塗料、牆地磚、地板、木作、櫥櫃等 10 餘項採購標準；
- 推進成本管理標準化，編製預結算制度、修訂標準化清單、建立基準成本等。
- Revise the *Measures of Procurement Management* and other regulations, and carry out publicity and implementation training to standardize the procurement process;
- Formulate over 10 procurement standards including waterproofing, coating, wall and floor tiles, floors, woodworks, and cabinets;
- Promote the standardization of cost management, prepare the budget and settlement system, revise the standardization list, establish the benchmark cost, etc.

項目管理標準化  
Standardization of project management項目管理標準化  
Standardization of project management

- 規範工程品質管控，修訂《工程品質安全管控辦法》及施工系列手冊，搭建管控體系，並開展培訓；
- 明確地下室、質量綜合、防滲漏、精裝修等評估要素；
- 落實實測實量、日常巡檢、材料與工序驗收等工作流程標準。
- Standardize the engineering quality control, revise the *Measures on the Control of Engineering Quality Safety* and a series of engineering-related manuals, build control systems, and carry out training;
- Clarify evaluation elements such as the basement, quality synthesis, leakage prevention, and fine decoration;
- Implement the real-time measurement, daily inspection, material and process acceptance, and other workflow standards.

服務標準化  
Standardization of services服務標準化  
Standardization of services

- 發佈《房修管理工作指引》《朗詩地產反向審查管理工作指引》等標準制度文件；
- 推進節點式調研，主動挖掘服務優化空間，持續開展客戶滿意度調研；
- 建立健全全國及城市公司客戶熱線等溝通管道，加強客戶交流。
- Release the standardized institutional documents such as the *Guidelines on the Housing Repair Management* and the *Guidelines of Landsea Real Estate on the Reverse Review Management*;
- Promote the node-based research, actively explore areas for service optimization, and continuously carry out customer satisfaction surveys;
- Establish and improve communication channels such as national and urban company customer hotlines to strengthen customer communication.

行銷標準化  
Standardization of marketing行銷標準化  
Standardization of marketing

- 制定《銷售示範區標準化工作管理辦法》《銷售示範區營銷展示規範指引》《營銷突擊隊管理辦法》《銷售風控管理工作指引》等制度文件，開展產品行銷、人員培訓等，進一步規範行銷標準。
- Formulate institutional documents such as the *Management Measures of the Sales Demonstration Area on the Standardization Work*, the *Guidelines of the Sales Demonstration Area on the Marketing Demonstration Standardization*, the *Management Measures of the Marketing Commando Team*, and the *Guidelines on the Management of Sales Risk Control*, carry out product marketing and personnel training, and further standardize marketing standards.

產品標準化  
Standardization of products產品標準化  
Standardization of products

- 制定《產品標準化戶型與圖集》《產品線景觀工藝工法標準手冊與圖集》等系列標準檔案，形成核心項目、標準項目、可選項的產品設定標準；
- 明確產品線，形成熙華府、樂府等系列產品線；
- 明確產品技術分類，形成社區、住宅、配套及地下室等技術分類。
- Formulate a series of standardization documents such as the *Standardized House Types and Atlas* and the *Standardized Manuals and Atlas of the Technologies and Methods of the Product Line Landscape* to form the product configuration standards for the core items, standard items, and optional items;
- Define product lines such as the Xihua Mansion and Le Mansion;
- Define classifications of product technologies, including those of the community, housing, supporting facilities, and basement.

2020 朗詩「標準化年」  
2020 Landsea's "Year of Standardization"



標準化的項目品質管理，夯實產品品質  
Standardized Engineering Quality Management  
Helps Enhance Product Quality

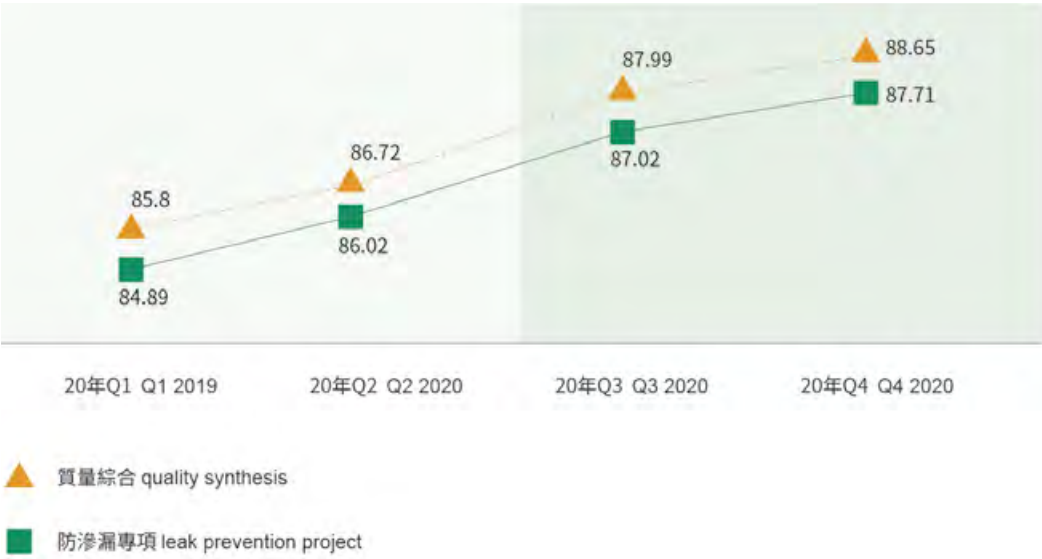
為規範朗詩地產產品品質，公司修訂《工程品質安全管控辦法（2020 版）》，搭建管控方式、評估體系、標準化體系、信息化管理和培訓為一體的工程品質管控體系。2020 年，季度開展的品質綜合、防滲漏專項等績效穩步提升，產品品質進一步夯實。

To standardize the product quality of Landsea Real Estate, the company revises the *Measures on the Control of Engineering Quality Safety (2020 version)* and establishes an engineering quality control system integrating the control method, evaluation system, standardized system, information system, and training system. In 2020, better performances were shown in the quarterly quality synthesis, leak prevention project, etc., and the product quality was enhanced.



案例 2020 年 1 季度至 4 季度朗詩項目標準化工程品質管控成果

Exhibit: The Outcome of Landsea's Standardized Engineering Quality Control from Q1 to Q4, 2020



案例 發佈《合作項目管控手冊》，以標準化保障合作項目品質

Exhibit: Releasing the *Control Manual of Cooperative Projects* to Ensure the Quality of Cooperative Projects through Standardization

在中央堅持「房住不炒」、「三條紅線」等宏觀調控不放鬆的政策環境下，合作開發，尤其是小股操盤、融資代建等合作開發模式作為朗詩輕資產化經營的核心，也成為公司深化轉型的重要研究課題。

2020 年，公司發佈《合作項目管控手冊》，系統梳理合作開發項目過程中的問題，並提出針對性管理建議，提升了朗詩團隊合作項目管控能力和操盤水準，為公司深化轉型提供有力支援。

Following the central government's macroeconomic regulations such as "houses are for living in and not for speculative investment" and the "three red lines," Landsea places the cooperative development modes, especially the minority interests and finance-construction on consignment, at the core of asset-light operation and these modes are also an important research topic for deepening the company's transformation.

In 2020, Landsea released the *Control Manual of Cooperative Projects*, which clarified the problems in the joint development of projects and proposed specific suggestions on management, thus improving the control and trading capabilities of Landsea teams in cooperative projects and providing strong support for deepening the company's transformation.





## 資訊化賦能 Informatization Empowerment

2020 年，朗詩積極推進資訊化數位賦能，根據公司實際業務情況及需求，通過建設資訊平臺、規範數據治理、加強資訊安全防護，提高數據價值等，推動公司相關工作穩步前行。

In 2020, Landsea actively promoted the digital empowerment of informatization. Based on its actual businesses and needs, Landsea steadily drove forward its business by establishing information platforms, standardizing data governance, enhancing information security protection, and improving data values.



## 朗詩資訊化建設

Landsea's informatization construction

### 案例 資訊化手段提升供應鏈採購效率

#### Exhibit: Information Technologies Help Improve the Efficiency of the Supply Chain Procurement

在採購方面，面對供應商傳統考察複雜、線下審批效率低等問題。2020 年，公司積極推進資訊化工具，通過明源雲銷售系統、明源雲成本軟體規範審批流程，實現合同動態管理。與此同時，透過成本數據結構化和線上化，公司積累項目成本數據，建立成本資料庫，實現明源雲與友商平臺之間的數據交互，為未來分析對比優化成本、建立地區基準成本奠定基礎。

The procurement faces the complexity of traditional methods of inspection on suppliers and low efficiency of offline approval. In 2020, the company actively promoted the use of information tools and standardized the approval process with the Mingyuan Cloud Sales System and the Mingyuan Cloud Cost Software to achieve dynamic management of contracts. At the same time, the company collected cost data of projects and established cost databases by structuring the cost data and making it go online, so as to achieve the data interaction between the Mingyuan Cloud and competitor platforms and pave the way for future analysis and comparison for cost optimization and the establishment of regional benchmark costs.



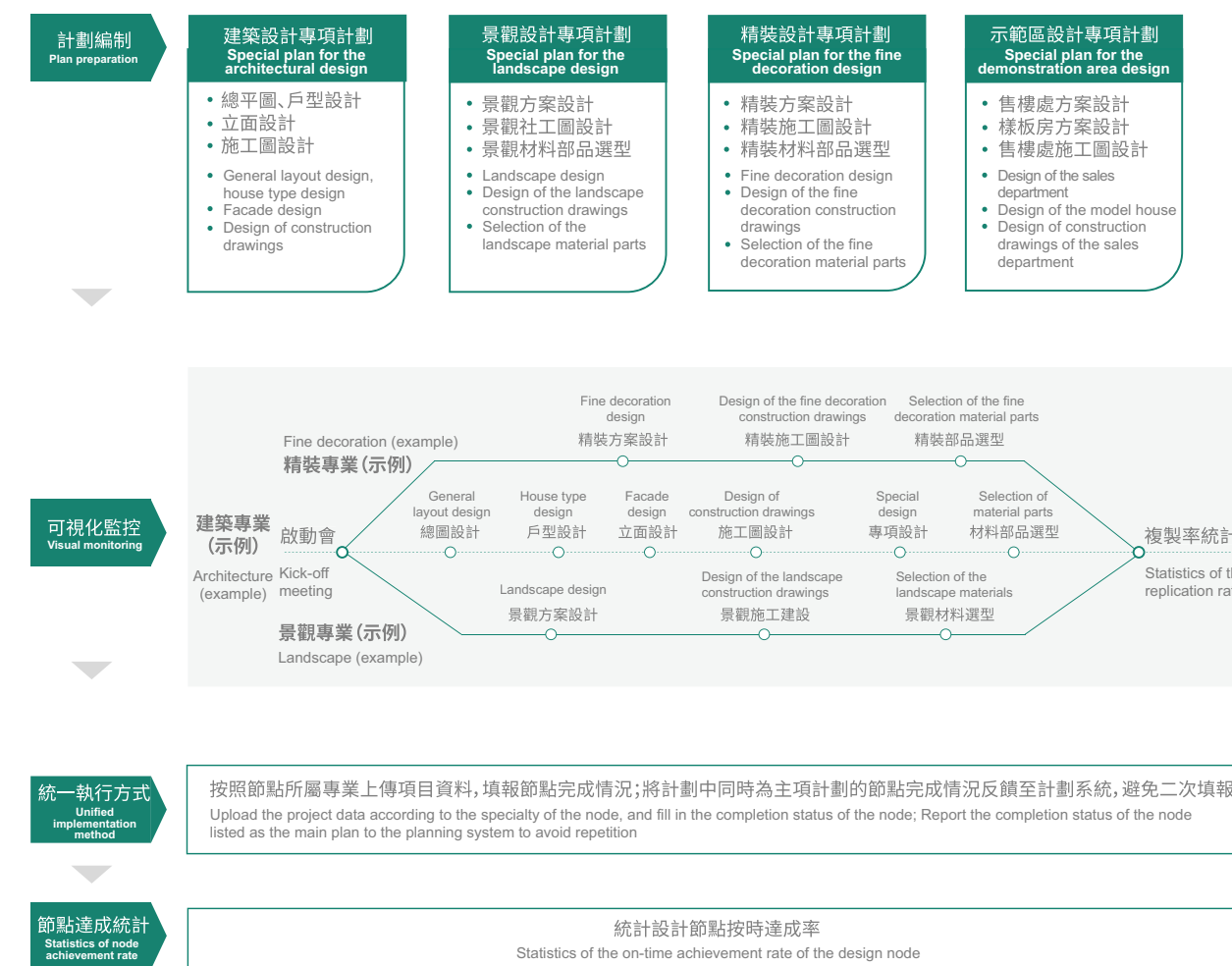
合同動態管理  
Dynamic management of contracts

## 設計條線的資訊化建設

Information Construction of the Design Line

房地產企業產品類型多樣化前提下，產品標準化研發難度大幅提升，如何快速高效的開展產品標準化研發及產品創新價值貢獻，將成為房地產企業產品與設計管理能力提升的重點。2020 年，朗詩地產設計條線，透過資訊化平臺的建設，實現項目設計計劃，規範項目設計計劃執行，沉澱項目設計成果資料，全面提升項目設計資訊化控制力。

As there are diversified products of real estate companies, product standardization R&D becomes more difficult. The key point for improving these companies' capabilities in product and design management would be "how to carry out product standardization R&D and contribute to the innovation values of products in an efficient way." In 2020, Landsea Real Estate made design lines and implemented the project design plan, standardized its implementation, collected materials of project design outcomes through the construction of information platforms, thus generally improving the information control of project design.





## 為客戶提供卓越服務

### OFFERING OUTSTANDING SERVICES FOR CUSTOMERS

2020 年關鍵績效  
Key performance in 2020



10,082 套

房屋交付量  
Number of Houses  
Delivered



90 分

準業主滿意度  
Prospective Homeowners  
Satisfaction Rate  
(on a scale of 0-100)



100%

客戶投訴處理率  
Customer Complaints  
Handling Rate

## 提升客戶滿意度

Improves Customer Satisfaction



朗詩客戶服務覆蓋售前、售中、售後服務全週期，並為客戶提供多元化的客戶溝通管道、豐富的客戶溝通活動、貼心的客戶服務，營造鄰里和睦友好的生活氛圍。2020 年，朗詩平穩交付 10,082 套房屋，準業主滿意度達 90 分。相較於 2019 年提升了 19 分，躍升至行業良好水平。

Landsea's customer service offers whole-process support for customers from pre-sales, in-sales to after-sales. By creating multiple ways for effective communication, hosting various events, and offering considerate customer services, we contribute to the building of friendly neighborhoods and harmonious living environments. In 2020, Landsea smoothly delivered a total of 10,082 houses and on a scale of 0-100, the satisfaction rate among our prospective homeowners reached 90, 19 scores higher than that of last year and representing a level higher than industry average.

## 反向審查制度

Reverse Review Mechanism

運用反向審查機制，對旗下所有銷售案場開盤項目、交付項目進行涉及銷售風險、交付風險和品牌風險的檢查。

Landsea adopts the reverse review mechanism to provide sales, delivery and brand risk inspection services for all of its sales opening projects and delivery projects.

### 銷售風控檢查

Sales risk control inspection

銷售物料  
Sales materials  
人居館  
Habitat  
樣板間  
Model room  
銷售合約  
Sales contract  
銷售說辭  
Sales pitch



### 交付風控檢查

Delivery risk control inspection

產品質素  
Product quality  
交付標準  
Delivery standard  
輿情監控  
Public opinion monitoring  
客戶事件  
Customer events



### 品牌風控檢查

Brand risk control inspection

品牌介紹  
Brand introduction  
商標合規性  
Trademark compliance  
品牌註解  
Brand notes



## 資訊化的客服管理

Informatization of Customer Service Management

- 根據實際業務情況及需求，推動資訊化工作執行；

Facilitate the application of information technology in customer service work in accordance with actual business requirements;

- 建立房修管理機制，與客戶資訊、客戶服務工作集成，形成有效管理手段。

Build a house repair management system integrated with customer information and customer service for effective management.

## 多管道客戶溝通

Diversified Customer Communication Channels



總部 400 客服熱線：4008811580

400 customer service hotline in the Headquarters: 4008811580;



微信公眾號

WeChat public account;



城市公司服務熱線

City company service hotline;



項目建設客戶家書

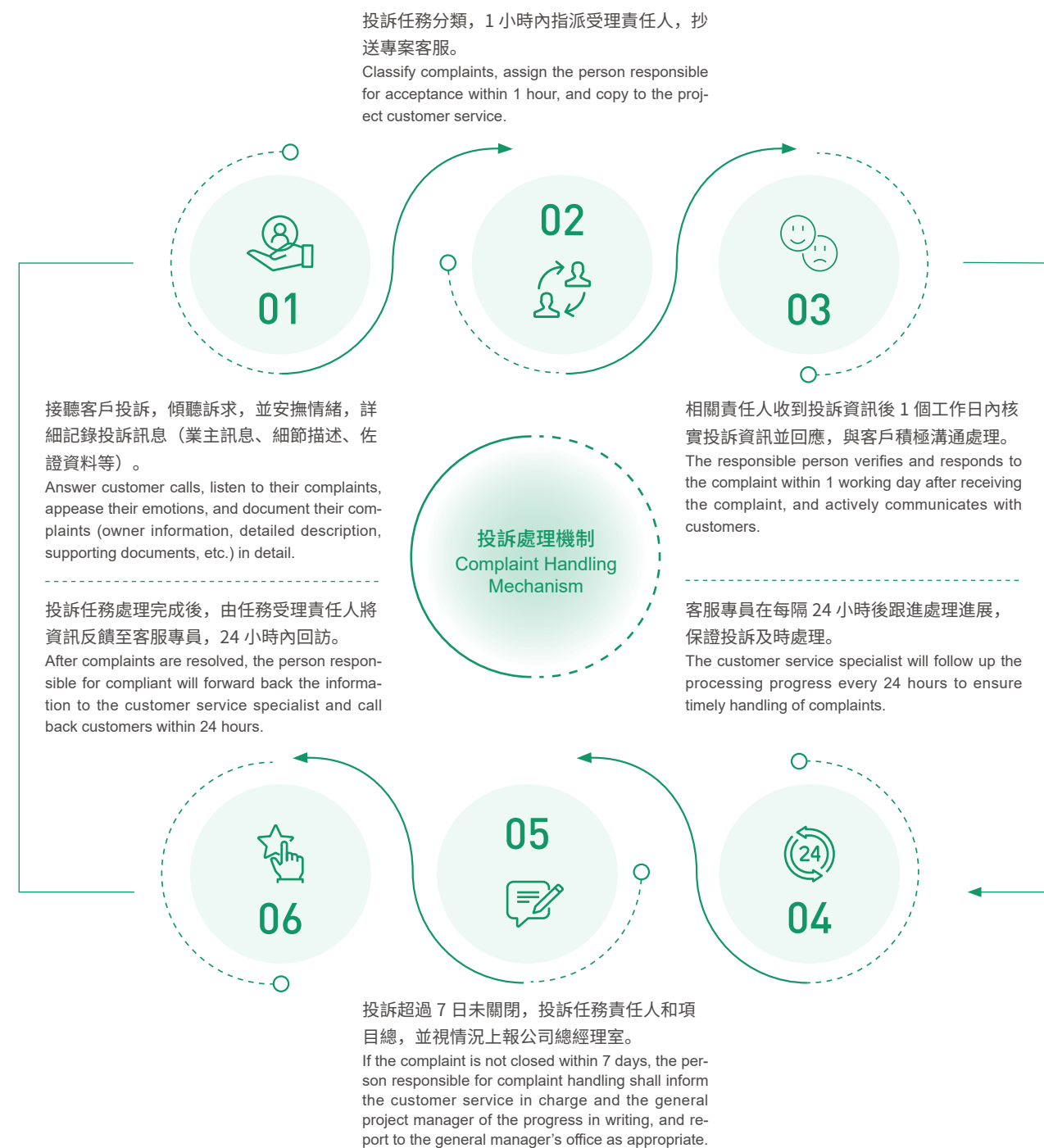
Project Construction Letter to Customers



## 客戶投訴與處置 Customer Complaint Handling

朗詩建立明確的客戶投訴處理機制，對客戶投訴的處理，以及糾正與整改措施的執行等進行規範。客戶可透過電子郵件、400 熱線等管道向公司進行投訴與回饋。

Landsea has a clear and well-established customer complaint handling mechanism to regulate the processing of customer complaints and the follow-up correction measures. Customers can contact us to complain or report issues via email, the 400 hotline, or other channels.



## 客戶隱私保護 Customer Privacy Protection

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

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

## 全面的客戶服務 Whole-process Support for Customers

### 售前 Pre-sales

對於購房後處於交房等待期的准業主，朗詩通過開展工地開放日、綠色科技體驗等多樣化的項目體驗活動，了解客戶前期訴求，幫助等待期客戶對朗詩項目有進一步的認識。

For prospective homeowners who await house delivery after the purchase, Landsea helps them get to know the Landsea housing property and better understand their expectations by having an Open House Day, organizing a trip to experience our green technology, and holding other experience projects.

### 案例 工地開放日

#### Exhibit: Open House Day

對於臨近交付節點的項目，朗詩定期組織交付前工地開放與業主看房活動。2020 年 6 月，宜興朗詩新都府業主開放日活動中，工作人員為業主講解關於建築設計、裝修用材、施工標準、朗詩科技系統等建築細節，並收集業主建議，積極回應客戶訴求，實現了與業主的良好溝通，也讓業主對朗詩房更加安心。

For housing projects approaching delivery date, Landsea regularly organizes an open house day to show prospective homeowners what the house will be like before delivery. In June, 2020, Yixing Landsea Xindu Mansion housing project held an open house visit, during which our staff shared with prospective homeowners the building design, construction materials, construction standards, Landsea's technological system, etc. We also collected homeowners' advice and responded actively to their requests, thus achieving good communication with homeowners and building their trust in Landsea properties.





## 案例 朗詩技術研發深入體驗

Exhibit: A trip to experience Landsea's technology innovation

2020 年，深圳公司開展綠色科技體驗之旅，邀請中山六十名准業主參觀了朗詩太湖綠建研發基地、布魯克被動房、朗詩新郡等成熟社區，深入了解朗詩技術的研發過程，增強業主對朗詩科技住宅的瞭解。

In 2020, Landsea Shenzhen launched a green technology experience journey and invited 60 prospective homeowners from Zhongshan, Guangdong Province to visit the Landsea Taihu Lake Green Building R&D Base, the Passive House "Bruck," the Landsea New County, and other fully-built communities. From the visit, the homeowners learned about how Landsea technologies were developed and gained a deeper understanding of Landsea's hi-tech housing projects.



## 售後

After-sales

對於已交付項目的業主，朗詩同樣關注業主的滿意度與實際居住體驗。通過在社區開展各類便民服務活動、節日活動等形式，為業主建設有溫度的綠色社區。

For homeowners of already-delivered projects, Landsea pays equal attention to the degree of customer satisfaction with the properties and actual living experiences. By holding various practical services in communities and organizing celebratory events at festivals, we endeavor to build caring and green communities.

### 案例

→ 武漢公司定期邀約維修師傅上門為業主提供便民服務（包括縫紉、修鞋、理髮、擦鞋、磨刀、汽車打火、清洗紗窗地墊等）。

Landsea Wuhan invited maintenance workers to the community at regular intervals to offer practical services for residents (including sewing, shoe repairs, hairdressing, shoe polishing, knife grinding, jump starting cars, screen window or doormat cleaning, etc.)

→ 南京公司在社區開展「邀月共舞 - 社區中秋晚會」、擲蛋撲克牌爭霸賽、六一兒童節主題活動、清涼泡沫趴等。

Landsea Nanjing held multiple community events, including "Dancing with Moon" Mid-Autumn Festival Gala, Poker Game Contest, Children's Day-themed Event, Cooling Bubble Party, etc.



## 為員工打造陽光職場

### CREATING A POSITIVE PROFESSIONAL ENVIRONMENT FOR WORKERS

2020 年關鍵績效  
Key performance in 2020



1,614 人

員工總數  
Number of Employees



38.1%

女性員工佔比  
Percentage of Female Employees



29 小時

人均培訓時長  
Average Training Hours

## 尊重員工權益

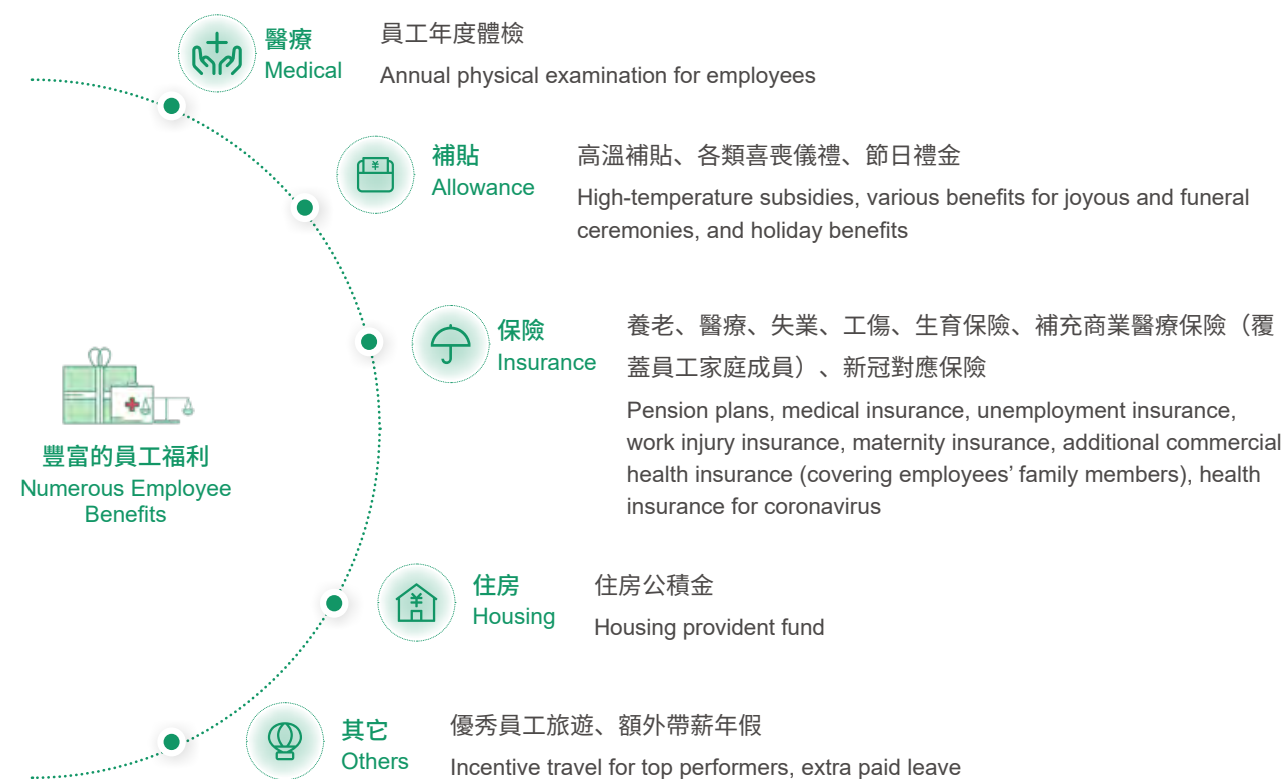
Safeguarding Employees' Rights and Interests

公司透過《朗詩招聘手冊》《新員工入職引導管理辦法》《職級管理制度》《朗詩綠色地產工程類專業任職資格評定標準》規範員工招聘，堅持公平、透明、公開的人才甄選原則，在招聘時核查員工年齡，禁止僱傭兒童及任何形式的強制勞役。與此同時，公司透過《考勤休假管理制度》規範員工的工時與假期，為員工提供法定公休日、婚喪假、產假、哺乳假。

Landsea standardizes the process of employee recruitment and upholds the principle of fair, transparent, and open talent selection by formulating *Landsea Recruitment Manual*, *Management Methods of New Recruits' Onboarding Guide*, *Rank Management System*, and *Landsea Green Real Estate Engineering Professional Qualification Evaluation Standards*. We verify candidates' ages during recruitment to avoid hiring child labor. Any form of forced labor is strictly forbidden. Meanwhile, we lay down the rules on working hours and leave in the *Attendance and Leave Management System*. Landsea employees are entitled to public holidays, wedding or bereavement leave, maternity leave, and breastfeeding leave.







### 案例 員工疫情保障

Exhibit: Expanded Health Insurance for Coronavirus Pandemic

2020 年，公司在原有補充醫療保險的基礎上，提升了整體保額，加入對重大疾病的保障，並擴大到員工家庭成員的保障。此外，針對 2020 年的疫情，公司為員工購買了對應新冠的保險，在特殊時期為員工做好保障。

In 2020, Landsea increased the overall insurance amount of the original commercial health insurance offered to our employees, covered more medical expenses for serious illnesses, and expanded coverage to employees' family members. In addition, given the 2020 Covid-19 pandemic, Landsea purchased extra health insurance against coronavirus for employees to safeguard their health during this time.



## 保障女性員工權益

### Protect Female Employees' Rights and Interests

- 在招聘過程中拒絕性別歧視，不主動詢問女性隱私問題；  
Prohibit gender discrimination during the recruitment process and don't ask female candidates questions involving personal privacy
- 依國家管理規定的相關要求，管理女員工的健康；  
Offer extra care to female employees' health in accordance with state regulations
- 關愛女性，給予女性員工法定假期外更多的休息時間和節日福利；  
Care for women and give female employees more leaves and holiday benefits beyond statutory holidays
- 朗詩給予女性員工平等的職位發展通路和培訓、深造機會；  
Provide female employees with equal opportunities for promotion, training, and further study
- 朗詩開通女性發展溝通郵箱：sustainability@landsea.cn  
Set up a mailbox to listen to female employees' voice: sustainability@landsea.cn

#### 女性員工佔比

The proportion of female employees



## 簡單的工作層級，開放的溝通管道

### Simple Workplace Hierarchy with Open Communication Channels

朗詩擁有簡單的工作層級，陽光的職場環境，公司為員工提供多種溝通管道，確保員工能採用最適宜和最有效的溝通方式與管理層交流，保障員工維護、主張和申述的合法權益。

Landsea features a simple workplace hierarchy and positive professional environment. With a multitude of communication channels in place, it is guaranteed that all employees can communicate with management in a most suitable and effective way, protecting employees' legitimate rights to make claims and statements.



美國地產在《員工手冊》中明確了員工投訴管道及檢舉人保護制度，並定期為員工開展反騷擾培訓，提升權益保護意識。員工認為的任何違反員工政策的行為都可立即反饋人力資源部，並可使用熱線或在線提交報告的形式反饋問題，同時，公司對於檢舉程式將進行資訊保密，保護檢舉人權益。

Landsea US stipulates clearly in the *Employee Manual* how employees can file complaints and the whistle-blower protection mechanism. Furthermore, training sessions about anti-harassment in the workplace are regularly offered to enhance employees' awareness to protect their rights and interests. Employees are free to report what they deem as a violation of company policy to the HR department by calling the hotline or filing an online report. Landsea will not disclose any information about filed reports to protect the rights of whistle-blowers.

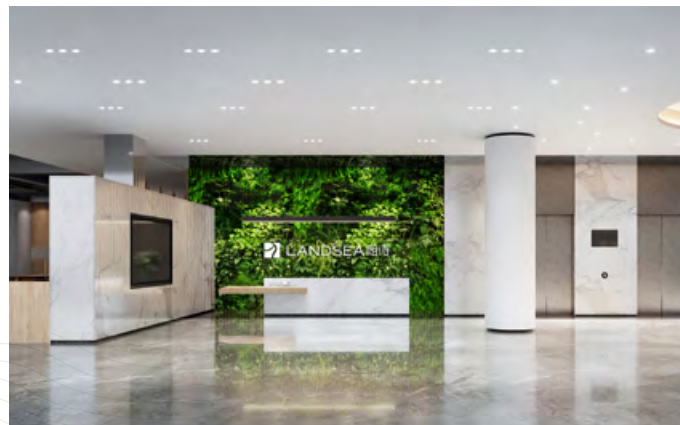


## 倡導綠色辦公

### Promoting Green Offices

作為地球上的一員，每個人的生活方式都會直接影響到地球生存。朗詩宣導健康向上、積極美好、可持續的工作和生活態度，相信再小的力量也將帶來改變。制定《辦公樓環境管理指引》，通過無紙化辦公、線上會議以及節約用電、用水等宣導工作，減少能源和水資源消耗，宣導全員綠色辦公，可持續工作。

We all inhabit the Earth and everyone's way of life will directly impact the survival of the planet. By promoting a healthy, positive, and sustainable way of working and living, we believe that small changes can make a huge difference. Landsea has drawn up the *Guidance on Environment Management of Office Building* to raise employee awareness about the paperless office, online meetings, saving electricity and water in order to reduce energy and water consumption and build green offices that are sustainable and environmentally friendly.



#### 電子化、無紙化辦公

##### Electronic and Paperless Office

- 完成線上審批流程 35 萬條，降低紙張消耗；  
Completed 350 thousand online approvals to save paper;
- 召開移動視頻會議 2, 602 次，累計會議時長超過 39, 000 小時。  
Held 2,602 mobile video conferences totaling 39,000 hours.

#### 節約電能

##### Energy Efficient

- 冷氣機使用：冬季不高於 20 度，夏季不低於 26 度；  
Office air conditioning: no higher than 20°C in winter, while no lower than 26 °C in summer;
- 照明使用：長時間離開辦公區期間要求關閉照明設備。  
Office lighting: employees are asked to always turn off lights when leaving offices for a long period of time.

#### 節約水資源

##### Water Saving

- 加強用水設備的日常維護和管理，杜絕跑冒滴漏和「長流水」現象，節約每一滴水。  
Closely check and maintain water devices to eliminate water leakage and venting so as to save every drop of water.

### 案例 綠色出行，減少電梯使用

#### Exhibit: Green Travel and Fewer Elevator Rides

“

朗詩說  
Landsea Talk

和我們一起綠色出行吧！

Let's look for environmentally friendly ways to travel!

知識點：不同出行方式產生的碳排放量

Key points: carbon emissions released by different travel methods

步行 0kg/km < 公交車 0.019kg/km/每車 < 軌道交通 0.06kg/km/ 每車 < 私家車 0.5014kg/km/ 每車。

Walk 0kg/km < Bus 0.019kg/km/vehicle < Rail transit 0.06kg/km/vehicle < Private car 0.5014kg/km/vehicle.

”

朗詩支持對環境影響最小的出行方式，比如步行、公共交通代替開私家車、新能源車代替燃油車、爬樓梯代替坐電梯，既節約能源、降低碳排放、又強身健體。據朗詩員工測算，位於建鄴路 108 號地產總部的電梯，每月耗電約 1,300 度，如果電梯停開一個月，預計能減少 915kg 的碳排放，相當於在阿拉善種下了 52 棵梭梭樹。為鼓勵員工減少電梯使用，朗詩地產張貼標語，並透過公眾號發佈，呼籲更多員工綠色出行。

Landsea advocates the most environmentally friendly ways to travel, including walking and taking public transportation instead of driving, choosing electric cars rather than fossil fuel-burning cars, etc. Compared with riding an elevator, taking the stairs not only saves energy and reduces carbon emissions, it also helps us to keep fit. It is estimated by Landsea staff that its elevators in the real estate headquarter, located at Number 108, Jianye Road, consume about 1,300 kWh per month. If the elevators stop running for a month, the estimated reduced carbon emissions can go up to 915 kg, an equivalent of planting 52 saxaul trees in Alashan. Landsea uses signs to encourage employees to take fewer elevator rides. We also promote green travel among employees via our WeChat public account.

#### 朗詩在每層張貼標語，鼓勵員工減少電梯使用

Landsea uses signs on each floor to encourage employees to take fewer elevator rides.





## 案例 地球一小時，支持可持續發展

### Exhibit: Join the “Earth Hour” Movement to Support Sustainable Development

多年來，朗詩持續參與全球性的「地球一小時」節能活動，支持全球應對氣候變化行動。2020 年 3 月，朗詩可持續發展聯合朗詩跑團發起「熄燈一小時，出門跑步吧」活動，帶動員工通過夜跑活動遠離手機和能源消耗，共同踐行健康生活方式。

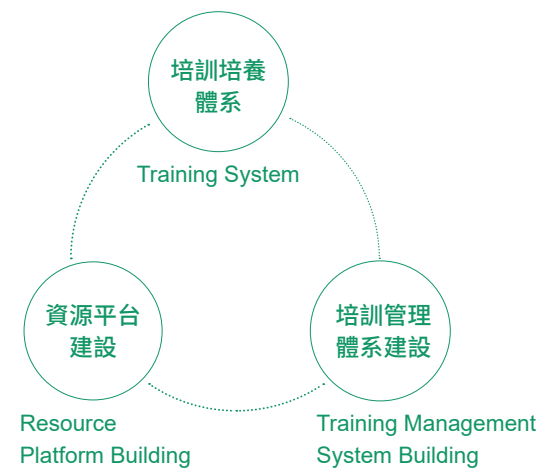
For many years, Landsea has taken part in the global energy-saving movement “Earth Hour” to show our support for the fight against climate change. In March 2020, Landsea Sustainable Development Committee, together with Landsea Running Club, launched a company-wide campaign named “Go Out for A Run for Earth Hour” to encourage employees to put down their cellphones and go out for a night run, so as to conserve energy and live a healthy lifestyle.



## 重視員工發展 Value Employees' Growth

朗詩堅守簡單、陽光的企業文化，持續關注員工學習與成長，希望將企業辦成一所「學校」。2020 年，朗詩進一步加強培訓管理、培訓培養的體系標準化建設，以及資源平台建設，為員工的持續成長提供專業支援。

Sticking to a simple and positive corporate culture, Landsea has unfailingly supported employees' growth and development. We hope that Landsea is more of a school than a company for our employees. In 2020, to support employees' continued development, Landsea put more efforts into employee training, the training management system building as well as the resource platform building.



## 完善的培訓體系 Sound Training System

朗詩地產擁有圍繞「選、育、用、留」打造人才輩出的人力資源體系，形成和完善核心的梯隊建設，夯實及加強核心組織能力建設。

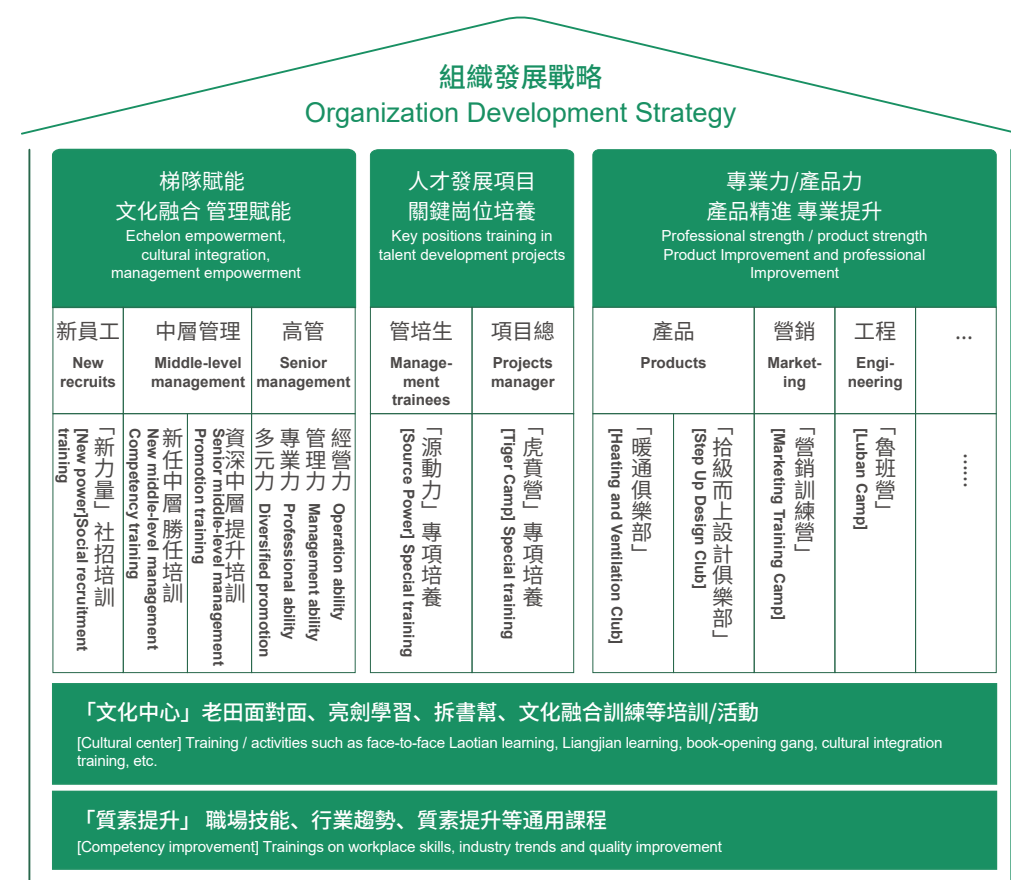
Centered on employee selection, nurturing, evaluation, and retention, Landsea's sophisticated human resource system has cultivated excellent talents who form clear core management teams across different key functional departments. This has helped to strengthen the overall company structure.





公司針對不同類型員工設置梯隊賦能、人才發展項目、專業力 / 產品力項目，加強市場與客戶研究能力、投融資能力、行銷能力、前期能力、合作管理能力、運營能力等符合員工發展的培訓體系。2020 年，開展以總部聚焦梯隊賦能、關鍵崗位人才培養、專業訓練營為主，一線公司聚焦專業執行力提升的培訓項目，總計開展線上線下 267 場，共計 5,012 人次培訓。

Landsea provides different employees with targeted training projects that meet their specific needs, including echelon empowerment, talent development projects, and professional strength/product strength building, all of which make up a sound training system tailored to cultivate employees' capabilities in market and client research, investment and finance, marketing, early-stage qualities, cooperation and management, operations, etc. In 2020, while the headquarters focused on echelon empowerment, key position talent training and professional training, Landsea branches in major cities put great efforts into improving implementation efficiency in professional areas. A total of 267 online and offline training sessions were offered with 5,012 employees taking part in training.

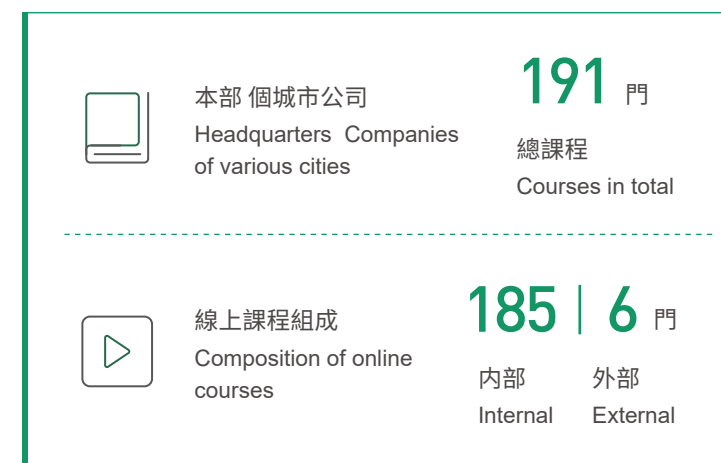


## 朗詩軍校線上學習平台

Online Learning Channel —Landsea Training Academy

2020 年，朗詩上線定製化線上學習平臺「朗詩軍校」，透過線上與線下體系化培訓形成互補和助力，突破傳統課程時間、空間、人數限制，滿足大規模課程學習者學習，同時節省資源和空間。

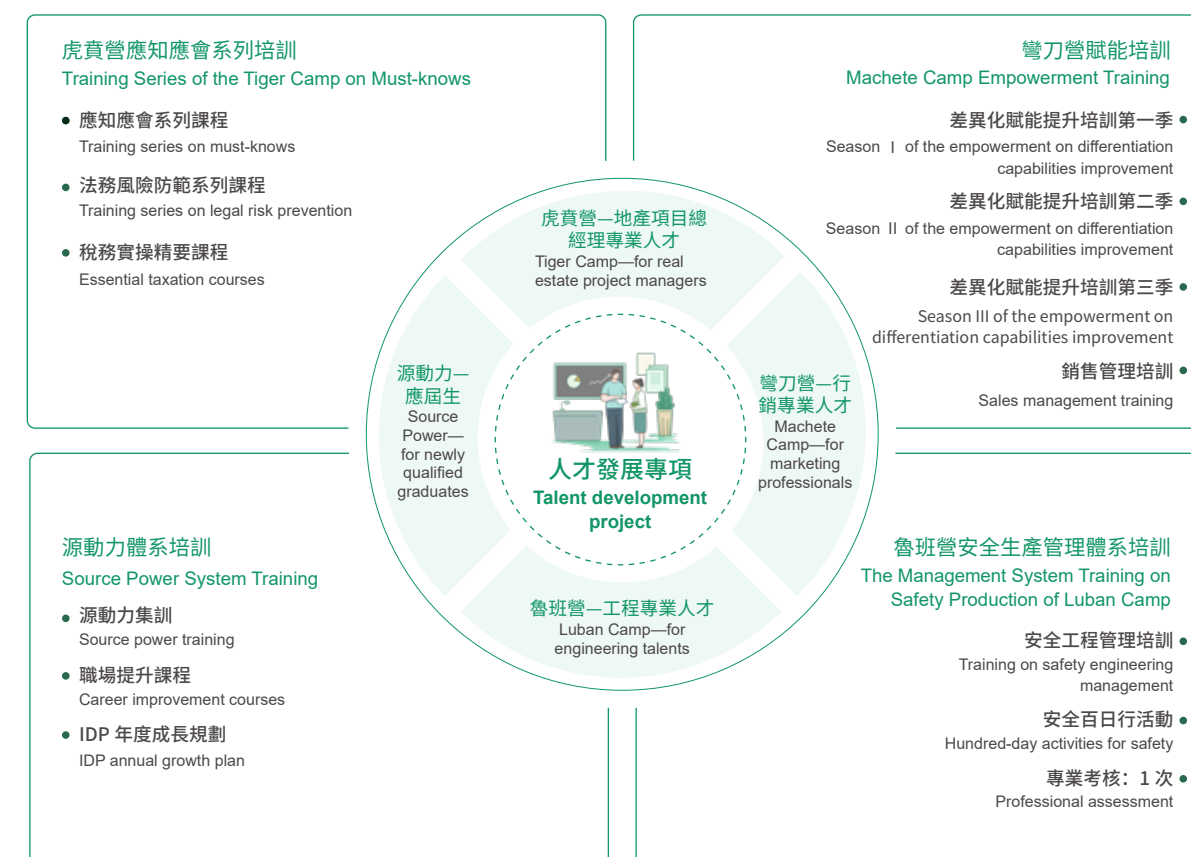
In 2020, Landsea launched the online learning platform—Landsea Training Academy, which is a great complement to the offline training system as it removes the restrictions of traditional courses in terms of time, space and the number of attendees allowed. It can accommodate a large group of learners and save on both resources and space.



「朗詩軍校」在線學習平台  
Online Training Channel —“Landsea Training Academy”

## 案例 客製化的專業人才發展專項

### Exhibit: Customized Training Projects for Specific Talents





## 向上的攀登文化 Climbing Culture

登山是朗詩自創立起就開始的傳統活動，攀登文化已融入朗詩的血脈與基因。朗詩的攀登精神從山中體現，又不止於山中，它在朗詩發展的每一條道路上，驅使著朗詩人一路前行。2020 年 10 月 1 日，朗詩登山隊成功登上海拔 6,206 米的啟孜峰。

Mountain-climbing has been a long-observed tradition of Landsea ever since it was founded. This climbing spirit has been woven into the fabric of Landsea culture. Landsea's climbing spirit started with mountain climbing, but has been visible along every mile of our growth and development. It's this spirit that has been driving us forward. On October 1, 2020, the Landsea Mountain-climbing Team successfully climbed the Qizi Peak at an altitude of 6,206 meters.



朗詩宣導員工工作與生活平衡，除了登山之外，也會定期舉辦籃球、羽毛球等社團活動，並定期開展跑步、徒步等活動。

Landsea advocates a work-life balance. Besides mountain-climbing, we hold regular basketball and badminton competitions, as well as running or hiking trips.



## 為社會貢獻共享價值

### MAKING CONTRIBUTIONS TO A BETTER SOCIETY

2020 年關鍵績效  
Key performance in 2020



Top1

綠色供應鏈 CITI 指數（房地產領域）  
The Green Supply Chain Corporate  
Information Transparency Index  
(Real Estate Industry)



連續 13 年

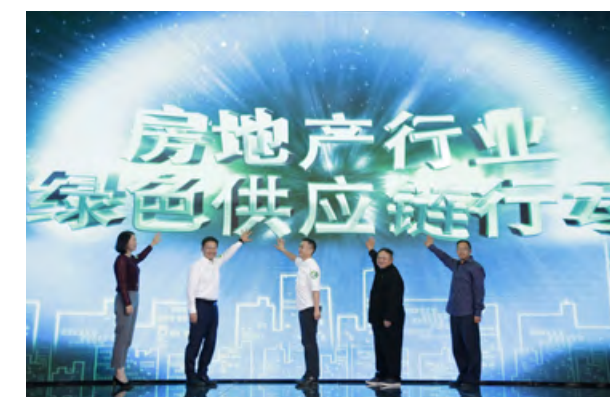
開展助學助教公益活動  
Year  
Commit to Education  
Charity

## 打造責任產業鏈

### Building A Reliable Housing Supply Chain

房地產企業作為產業鏈中重要的一環，對於行業的發展舉足輕重。2016 年朗詩攜手阿拉善 SEE、中城聯盟、萬科等多方發起「中國房地產行業綠色供應鏈行動」，旨在利用房企的訂單和採購權，向上進行管理，影響整個行業的綠色管理，堅持「不綠色，不採購」。

As an essential link in the housing industry, real estate companies are of great significance for industry development. In 2016, Landsea launched the Green Supply Chain Action in China's Real Estate Industry with SEE, CURA, Vanke and others. With real estate companies' authority in placing procurement orders, we can regulate upstream suppliers' production by the policy of "only purchasing green materials," thus facilitating the green development of the whole real estate industry.



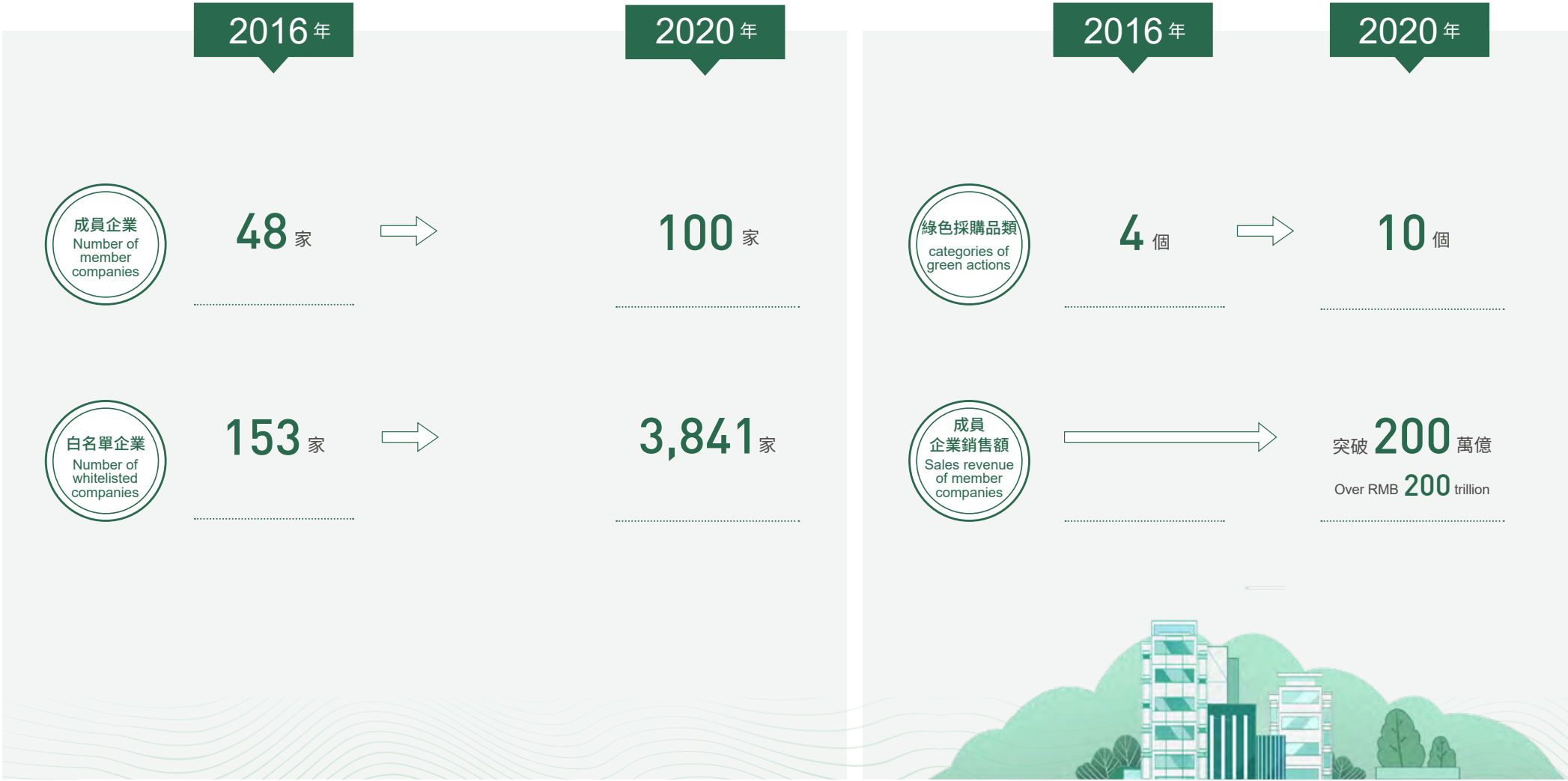


中國房地產行業綠色供應鏈行動，宣導房地產企業共同從「環境影響」維度共同建立分類採購方案，從原料開採、生產過程、到終端消費各環節管理供應鏈，提高環境效益和資源利用效率，為社會發展、環境保護承擔起責任。

The Green Supply Chain Action in China's Real Estate Industry urges house property companies to jointly develop a classified procurement plan from the perspective of "environmental impact." Real estate companies should manage the supply chain from material mining, production to eventual house delivery in an environmentally friendly and energy-efficient way, making our fair share of contributions to social development and environmental protection.

朗詩多年來積極推動中國房地產行業綠色供應鏈行動，4 年的積澱與深耕，為行業樹立了標杆形象，更為房地產行業的綠色轉型與升級做出了巨大的貢獻。2020 年，朗詩連續第四年蟬聯房地產領域 TOP1。

For years, Landsea has been an active supporter for the Green Supply Chain Action in China's Real Estate Industry. With 4 years of commitment to green building, Landsea has evolved as an industry role model, contributing to the green transformation of the real estate industry in China. In 2020, Landsea ranks Top 1 in the real estate sector for four consecutive years.





## 助力兒童健康成長 Caring for Children's Growth

### 案例 助學助教，讓每一位兒童接受更好的教育

Exhibit: Committed to education charity and offering more children access to better education

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

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

#### 一對一助學活動

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

One-to-one Help Plan: Since 2008, Landsea has initiated the "One-to-one Help Plan" to help students from poor families attend schools and seek solution to education in remote areas. From its launch through 2019, the program has received more than one million yuan of donations.

#### 助教活動

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

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

2020 年兒童節，朗詩為朗詩五權和朗詩拉布希望小學的孩子們定製了「朗詩筆」，希望孩子們能在朗詩筆下書寫詩意人生。

For Children's Day in 2020, Landsea sent custom-made Landsea pens to children in Landsea Wuquan Hope Elementary School and Labu Landsea Hope Elementary School along with its very best wishes.



### 案例 多方支援，讓全球更多小童獲得幫助

Exhibit: Caring for Children Around the World

2020 年，朗詩向全球範圍內更多的小童提供支持和幫助，組織開展了多項公益活動，助力全球小童成長與發展。

In 2020, Landsea provided support to more children worldwide and organized multiple public benefit activities to support the growth and development of children worldwide.

- 資助小童：為「男孩女孩希望」捐贈禮物和食物。  
Supporting children: donating gifts and food to Boy's Hope Girl's Hope
- 為兒童反饑餓組織捐贈飯食。  
Holding a Halloween Event in the Phoenix Children's Hospital
- 透過「愛的火花」公益組織捐贈加州橘郡的貧困小童。  
Helping poor children in Orange County, California, through the charity organization Spark of Love



2020 年 4 月，Landsea Homes 向兒童領養公益機構 Adoption Guild 捐贈 \$10,000。該機構所獲取的捐贈 100% 用於支援被領養小童在領養家庭的安家費用，這些小童覆蓋各年齡段、各種族、性別，也包括有特殊需要的小童。

In April 2020, Landsea Homes donated USD 10,000 to Adoption Guild, a public welfare organization for children's adoption, and 100% of the donation received by the organization was used to pay for the settling-in grants for children of any ages, races, genders, or with special needs in the adoptive families.







# 04

## 治理篇

### Governance

【聚焦】自上而下的ESG管理

[Focus] The Top-down ESG Management Structure

實質性議題分析與利益相關方溝通

Material Issues Analysis and Stakeholder Engagement

商業道德

Business Ethics





## 聚焦

### 自上而下的 ESG 管理

Focus: The Top-down ESG Management Structure



作為堅持可持續發展的綠色企業，朗詩建立自上而下的 ESG 管理架構，並透過明確的 ESG 目標制定、數位化的管理手段，將利益相關方關注的議題和 ESG 績效指標納入公司的業務決策和日常經營管理中，實現「ESG 指標制定——ESG 數據收集——ESG 績效分析與提升」的管理閉環，不斷提升自身 ESG 管理績效，促進公司的可持續發展。

As a green company commits to sustainable development, Landsea establishes a top-down ESG management structure and integrates ESG issues concerning stakeholders and ESG performance indicators into its business decision-making and daily operation and management by defining clear ESG goals and adopting digital methods. Thus, a closed management loop featuring “ESG indicator development—ESG data collection—ESG performance analysis and improvement” is formed, with the aim of continuously improving ESG management performance and promoting the sustainable development of the company.



### 健全的 ESG 管理架構 Sound ESG Management Structure

朗詩早在 2016 年便成立了可持續發展督導委員會，並建立了自上而下的 ESG 管理架構，從董事會層的決策層到 ESG 工作小組的執行層，確保 ESG 議題的相關決策融入公司戰略考量的同時能夠得到有效執行。

Landsea established the Sustainable Development Committee as early as 2016. It formed a top-down ESG management structure from the decision-making level of the Board of Directors to the executive level of the ESG Working Group, so as to ensure the effective implementation of decisions concerning ESG issues as part of the company's strategy.

### ESG 管理架構

ESG Management Structure



董事會  
Board of Directors

- 決策公司的 ESG 管理方針及策略，ESG 議題等
- Make decisions concerning the ESG management policies and strategies, ESG issues, etc.



可持續發展  
督導委員會  
Sustainable Development  
Committee

- 指導和檢討公司 ESG 管理方針及策略的制定
- Guide the formulation of the ESG management policies and strategies and conduct self-criticism
- 監察外部 ESG 趨勢
- Monitor external ESG trends
- 指導與檢討本公司重要 ESG 議題的識別和排序
- Guide the identification and prioritization of key ESG issues of the company and conduct self-criticism
- 審閱公司的年度《環境、社會及管治報告》及其他 ESG 相關披露資訊等
- Review the annual *Environmental, social and Governance Report* and other disclosed information related to the ESG



核心管理層  
Core Management Staff

- 傳達 ESG 政策
- Communicate the ESG policy
- 管理 ESG 工作中心及小組
- Manage the ESG Work Center & ESG Working Group



ESG 工作中心及  
ESG 工作小組  
ESG Work Center & ESG  
Working Group

- ESG 工作中心  
ESG Work Center
- 委員會指導下統籌管理 ESG
- Conduct the overall management of the ESG under the guidance of the Sustainable Development Committee
- ESG 工作小組  
ESG Working Group
- 根據公司 ESG 管理方針和策略，制定具體 ESG 工作計劃並執行
- Formulate and implement specific ESG work plans based on the company's ESG management policies and strategies
- 定期統計、分析 ESG 績效數據
- Conduct regular statistics and analysis of the ESG performance data
- 定期檢索 ESG 負面資訊
- Track ESG controversies regularly
- 協助編製年度 ESG 報告
- Assist in preparation of annual ESG reports of the Group



## 目標驅動的 ESG 績效管理

### Goal-driven ESG Performance Management

### 制定 2025 ESG 管理目標

Define the 2025 ESG Management Goals

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



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

#### 朗詩綠色地產 2025 年 ESG 管理目標提升規劃

Landsea's 2025 Plan for ESG Management Goals



## 架構清晰的 ESG 指標及績效管理

ESG Indicator and Performance Management with a Clear Structure

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

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

### 定期的 ESG 績效對標分析

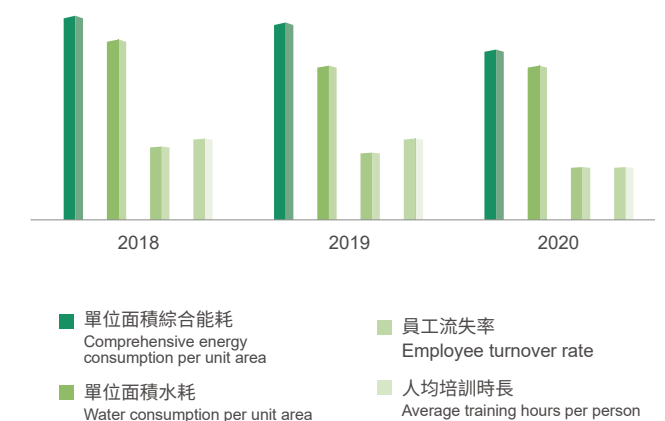
Regular ESG Performance Benchmarking Analysis

朗詩定期透過 HiESG 系統進行 ESG 數據資訊化管理，為準確定位朗詩 ESG 績效在行業中所處水準，對關鍵量化 ESG 績效進行對標分析，以識別公司 ESG 表現的優勢與劣勢。同時，朗詩也對比分析公司內部歷年同期的 ESG 指標績效表現，持續監測追蹤公司 ESG 績效的變化趨勢，更為精準地定位公司 ESG 管理的待提升項。

Landsea regularly conducts HiESG system-based ESG data management and carries out benchmarking analysis of key quantitative ESG metrics in an effort to identify the ranking of Landsea's ESG performance in the industry as well as its strengths and weaknesses. Meanwhile, Landsea compares and analyzes ESG indicator performances of the company in the same periods in previous years and continuously monitors and tracks the development trend of ESG performances, so as to identify the area to be improved in ESG management more precisely.

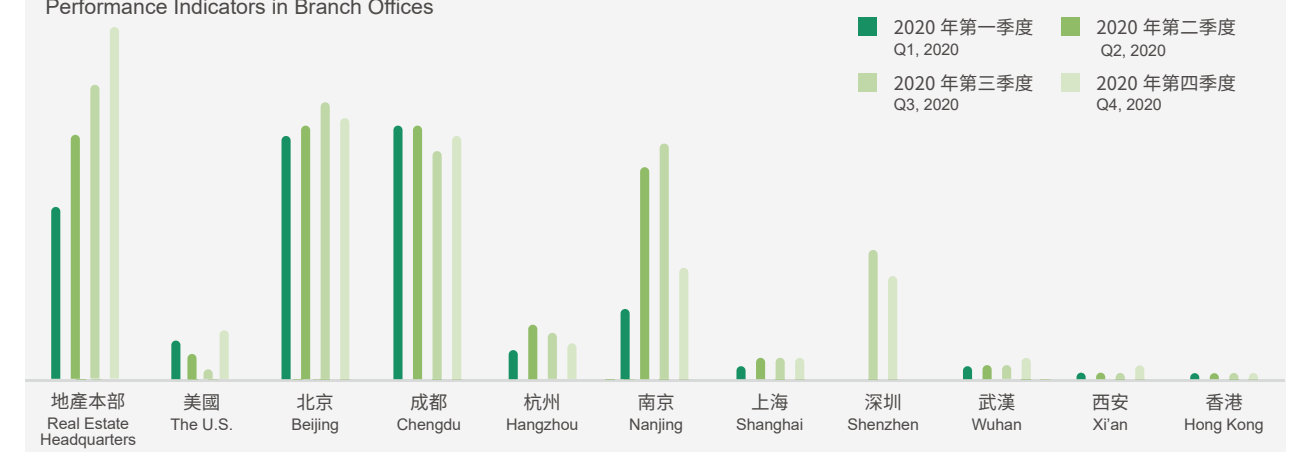
#### 部分 ESG 績效指標表現示例

An Example of Partial ESG Indicators



#### 各地寫字樓 ESG 環境績效指標分析示例

An Example of the Analysis of ESG Environmental Performance Indicators in Branch Offices





# 實質性議題分析與利益相關方溝通

## MATERIAL ISSUES ANALYSIS AND STAKEHOLDER ENGAGEMENT

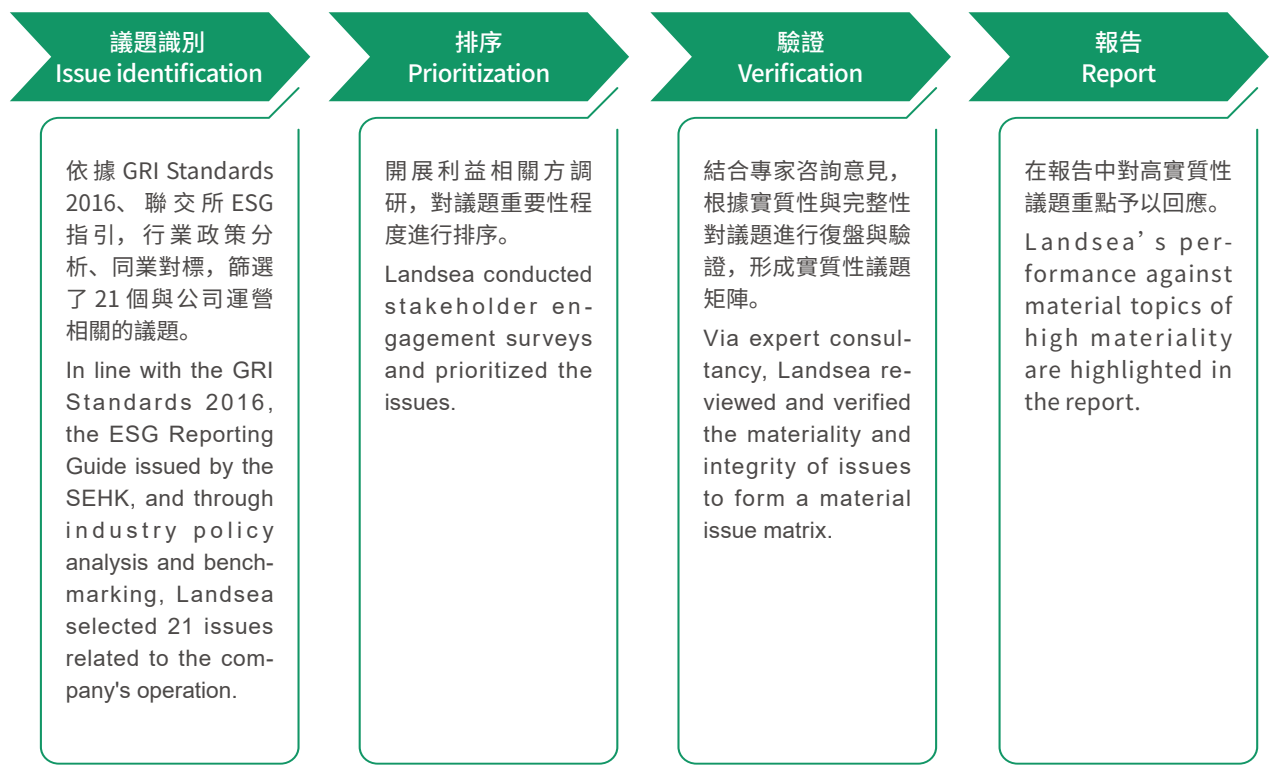
### 實質性議題分析

#### Material Issues Analysis

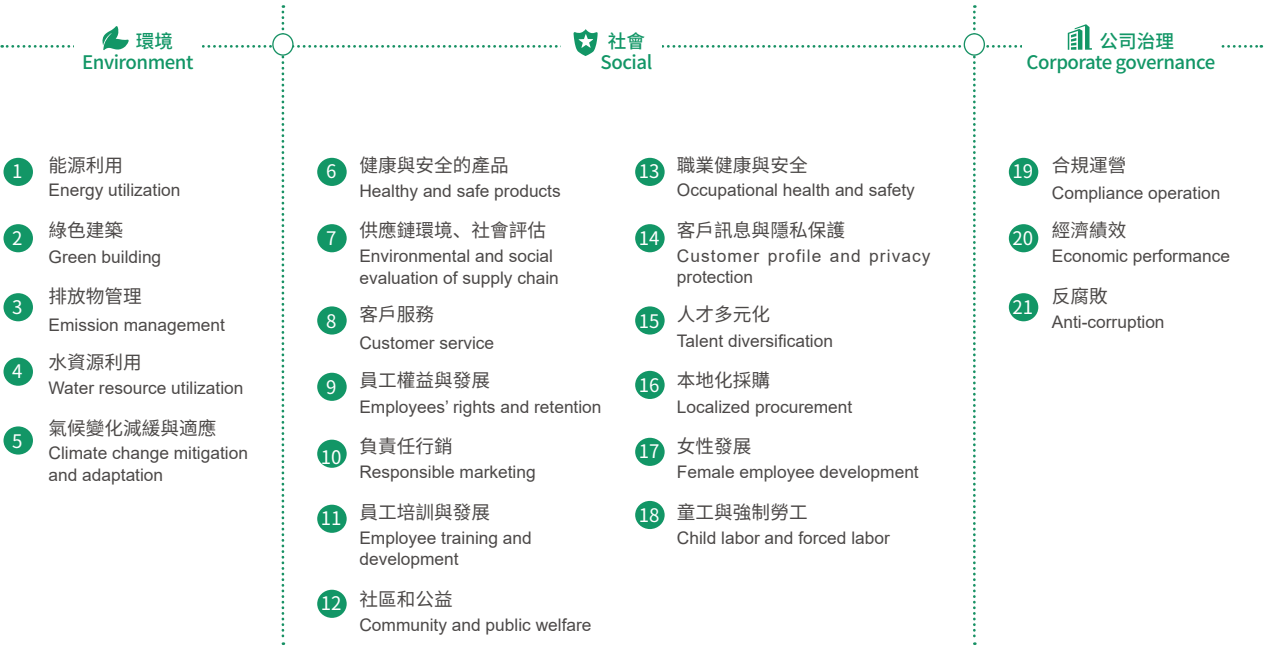
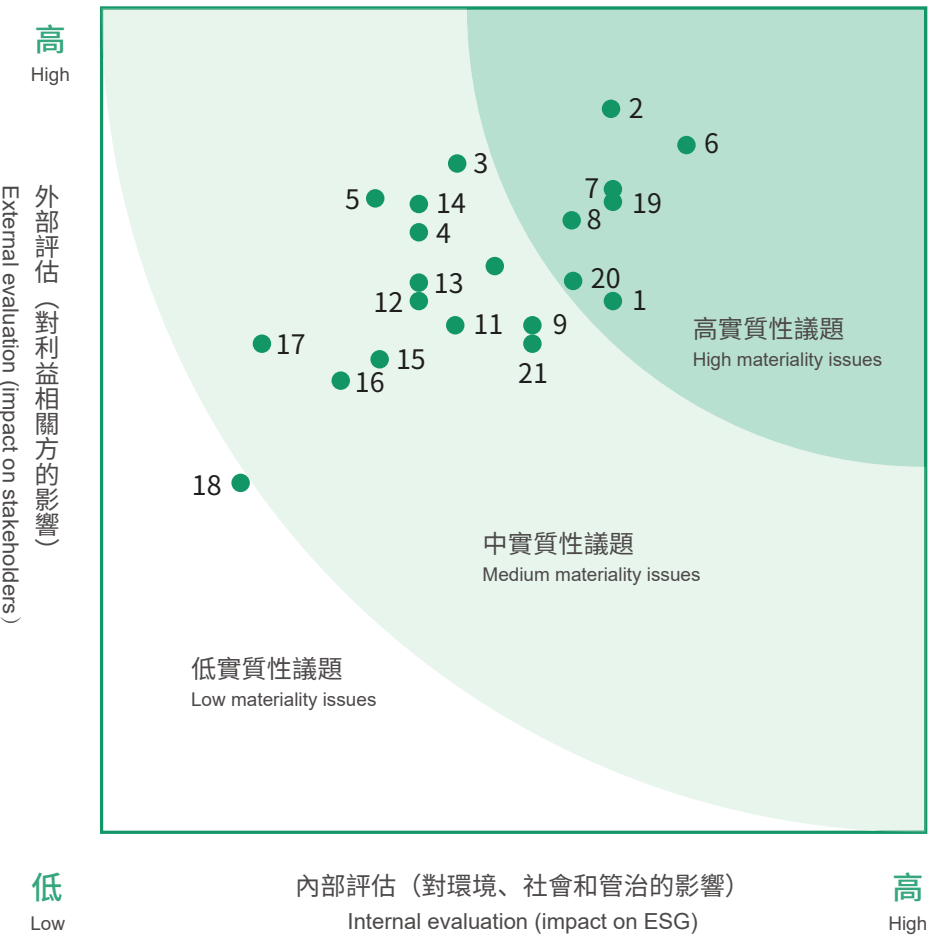
公司按照議題界定與篩選、問卷調研、實質性議題分析與評估的程式，依據香港聯合交易所有限公司《環境、社會及管治報告指引》和全球報告倡議組織《可持續發展報告標準》，結合朗詩地產的社會責任理念、戰略和業務重點，對標國內外同行業優秀報告，識別出 21 項對公司和利益相關方關注的重要環境、社會與管治議題。透過開展利益相關方調研與專家意見諮詢，從對業務影響和對利益相關方影響兩個方面，對實質性議題的重要性進行排序。

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

朗詩綠色地產實質性議題甄別流程  
Materiality Analysis Process of Landsea Green Properties



開展利益相關方調研，對議題重要性程度進行排序  
Landsea conducted stakeholder engagement surveys and issued prioritization





利益相關方溝通  
Stakeholder Engagement

朗詩重視利益相關方的識別與溝通，利益相關方包括公司的股東及投資者、員工、客戶、供應商、社區、行業、政府及監管機構等。2020 年，公司與利益相關方建立了常態化的溝通機制，深入瞭解各方關注重點與訴求，透過一系列的應對措施，將利益相關方關注的議題納入公司的運營和決策過程中，積極回應利益相關方的訴求和期望，同時提升公司的可持續發展能力。

Landsea values stakeholders identification and engagement. Its stakeholders include shareholders and investors, employees, customers, suppliers, communities, industries, governments and regulatory agencies. In 2020, Landsea has established a standard communication mechanism with stakeholders, further learns about their concerns and requests, and actively responds to their expectations via incorporating key issues of concern into its daily operation and decision-making process. Doing so also help enhance the company's ability for sustainable development.





## 商業道德

## BUSINESS ETHICS

2020 年關鍵績效  
Key performance in 2020

0 起

反貪污訴訟事件數

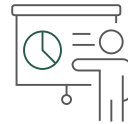
Number of anti-corruption lawsuits



453 件

註冊商標數量

Number of registered trademarks



2 小時

員工反貪污培訓小時數

Hours of anti-corruption training for employees

## 風險管理

## Risk Management

朗詩根據香港聯交所於2018年7月刊發的《諮詢總結—檢討《企業管治守則》及相關《上市規則》條文》規範要求以及內部風險管理的實踐經驗，制定了地產風險管理策略及《風險管理制度》等相關制度、管控辦法和指引檔，確定地產風險管理架構及具體職能分工等，建立地產風險識別、風險評估、風險應對的常態化機制。

According to the regulatory requirements and practices of internal risk management stipulated in the *Consultation Paper on Review of the Corporate Governance Code and Related Listing Rules* published by the Stock Exchange of Hong Kong Limited (hereinafter referred to as “SEHK”) in July 2018, Landsea formulates a risk management strategy for real estate and a *Risk Management System*, as well as other related regulations, control measures, and guidance documents, confirms the risk management structure and functional real-estate divisions, and establishes a routine mechanism for real-estate risk identification, assessment, and handling.

2020年，朗詩在日常風險管理職能的基礎上，不斷完善風險管理架構及程序，同時致力於打造內部風險意識文化氛圍，建立規範、有效的風險管控體系，提高系統性風險防範能力，以確保地產各項業務風險可控。

In 2020, based on its routine risk management function, Landsea continuously improved its risk management structure and process while being committed to raising the awareness of risk control within the company, and established a standard and effective risk control system to enhance its overall capability of combating risks and to keep the risks of various real-estate businesses under control.

## 風險管理架構

## Risk Management Structure

朗詩董事會負責評估公司達成目標時所願意接納的風險，確保設立及維持有效的風險管理系統；核心管理層負責設計、執行及監察風險管理系統，向董事會確定系統的有效性，並貫徹切實的風險管理方向，要求各城市公司設置專門風險管理人員，形成統籌高效的風險管理體系，同時做到將風險管理功能融入業務運營及職能範疇之中。

The Board of Directors of Landsea is responsible for evaluating the risks that the company is willing to take and for setting up and maintaining an effective risk management system. The Core Management Staff is responsible for the design, execution, and supervision of the risk management system, reporting the validity of the system to the Board of Directors, and implementing the risk management in a practical way by asking branch offices to put in place risk management staff in order to form a unified and effective risk management system and to incorporate the risk management function into various business operations and functions.

## 風險識別

## Risk Identification

2020年，朗詩基於公司組織架構及業務構成，結合以往的管理經驗與總結，對經營管理過程中的戰略風險、外部合規風險、內部控制風險、氣候變化及災難事件風險等各項風險進行識別，結合風險發生的可能性程度及影響程度進行分析匯總，並明確了各項風險的主要監控措施及風險對策。

In 2020, based on the analysis of organizational and business structures and past management experience, Landsea identified various risks in business operation and management, including strategic risks, external compliance risks, internal control risks, climate change risks, and disaster risks. It analyzed and summarized the probability of risk occurrence and its impact, and clarified the monitoring measures and countermeasures for various risks.



## 案例 災難風險事件——2020 新冠肺炎疫情：

## Exhibit: Disastrous Event – 2020 COVID-19

針對2020年新冠肺炎疫情，朗詩重視並加強防疫措施，成立政策法規協調小組，開展復工安全培訓，及時研究併發佈《應對新冠肺炎疫情相關法律事務工作指引》，盡可能降低疫情帶來的經營損失。

In response to the COVID-19 outbreak in 2020, Landsea attached great importance to and enhanced the anti-pandemic measures, set up policy and regulation coordination groups, carried out training for employee safety after work resumption, and studied and released the *Guidelines on Legal Affairs Related to Coping with COVID-19* in a timely manner, so as to reduce the operational losses caused by the pandemic.



# 合規經營

## Compliance Operation

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

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

朗詩審計監察部定期開展各事業部、地產區域公司年度例行審計工作，及時檢查發現公司經營過程中的流程制度設計及執行缺陷，提示經營管理風險。2020 年度，朗詩共開展各類審計專案 13 項，累計提交內控改進建議及審計建議 100 餘條，有效提升公司合規管理。

The Auditing and Inspection Office of Landsea conducts regular audits of divisions and regional companies annually to discover defects in the process design and execution of the company in a timely manner and to highlight operational and management risks. In 2020, Landsea conducted 13 audits and submitted over 100 suggestions for internal control improvement and audits, thus effectively enhancing the compliance management of the company.

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

# 反貪污

## Anti-corruption



朗詩對腐敗始終堅持零容忍原則，嚴格遵守「不行賄受賄、不做假賬、不偷稅漏稅、不欺騙客戶」四不鐵律，制定了《朗詩集團審計監察制度》《反腐敗條例》《廉潔從業規範手冊》等反腐敗相關制度、條例，並設有舉報郵箱、總裁信箱、舉報電話、微信公眾平臺等多種舉報管道，對任何腐敗事件，一經核實，即刻報案，絕不姑息，對於涉事人員進行實名公告，並於朗詩綠色地產官方網站和企業微信號公開發佈。Landsea Homes 參照《反海外腐敗法》及朗詩集團反腐相關制度，制訂了公司《商業行為與道德守則》，並要求所有高管、管理層和員工按標準執行。

Upholding the zero tolerance principle for corruption, Landsea strictly abides by the rules against bribery, false accounting, tax evasion, and customer fraud. Landsea formulates relevant regulations like the *Audit and Supervision System of Landsea Group*, the *Anti-corruption Regulations*, and the *Standard Guide of Honest Practice* and has various reporting channels for corruption cases such as emails, president's mailbox, complaint calls, and WeChat official accounts. Landsea will report any verified acts of corruption to the police department without exception. Anyone found to be involved in corruption will be named on Landsea Green Properties' official website and corporate WeChat account. With reference to the *Foreign Corrupt Practices Act* and relevant anti-corruption regulations of Landsea Group, Landsea Homes formulates the *Code of Business Conduct and Ethics* and requires all the executives, managers and employees to act in accordance with the regulation.

# 反貪污聯盟

## Anti-corruption Alliance

朗詩加入陽光誠信聯盟及企業反舞弊聯盟，參與中國企業陽光誠信建設，倡導企業誠信經營，營造陽光、誠信的職場氛圍，推廣廉潔與合規的文化，與聯盟成員共用失信人員及失信供應商名單，合力構建廉潔商業社會。

By joining the Trust and Integrity Enterprise Alliance and the Enterprise Anti-fraud Alliance, Landsea is participating in building the trust and integrity of Chinese enterprises and advocating the honest operation of enterprises to create an atmosphere of trust and integrity in the workplace. In addition, Landsea promotes a culture of honesty and compliance with the law and shares a list of dishonest people and suppliers with members of the Alliances in order to create an honest business environment.





## 反貪污措施

### Anti-corruption Measures

朗詩設立審計監察部作為處理貪腐事件的直接部門，審計監察部定期對各事業部、區域公司進行例行監察，對高風險領域開展專項審計，並聘請外部機構對公司內控進行審計，以彌補內部控制上面的漏洞，降低腐敗事件發生概率。

Landsea has set up the Auditing and Inspection Office, which is in direct charge of corruption cases. The Audit Committee conducts regular audits of divisions and regional companies and carries out special audits in high-risk areas. It also hires external agencies to conduct internal audits, in order to identify and mitigate any potential risks in internal control and reduce the likelihood of corruption.

2020 年，朗詩在行銷管理、採購管理、工程及成本管理等方面累計開展了 18 項監察專案，及時發現採購圍標、合同價格虛高、多計結算等事項，並進行跟蹤整改，及時控制腐敗事件發生。

In 2020, Landsea conducted 18 supervisory projects in marketing management, procurement management, engineering and cost management, and other areas. In this process, Landsea promptly identified such issues as surround-bidding in procurement, high contract prices, and multiple settlement, and required all parties concerned to make rectifications, so as to combat corruption at its source.

## 廉潔從業治理

### Honest Work Management

朗詩對腐敗始終堅持懲教結合的態度，在公司企業文化中對於員工行為準則進行了詳細的規定，同時進行廉潔宣講和案例分享。員工簽訂《廉潔承諾書》承諾廉潔從業，與合作供應商簽訂《廉潔協定》，控制貪腐行為。

With a methodology combining punishment and education, Landsea has established detailed provisions for the codes of conduct for its staff and organizes regular lectures and case sharing sessions. Employees are required to sign a *Letter of Commitment to Integrity* to engage in honest practice, and Landsea signs an *Integrity Agreement* with partner suppliers in an effort to contain corruption.

2020 年，  
朗詩開展反腐敗相關培訓

2 場

In 2020, Landsea organized 2 training sessions on anti-corruption



在公司 OA 上進行廉潔公告，並設立專門的廉潔帳戶，員工在公務或社交活動中，因為各種原因，曾經有或將來有收受禮金行為的，可將未能拒收的禮金存入廉政帳戶。員工應妥善保管匯款憑證備查，並作為拒收禮金的依據。禮品及有價證券按照禮品上交制度辦理。

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

### 2020 年度反腐敗情況披露

#### Anti-corruption Disclosure in 2020

2020 年，朗詩共發生完成判決的貪腐案件 1 宗，另處理違規違紀事項 5 起，開除辭退違規人員 2 人，予以其他處罰 7 人，查處違規供應商 7 家。

In 2020, Landsea reported one corruption case upon which judgment has been passed, dealt with five cases of violation of regulations and disciplinary matters, dismissed two members of staff, and imposed penalties on seven others. It dealt with seven suppliers in violation of laws and regulations.

## 知識產權管理

### IPR Management

朗詩嚴格遵守《民法典》《商標法》《專利法》《著作權法》及《反不正當競爭法》等相關法律法規的規定，透過培訓、教育、檢查等方式開展知識產權宣傳普及工作。朗詩歷來重視自身知識產權的申請和維護，商標、品牌、專利、著作權和域名等眾多知識產權領域都有所涉及；商標佈局及保護不僅考慮到類別，也進行了防禦性商標的註冊。不僅限於中國大陸地區，在香港和北美等也申請註冊相關商標。

Landsea strictly abides by the *Civil Code of the People's Republic of China*, the *Trademark Law of the People's Republic of China*, the *Patent Law of the People's Republic of China*, the *Copyright Law of the People's Republic of China*, the *Law of the People's Republic of China Against Unfair Competition*, and other relevant laws and regulations, and promotes awareness of intellectual property (IP) rights through training, education, and inspection. Landsea has been attaching great importance to the application and maintenance of its own IP rights, including but not limited to the brands, trademarks, patents, copyrights and domain names. When establishing and protecting trademarks, Landsea takes into consideration the categories as well as defensive trademark registration. Not limited to mainland China, Landsea also applies to register trademarks in Hong Kong, North America, and other areas.

在維護自身知識產權的同時，朗詩也同樣尊重他人知識產權。朗詩高度重視軟體正版化，每年均根據業務經營情況及對未來發展的預期購買微軟操作系統、Office、AutoCAD、Adobe 等多項正版辦公軟體。

While protecting its own IPR, Landsea respects others' IPR. Landsea attaches great importance to legitimate software. Every year, Landsea purchases a number of legitimate office software products such as Microsoft Operating System, Office, AutoCAD, and Adobe based on business operations and future prospects.



# 關鍵量化績效表

## KEY QUANTITATIVE PERFORMANCE TABLE

### 環境績效<sup>1</sup>

Environmental Performance

指標 Indicator	單位 Unit	2018	2019	2020
資源使用 Resource Utilization				
辦公耗電量 Office power consumption	兆瓦時 MWh	2,782.91	2,041.07	1,873.79
辦公耗水量 <sup>2</sup> Office water consumption <sup>2</sup>	立方米 m <sup>3</sup>	24,006.34	15,797.90	16,892.05
天然氣消耗量 Natural gas consumption	立方米 m <sup>3</sup>	34,161.00	5,745.00	5,942.09
自有車輛汽油用量 Gasoline consumption of own vehicles	升 liter	106,144.00	80,760.00	76,203.00
自有車輛柴油用量 Diesel consumption of own vehicles	升 liter	7,004.00	0	0
單位面積耗電量 Power consumption per unit area	千瓦時 / 平方米 kWh/ m <sup>3</sup>	89.27	84.82	74.37
單位面積耗水量 <sup>3</sup> Water consumption per unit area <sup>3</sup>	立方米 / 平方米 m <sup>3</sup> / m <sup>2</sup>	0.77	0.66	0.67
單位面積天然氣消耗量 Natural gas consumption per unit area	立方米 / 平方米 m <sup>3</sup> / m <sup>2</sup>	1.10	0.24	0.24
水資源循環利用量佔耗水量的比 Ratio of water resources recycling to water consumption	%	1.29	0.53	12.63

注：  
Note:

- [1]. 環境績效數據歷年披露範圍：2020 年、2019 年環境數據與報告組織範圍一致；2018 年環境數據不包含美國地產事業部。
- [1]. The environmental performance data to be disclosed each year: The environmental data of 2020 and 2019 were consistent with the reporting organization scope; the 2018 environmental data do not include data of the U.S. Real Estate Division.
- [2]. 公司辦公用水來源主要為市政用水，沒有求取適用水源方面的問題。
- [2]. The company's main source of office water is municipal water, and there is no problem in obtaining applicable water sources.
- [3]. 單位面積耗水量 2020 年略有上升，主要是由於疫情期間因消毒等原因耗水量增加。
- [3] The water consumption per unit slightly rose in 2020 due to disinfection and other practices during the pandemic period.

指標 Indicator	單位 Unit	2018	2019	2020
排放物 Emissions				
溫室氣體排放總量 <sup>4</sup> Total GHG emissions <sup>4</sup>	噸二氧化碳當量 Ton of carbon dioxide equivalent	2,275.19	1,749.56	1,701.08
範圍一溫室氣體排放量 <sup>5</sup> Scope 1 GHG emissions <sup>5</sup>	噸二氧化碳當量 Ton of carbon dioxide equivalen	380.68	256.08	219.20
範圍二溫室氣體排放量 <sup>6</sup> Scope 2 GHG emissions <sup>6</sup>	噸二氧化碳當量 Ton of carbon dioxide equivalent	1,894.51	1,493.48	1,481.88
單位面積溫室氣體排放量 GHG emissions per unit area	噸二氧化碳當量 / 平方米 Ton of carbon dioxide equivalent/ m <sup>2</sup>	0.073	0.073	0.068

注：  
Note:

- [4]. 溫室氣體排放量包括範圍一和範圍二的溫室氣體排放。
- [4]. GHG emissions include greenhouse gas emissions in Scope 1 and Scope 2.
- [5]. 範圍一的溫室氣體排放來自公司天然氣、自有車輛汽油、柴油消耗。其中，
- [5]. Scope 1 greenhouse gas emissions come from the company's consumption of natural gas, gasoline and diesel by its own vehicles.
- 2020 年天然氣、汽油、柴油排放係數採用聯交所《如何準備環境、社會及管治報告——附錄二：環境關鍵績效指標彙報指引》（2020 年 3 月版）推薦參考資料《溫室氣體議定書》（GHG Protocol）的係數；
- The emissions factor for natural gas, gasoline, and diesel in 2020 adopted the coefficient in the GHG Protocol, the recommended reference in *How to Prepare Environmental, Social and Governance Reports—Appendix 2: Guidelines on Reporting Environmental Key Performance Indicators (March 2020 version)* by the Stock Exchange;
- 2019 年天然氣、汽油、柴油排放係數採用聯交所《如何準備環境、社會及管治報告——附錄二：環境關鍵績效指標彙報指引》（2015 版）推薦參考資料《溫室氣體議定書》（GHG Protocol）的係數；
- The emissions factor for natural gas, gasoline, and diesel in 2019 adopted the coefficient in the GHG Protocol, the recommended reference in *How to Prepare Environmental, Social and Governance Reports—Appendix 2: Guidelines on Reporting Environmental Key Performance Indicators (2015 version)* by the Stock Exchange;
- 2018 年天然氣排放的溫室氣體計算採用碳阻迹推薦係數，汽油和柴油排放係數均採用聯交所《如何準備環境、社會及管治報告——附錄二：環境關鍵績效指標彙報指引》（2015 版）推薦參考資料《溫室氣體議定書》（GHG Protocol）的係數。
- The calculation of GHG from natural gas emissions in 2018 uses the coefficient recommended by Carbonstop. Both the gasoline and diesel emissions factors adopted the coefficient in the GHG Protocol, the recommended reference in *How to Prepare Environmental, Social and Governance Reports—Appendix 2: Guidelines on Reporting Environmental Key Performance Indicators (2015 version)* by the Stock Exchange.

- [6]. 範圍二的溫室氣體排放來自公司外購電力產生的溫室氣體排放。其中，
- [6]. Scope 2 greenhouse gas emissions come from those generated by the company's outsourced electricity.

2020 年中國地區電力排放係數採用《如何準備環境、社會及管治報告——附錄二：環境關鍵績效指標彙報指引》（2020 年 3 月版）各區域電力排放係數，美國地產的電力排放係數採用國際能源署《能源數據手冊》電力排放係數；

In particular, in 2020, China's regional electricity emission factors were adopted based on the factors in *How to Prepare Environmental, Social and Governance Reports—Appendix 2: Guidelines on Reporting Environmental Key Performance Indicators (March 2020 version)*, and the electricity emission factors in the International Energy Agency's Energy Data Manual were adopted for U.S. Real Estate division.

2019 年中國地區電力排放係數採用《如何準備環境、社會及管治報告——附錄二：環境關鍵績效指標彙報指引》（2015 版）各區域電力排放係數，美國地產的電力排放係數採用國際能源署《能源數據手冊》電力排放係數；

In 2019, China's regional electricity emission factors adopt the factors in *How to Prepare Environmental, Social and Governance Reports—Appendix 2: Guidelines on Reporting Environmental Key Performance Indicators(2015 version)*, and the U.S. Real Estate's electricity emission factors adopt the International Energy Agency's Energy Data Manual.

2018 年電力產生的溫室氣體計算採用 2012 年中國區域電網平均 CO<sub>2</sub> 排放因數，取各地區平均值為係數。

The calculation of GHG from electricity in 2018 uses the average CO<sub>2</sub> emission factor of China's regional power grids in 2012, and takes the average value of each region as the coefficient.



指標 Indicator	單位 Unit	2018	2019	2020
資源使用 Resource Utilization				
辦公產生有害廢棄物總量 <sup>7</sup> Total office hazardous waste discharged <sup>7</sup>	噸 ton	0.67	0.37	0.30
辦公產生無害廢棄物總量 Total office non-hazardous waste discharged	噸 ton	38.46	30.45	27.72
無害廢棄物回收及再利用的量 Total non-hazardous waste recycled and reused	噸 ton	9.51	1.30	1.27
無害廢棄物棄置量 Total non-hazardous waste treated	噸 ton	28.95	29.15	26.45
單位面積有害廢棄物產生量 Total hazardous waste discharged per unit area	千克 / 平方米 kg/m <sup>2</sup>	0.020	0.016	0.012
單位面積無害廢棄物產生量 Total non-hazardous waste discharged per unit area	千克 / 平方米 kg/m <sup>2</sup>	1.23	1.27	1.10

注：  
Note:

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

[7]. Hazardous waste includes disposed computers, disposed ink cartridges and disposed batteries. Disposed computers are recycled as electronic products, disposed ink cartridges are recycled by leasing companies, and disposed batteries are sorted out and recycled by property management companies. Non-hazardous waste is mainly wastepaper, some of which recycled while others disposed of by property management companies.

社會績效  
Social Performance

員工僱傭 Employment

指標 Indicator	單位 Unit	2018	2019	2020
員工僱傭				
員工總數 <sup>1</sup> Number of employees <sup>1</sup>	人 person	2,904	1,390	1,614
男性員工 Number of male employees	人 person	1,432	504	999
女性員工 Number of female employees	人 person	1,472	886	615
全職勞動合同工 Number of full-time contract workers	人 person	2,867	1390	1,469
全職勞務派遣工 Number of full-time dispatched workers	人 person	2	78	144
兼職員工 Number of part-time employees	人 person	/	3	1

指標 Indicator	單位 Unit	2018	2019	2020
員工僱傭				
其他僱傭形式員工 <sup>2</sup> Number of other forms of employment <sup>2</sup>	人 person	35	8	0
50 歲以上的員工 Number of employees aged > 50	人 person	88	84	93
30 歲至 50 歲的員工 Number of employees aged 30-50	人 person	1,342	955	1,123
30 歲以下的員工 Number of employees aged <30	人 person	1,474	351	398
在中國大陸工作的員工 Number of employees working in Mainland China	人 person	2,756	1,186	1,373
在港澳臺及海外工作的員工 Number of employees working in Hong Kong, Macau, Taiwan and overseas	人 person	148	204	241
中級管理層以上女性員工佔比 Proportion of female employees above middle management	%	/	21	23
員工流失率 <sup>3</sup> Employee turnover rate <sup>3</sup>	%	32	28	23
男性員工流失率 Male employee turnover rate	%	34	29	25
女性員工流失率 Female employee turnover rate	%	30	27	19
30 歲以下員工流失率 Turnover rate of employees under 30	%	35	26	27
30 至 50 歲員工流失率 Turnover rate of employees aged 30 to 50	%	28	30	20
50 歲以上員工流失率 Turnover rate of employees over 50	%	24	16	31
在中國大陸工作的員工流失率 Turnover rate of employees working in Mainland China	%	33	30	21
在港澳臺及海外工作的員工流失率 Turnover rate of employees working in Hong Kong, Macau, Taiwan and overseas	%	8	0.49	0.37
違反員工僱傭及勞工法律法規所受處罰的次數 Number of penalties for violations of employment and labor laws and regulations	次 number	/	0	0
健康與安全 Health and Safety				
因工作關係而死亡的員工人數 Number of deaths due to work-related injuries	人 person	0	0	0
因工傷損失的工作日數 Workday loss due to workplace injury	日 day	60	86	0



指標 Indicator	單位 Unit	2018	2019	2020
員工培訓 Employee training				
員工培訓覆蓋率 <sup>4</sup> Percentage of employees trained <sup>4</sup>	%	100	100	100
其中，培訓覆蓋的女性員工的比例 Percentage of female employees trained	%	100	100	64
其中，培訓覆蓋的男性員工的比例 Percentage of male employees trained	%	100	100	36
培訓覆蓋的高級管理層員工的比例 Percentage of senior management trained	%	100	100	7
培訓覆蓋的中級管理層員工的比例 Percentage of middle management trained	%	100	100	15
培訓覆蓋的基層員工的比例 Percentage of junior management trained	%	100	100	78
員工接受培訓平均小時數 Average training hours completed per employee	小時 hour	36	35	29
女員工接受培訓平均小時數 Average training hours completed by female employees	小時 hour	41	29	26
男員工接受培訓平均小時數 Average training hours completed by male employees	小時 hour	31	38	30
高級管理層接受培訓平均小時數 Average training hours completed by senior management	小時 hour	19	42	26
中級管理層接受培訓平均小時數 Average training hours completed by middle management	小時 hour	27	49	38
基層員工接受培訓平均小時數 Average training hours completed by junior management	小時 hour	40	33	27

注：  
Note:

[1].2020 年員工總數增加，主要是由於美國的併購及中國新增房地產開發項目的業務發展而增加聘用員工人員所致。

[1]. In 2020, the total number of employees increased mainly due to the mergers and acquisitions in the United States and the development of new real estate development projects in China.

[2]. 其他僱傭形式員工 2019 年為外包人員與物業掛靠人員，2018 年為退休返聘員工人數。

[2]. Other forms of employment include outsourced personnel and property management-affiliated employees in 2019 and employees re-hired after retirement in 2018.

[3]. 2018、2019 年員工流失率計算方式：各類別員工流失率 = 該類別員工離職人數 / （該類別時期末員工人數 + 離職人數）。根據香港聯合交易所發佈的《如何編備環境、社會及管治報告附錄三：社會關鍵績效指標彙報指引》（2020 年 3 月），2020 年計算方式調整為：各類別員工流失率 = 該類別員工離職人數 / 該類別時期末員工人數。

[3]. Calculation method of the employee turnover rate in 2018 and 2019: Turnover rate of various types of employees = Number of the specific type of employees resigned / (Number of employees at the end of this period + Number of employees resigned). According to the How to Prepare an ESG Report Appendix 3: Reporting Guidance on Social KPIs released by the Stock Exchange of Hong Kong Limited (SEHK) (March 2020), the calculation method in 2020 was as follows: Turnover rate of various types of employees = Number of the specific type of employees resigned / Number of the specific type of employees at the end of this period.

[4]. 2018、2019 年員工培訓覆蓋率計算方式：各類別員工培訓覆蓋率 = 接受培訓的該類別員工人數 / 該類別員工人數。根據香港聯合交易所發佈的《如何編備環境、社會及管治報告附錄三：社會關鍵績效指標彙報指引》（2020 年 3 月），2020 年計算方式調整為：各類別員工培訓覆蓋率 = 接受培訓的該類別員工人數 / 接受培訓的員工總人數。

[4]. Calculation method of the percentage of employees trained in 2018 and 2019: Percentage of various types of employees trained = Number of the specific type of employees trained / Total number of employees. According to the How to Prepare an ESG Report Appendix 3: Reporting Guidance on Social KPIs released by the Stock Exchange of Hong Kong Limited (SEHK) (March 2020), the calculation method in 2020 was as follows: Percentage of various types of employees trained = Number of the specific type of employees trained / Total number of employees trained.

產品責任<sup>1</sup> Product Responsibility<sup>1</sup>

指標 Indicator	單位 Unit	2018	2019	2020
在客戶隱私方面發生違法違規事件的總數 Total number of reported non-compliance incidents on customer privacy	件 piece	0	0	0
在市場推廣方面發生違法違規事件的總數 Total number of reported non-compliance incidents on marketing	件 piece	/	0	0
所提供的產品和服務在健康與安全、標籤方面發生違法違規事件的總數 Total number of reported non-compliance incidents on health and safety, and labeling of the products and services provided	件 piece	/	0	0
已售或已運送產品中因安全與健康理由而須回收的產品的金額 Total amount of total products sold or shipped subject to recalls for safety and health reasons	萬元 ten thousand yuan	/	0	0
經證實的侵犯客戶隱私權及遺失客戶資料的投訴次數 Total number of complaints received due to violation of customer privacy and loss of customer data	件 piece	/	0	0
接獲關於產品及服務的投訴數目 Total number of complaints received on products and services	件 piece	2,022	1,109	531
投訴處理率 <sup>2</sup> Complaint resolution rate <sup>2</sup>	%	100	100	100

注：  
Note:

[1].2020、2019 年產品責任數據包括中國地產事業部、美國地產及青杉資本。2018 年數據僅包含行銷公司。

[1]. The product liability data in 2019 and 2020 included China Real Estate Division, U.S. Real Estate and Landsea Green Fir Capital. The data in 2018 only included marketing companies.



營運慣例 <sup>1</sup> Business Practice <sup>1</sup>

指標 Indicator	單位 Unit	2018	2019	2020
反貪污 Anti-corruption				
報告期內對公司或其員工提出並已審結的貪污訴訟案件數 Number of legal cases regarding corrupt practices brought against the Company or its employees	件 piece	3	1	1
反貪污培訓覆蓋的董事會成員比例 Proportion of Board members receiving anti-corruption training	%	/	40	60
董事人均接受反貪污培訓小時數 Total hours of anti-corruption training received by each Board member	小時 hour	/	4	4.5
反貪污培訓覆蓋的員工比例 Proportion of employees receiving anti-corruption training	%	/	100	100
員工人均接受反貪污培訓小時數 Total hours of anti-corruption training received by each employee	小時 hour	/	1.95	2
供應商管理 Supplier Management				
供應商總數 <sup>2</sup> Total suppliers <sup>2</sup>	家 one	571	3,300	3,012
其中，大陸地區的供應商數 By geographical region: Mainland China	家 one	570	1,988	1,457
海外及港澳臺地區的供應商數 By geographical region: Hong Kong,Macao and Taiwan and other countries or regions	家 one	1	1,312	1,555
按公司的供應商評估制度執行環境、勞工、道德等方面表現評估的供應商數 <sup>3</sup> Number of suppliers receiving environmental, labor, and ethical performance assessment according to the Company's supplier evaluation system <sup>3</sup>	家 one	/	197	205
通過環境、勞工、道德等方面評估的供應商數量 <sup>3</sup> The number of suppliers assessed in terms of environment, labor, ethics, etc. <sup>3</sup>	家 one	302	189	192

注：  
Note:

[1].2020、2019 年供應鏈數據包括中國地產事業部、美國地產及青杉資本，2018 年數據不包含行銷公司和美國地產事業部。  
[1]. The supply chain data in 2019 and 2020 included China Real Estate Division, U.S. Real Estate, and Landsea Green Fir Capital. The data in 2018 excluded marketing companies and the U.S. Real Estate Division.

[2].2020、2019 年供應商類別包括工程集采、設計、行銷、辦公運營等，2018 年供應商僅為工程集採類。  
[2]. The supplier categories in 2019 and 2020 included engineering collective procurement, design, marketing, and office operation. Engineering collective procurement was the only supplier category in 2018.

[3]. 數據統計口徑為工程集採類供應商。  
[3]. Engineering collective procurement is taken as the statistical standard.

社區與公益 <sup>1</sup> Community and Charity<sup>1</sup>

指標 Indicator	單位 Unit	2018	2019	2020
社區公益投入金額 Total community philanthropic investment	元 yuan	685,000	1,057,000	815,000
員工志願服務人次 Number of volunteer services hours	人次 per volunteer	1,845	419	188
志願者活動小時數 Number of volunteers	小時 hour	5,637	1,266	382

注：  
Note:

[1].2020、2019 年社區與公益數據包括中國地產事業部總部及美國地產。  
[1]. The Community and Charity data in 2019 and 2020 included those of the Headquarters of China Real Estate Division and U.S. Real Estate.



## 2020 外界認可

### 2020 Recognition from Others



#### ESG 領域 ESG Field

- 2020AREA 亞洲企業社會責任綠色領導獎  
2020 Asia Responsible Enterprise Award - Green Leadership
- 2020 最佳企業管治大獎—可持續發展及企業社會責任報告獎  
2020 Best Corporate Governance Awards - Sustainability and CSR Report Award
- BDO 最佳 ESG 報告獎  
BDO ESG Awards - Best in Reporting Awards
- 中歐校友社會責任 ESG 獎一等獎  
CEIBS Social Responsibility ESG Award - First Prize



#### 金融領域 Financial Field

- 蟬聯博鰲房地產論壇「2020 中國年度影響力房地產基金品牌 TOP30（位列前十）」  
Ranked 10th among “2020 China’s Top 30 Influential Real Estate Fund Brand” at the Boao Real Estate Forum
- 蟬聯中指研究院「2020 中國房地產基金優秀品牌企業」  
“2020 Outstanding Brand Enterprise of China Real Estate Fund” of China Index Academy
- 2020 第九屆金磚價值榜「2020 年度中國最具實力房地產基金 TOP10」  
“2020 China’s Top 10 Real Estate Funds with the Best Performance” at the 9th Brick Value Award Ceremony in 2020
- 連續三年榮膺地產股權投資·介甫獎「傑出地產基金管理人獎」、「優秀私募 REITs 基金產品獎」、「優秀私募房地產基金產品獎」  
  
Honored with the “Excellent Real Estate Fund Manager Award” at the Jiefu Award of the Real Estate Equity Investment, the “Outstanding Private Equity REITs Fund Product Award”, and the “Outstanding Private Equity Real Estate Fund Product Award” for Three Consecutive Years
- 「2020 第五屆中國不動產資管新勢力·年度金睿機構獎」、「2020 第五屆中國不動產資管新勢力·辦公資管典範獎」  
“New Forces of the 5th China Asset Management in 2020 • Jinrui Institution Award of the Year” and “New Forces of the 5th China Asset Management in 2020 • Office Asset Management Model Award”



#### 地產領域 Real Estate Field

- 2020 年度中國房地產綠色開發競爭力 10 強  
Top 10 Green Development Competitive Real Estate Enterprises of the Year 2020
- 2020 全聯房地產商會「年度綠鏈企業」、「年度綠鏈企業優秀獎」、「抗擊疫情突出貢獻會員企業」獎  
2020 “Green Chain Enterprise of the Year”, “Green Chain Enterprise Excellence Award of the Year”, and “Award of the Member Enterprise for Making Outstanding Contributions to Fighting against the Pandemic” of China Real Estate Chamber of Commerce
- 2020 年度中國地產風尚大獎 2020 中國年度影響力綠色地產企業  
2020 China Real Estate Fashion Award China’s Influential Green Real Estate Enterprises of the Year 2020
- 2020 中國房地產開發企業百強（連續 10 年）  
2020 One of China’s Top 100 Real Estate Enterprises for 10 Consecutive Years
- 2020 中國房地產企業開發績效 10 強  
2020 China’s Top 10 Real Estate Enterprises with the Best Performance
- 2020 中國房地產上市公司綜合實力 100 強  
Ranked among “China’s Top 100 Most Competitive Listed Real Estate Developers” in 2020
- 2020 中國房地產上市公司風險控制五強位列第 2  
Ranked 2nd among China’s Top Five Listed Real Estate Developers in Risk Control in 2020
- 2020 博鰲房地產論壇中國年度影響力綠色地產企業 TOP10  
China’s Top 10 Influential Green Real Estate Enterprises of the Year at the 2020 Boao Real Estate Forum
- 2020 蟬聯「綠色供應鏈 CITI」房地產領域 TOP1（連續 4 年）  
2020 Top 1 in the Real Estate Sector of the “Green Supply Chain CITI” for Four Consecutive Years
- 2020 年十大綠色項目（住宅）  
Top 10 Green Projects for 2020 (Residence)
- 2020 美國橘郡最佳建商大獎  
The Award of the Best Builders in the Orange County in the U.S. in 2020
- 2020 美國「Eliaant 獎」整體置業體驗第 4 名  
Ranked 4th in the Best Overall Purchase Experience of the U.S. “Eliaant Award” in 2020
- IronRidge 社區獲得 2020 橘郡最佳新建社區大獎  
The IronRidge Community Was Awarded the Best Newly-built Community Award in the Orange County in 2020



# 聯交所《環境、社會及管治報告指引》索引表

## Index Table of ESG Reporting Guide of SEHK

層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
主要範疇 A. 環境 Subject Area A. Environmental		
層面 A1. 排放物 Aspect A1. Emissions		
一般披露 A1 General Disclosure A1	有關廢氣及溫室氣體排放、向水及土地的排污、有害及無害廢棄物的產生等的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 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.	綠色施工 Green Construction
KPI A1.1	排放物種類及相關排放數據。 The types of emissions and respective emissions data.	環境績效 Environmental Performance
KPI A1.2	直接（範圍 1）及能源間接（範圍 2）溫室氣體總排放量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Direct (scope 1) and indirect (scope 2) greenhouse gas emissions in total (in tons) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	環境績效 Environmental Performance
KPI A1.3	所產生有害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Total hazardous waste produced (in tons) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	環境績效 Environmental Performance
KPI A1.4	所產生無害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Total non-hazardous waste produced (in tons) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	環境績效 Environmental Performance
KPI A1.5	描述所訂立的排放量目標及為達到這些目標所採取的步驟。 Describe the emissions targets and the steps taken to achieve these goals.	未披露，正在積極制定相關目標 Undisclosed and Being Actively Worked on
KPI A1.6	描述處理有害及無害廢棄物的方法，及描述所訂立的減廢目標及為達到這些目標所採取的步驟。 Describe the methods for handling hazardous and non-hazardous wastes, and describe the waste reduction goals and the steps taken to achieve these goals.	綠色施工 Green Construction 暫未披露減廢目標，正在積極制定中 The Waste Reduction Goals Are Undisclosed and Being Actively Worked on

層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
主要範疇 A. 環境 Subject Area A. Environmental		
層面 A2. 資源使用 Aspect A2: Use of Resources		
一般披露 A2 General Disclosure A2	有效使用資源（包括能源、水及其他原材料）的政策。 Policies on the efficient use of resources, including energy, water, and other raw materials.	綠色施工 Green Construction
KPI A2.1	按類型劃分的直接及／或間接能源（如電、氣或油）總耗量（以千個千瓦時計算）及密度（如以每產量單位、每項設施計算）。 Direct and/or indirect energy consumption by type (e.g. electricity, gas, or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility).	環境績效 Environmental Performance
KPI A2.2	總耗水量及密度（如以每產量單位、每項設施計算）。 Water consumption in total and intensity (e.g. per unit of production volume, per facility).	環境績效 Environmental Performance
KPI A2.3	描述所訂立的能源使用效益目標及為達到這些目標所採取的步驟。 Describe the goals of energy utilization efficiency and the steps taken to achieve these goals.	未披露，正在積極制定相關目標 Undisclosed and Being Actively Worked on
KPI A2.4	描述求取適用水源上可有任何問題，以及所訂立的用水效益目標及為達到這些目標所採取的步驟。 Describe any problems that may arise in obtaining the applicable water sources, the goals of water utilization efficiency, and the steps taken to achieve these goals.	未披露，正在積極制定相關目標 Undisclosed and Being Actively Worked on
KPI A2.5	製成品所用包裝材料的總量（以噸計）及（如適用）每生產單位占量。 Total packaging material used for finished products (in tons) and, if applicable, with reference to per unit produced.	不涉及 N/A
層面 A3. 環境及天然資源 Aspect A3: The Environment and Natural Resources		
一般披露 A3 General Disclosure A3	減低發行人對環境及天然資源造成重大影響的政策。 Policies on minimizing the issuer's significant impact on the environment and natural resources.	貫穿項目全生命週期的綠色 The Green Idea across the Whole Life Cycle of the Project
KPI A3.1	描述商務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	貫穿項目全生命週期的綠色 The Green Idea across the Whole Life Cycle of the Project



層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
主要範疇 A. 環境 Subject Area A. Environmental		
層面 A4. 氣候變化 Aspect A4: Climate Change		
一般披露 A4 General Disclosure A4	識別及應對已經及可能會對發行人產生影響的重大氣候相關事宜的政策。 Policies on identifying and responding to significant climate issues that have had or may have an impact on the issuer.	積極應對氣候變化 Actively Respond to Climate Change
KPI A4.1	描述已經及可能會對發行人產生影響的重大氣候相關事宜，及應對行動。 Describe the major climate issues that have had or may have an impact on the issuer, and the actions to handle these issues.	積極應對氣候變化 Actively Respond to Climate Change
主要範疇 B. 社會僱傭及勞工常規 B. Social Employment and Labor Practices		
層面 B1. 僱傭 Aspect B1: Employment		
一般披露 B1 General Disclosure B1	有關薪酬及解僱、招聘及晉陞、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料 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.	尊重員工權益 Safeguarding Employees' Rights and Interests
KPI B1.1	按性別、僱傭類型、年齡組別及地區劃分的雇員總數 Total workforce by gender, employment type, age group, and geographical region.	社會績效 Social Performance
KPI B1.2	按性別、年齡組別及地區劃分的雇員流失比率 Employee turnover rate by gender, age group, and geographical region.	社會績效 Social Performance
層面 B2. 健康與安全 Aspect B2: Health and Safety		
一般披露 B2 General Disclosure B2	有關提供安全工作環境及保障雇員避免職業性危害的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料 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.	綠色施工 Green Construction

層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
主要範疇 B. 社會僱傭及勞工常規 B. Social Employment and Labor Practices		
層面 B2. 健康與安全 Aspect B2: Health and Safety		
KPI B2.1	因工作關係而死亡的人數及比率 Number and rate of work-related fatalities.	社會績效 Social Performance
KPI B2.2	因工傷損失工作日數 Lost days due to work injury.	社會績效 Social Performance
KPI B2.3	描述所採納的職業健康與安全措施，以及相關執行及監察方法 Description of occupational health and safety measures adopted, how they are implemented and monitored.	綠色施工 Green Construction
層面 B3. 發展及培訓 Aspect B3: Development and Training		
一般披露 B3 General Disclosure B3	有關提升雇員履行工作職責的知識及技能的政策。描述培訓活動 Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities.	重視員工發展 Prioritize Employees' Development
KPI B3.1	按性別及雇員類別（如高級管理層、中級管理層等）劃分的受訓雇員百分比 The percentage of employees trained by gender and employee category (e.g. senior management, middle management).	關鍵量化績效表 Key Quantitative Performance Table
KPI B3.2	按性別及雇員類別劃分，每名雇員完成受訓的平均時數 The average training hours completed per employee by gender and employee category.	關鍵量化績效表 Key Quantitative Performance Table
層面 B4. 勞工準則 Aspect B4: Labor Standards		
一般披露 B4 General Disclosure B4	有關防止童工或強制勞工的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料 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 labor.	尊重員工權益 Safeguarding Employees' Rights and Interests
KPI B4.1	描述檢討招聘慣例的措施以避免童工及強制勞工 Description of measures to review employment practices to avoid child and forced labor.	尊重員工權益 Safeguarding Employees' Rights and Interests
KPI B4.2	描述在發現違規情況時消除有關情況所採取的步驟 Description of steps taken to eliminate such practices when discovered.	無違規情況 No Violation



層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
主要範疇 B. 社會 營運慣例 B. Social Operating Practices		
層面 B5. 供應鏈管理 Aspect B5: Supply Chain Management		
一般披露 B5 General Disclosure B5	管理供應鏈的環境及社會風險政策 Policies on managing environmental and social risks of the supply chain.	綠色採購 Green Procurement
KPI B5.1	按地區劃分的供應商數目 Number of suppliers by geographical region.	社會績效 Social Performance
KPI B5.2	描述有關聘用供貨商的慣例，向其執行有關慣例的供貨商數目、以及有關慣例的執行及監察方法 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored.	綠色採購 Green Procurement
KPIB5.3	描述有關識別供應鏈每個環節的環境及社會風險的慣例，以及相關執行及監察方法。 Describe the practices for identifying environmental and social risks in each link of the supply chain, as well as relevant implementation and monitoring methods.	綠色採購 Green Procurement
KPIB5.4	描述在揀選供應商時促使多用環保產品及服務的慣例，以及相關執行及監察方法。 Describe the practices for advocating the use of environmentally friendly products and services in supplier selection, as well as relevant implementation and monitoring methods.	綠色採購 Green Procurement
層面 B6. 產品責任 Aspect B6: Product Responsibility		
一般披露 B6 General Disclosure B6	有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料 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.	綠色行銷 Green Marketing 為客戶提供卓越服務 Provide Excellent Services for the Customer
KPI B6.1	已售或已運送產品總數中因安全與健康理由而須回收的百分比 Percentage of total products sold or shipped subject to recalls for safety and health reasons.	社會績效 Social Performance
KPI B6.2	接獲關於產品及服務的投訴數目以及應對方法 Number of products and service related complaints received and how they are dealt with.	社會績效 Social Performance
KPI B6.3	描述與維護及保障知識產權有關的慣例 Description of practices relating to observing and protecting intellectual property rights.	知識產權管理 IPR Management
KPI B6.4	描述質量檢定程序及產品回收程序 Description of quality assurance process and recall procedures.	打造標準化體系，堅守高品質產品 Create a Standardized System for Delivering Quality Products

層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
主要範疇 B. 社會 營運慣例 B. Social Operating Practices		
層面 B6. 產品責任 Aspect B6: Product Responsibility		
KPI B6.5	描述消費者數據保障及私隱政策，以及相關執行及監察方法 Description of consumer data protection and privacy policies, how they are implemented and monitored.	客戶隱私保護 Customer Privacy Protection
層面 B7. 反貪污 Aspect B7: Anti-corruption		
一般披露 B7 General Disclosure B7	有關防止賄賂、勒索、欺詐及洗黑錢的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料 Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud, and money laundering.	反貪污 Anti-corruption
KPI B7.1	於彙報期內對發行人或其雇員提出並已審結的貪污訴訟案件的數目及訴訟結果 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.	社會績效 Social Performance
KPI B7.2	描述防範措施及舉報程式，以及相關執行及監察方法 Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored.	反貪污 Anti-corruption
KPI B7.3	描述向董事及員工提供的反貪污培訓 Describe the anti-corruption training provided to directors and employees.	反貪污 Anti-corruption 社會績效 Social Performance
層面 B8. 社區投資 Aspect B8: Community Investment		
一般披露 B8 General Disclosure B8	有關以社區參與來瞭解營運所在社區需要和確保其商務活動會考慮社區利益的政策 Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests.	為社會貢獻共享價值 Contribute Shared Values to Society
KPI B8.1	專注貢獻範疇（如教育、環境事宜、勞工需求、健康、文化、體育） Focus areas of contribution (e.g. education, environmental concerns, labor needs, health, culture, sport).	為社會貢獻共享價值 Contribute Shared Values to Society
KPI B8.2	在專注範疇所動用資源（如金錢或時間） Resources contributed (e.g. money or time) to the focus area.	社會績效 Social Performance



《可持續發展報告標準》索引表

GRI Standards Index Table

《可持續發展報告標準》索引 GRI Standards Index		報告章節 Reporting Section(s)
編號 No.	內容 Content	
基礎 Foundation		
101-1	報告基礎包含界定報告內容和品質所需的報告原則 Reporting foundation, including reporting principles for defining report content and quality.	報告編制說明 Notes on the Report Preparation
組織概況 Organizational Profile		
102-1	組織名稱 Name of the organization	關於朗詩綠色地產 About Landsea Green Properties
102-2	活動、品牌、產品和服務 Activities, brands, products, and services a. 組織活動說明 b. 主要品牌、產品和服務，包括在某些市場任何被禁產品或服務的說明 a. A description of the organization's activities. b. Primary brands, products, and services, including an explanation of any products or services that are banned in certain markets.	關於朗詩綠色地產 About Landsea Green Properties
102-3	組織總部的位​​置 Location of the organization's Headquarters.	關於朗詩綠色地產 About Landsea Green Properties
102-4	組織運營業務所在國的數量，在其中運營大量業務的國家名稱，和 / 或與報告中涵蓋的議題相關的國家名稱 Number of countries where the organization operates, and the names of countries where it has significant operations and/or that are relevant to the topics covered in the report.	關於朗詩綠色地產 About Landsea Green Properties
102-6	服務的市場（包括提供產品和服務所在的地理位置；服務的產業；客戶和受益人的類型） Markets served, including: geographic locations where products and services are offered; sectors served; types of customers and beneficiaries.	關於朗詩綠色地產 About Landsea Green Properties
102-7	組織規模（包括員工總數；運營點總數；淨銷售額或淨收入；按債務和權益細分的總市值；所提供的產品或服務數量） Scale of the organization, including: total number of employees; total number of operations; net sales or net revenues; total capitalization broken down in terms of debt and equity; quantity of products or services provided.	關於朗詩綠色地產 About Landsea Green Properties

《可持續發展報告標準》索引 GRI Standards Index		報告章節 Reporting Section(s)
編號 No.	內容 Content	
組織概況 Organizational Profile		
102-8	<p>員工和其他工作者資訊</p> <p>a. 按僱傭合同（固定和臨時）和性別劃分的員工總人數</p> <p>b. 按僱傭合同（固定和臨時）和地區劃分的員工總人數</p> <p>c. 按僱傭類型（全職和兼職）和性別劃分的固定員工總人數</p> <p>d. 組織的活動是否有一大部分由非正式員工承擔，如適用，請描述由非正式員工所承擔工作的性質與比例</p> <p>e.102-8-a, 102-8-b 和 102-8-c 所披露的僱傭人數的重大變化（如旅遊或農業僱傭人數的季節變動）</p> <p>f. 說明數據統計方法，包括做出的任何假設</p> <p>Information on employees and other workers</p> <p>a. Total number of employees by employment contract (permanent and temporary), by gender.</p> <p>b. Total number of employees by employment contract (permanent and temporary), by region.</p> <p>c. Total number of employees by employment type (full-time and part-time), by gender.</p> <p>d. Whether a significant portion of the organization's activities are performed by workers who are not employees. If applicable, a description of the nature and scale of work performed by workers who are not employees.</p> <p>e. Any significant variations in the numbers reported in Disclosures 102-8-a, 102-8-b, and 102-8-c (such as seasonal variations in the tourism or agricultural industries).</p> <p>f. An explanation of how the data have been compiled, including any assumptions made.</p>	社會績效 Social Performance
102-9	<p>描述組織的供應鏈情況，包括與組織活動、主要品牌、產品與服務相關的主要內容</p> <p>A description of the organization's supply chain, including its main elements as they relate to the organization's activities, primary brands, products, and services.</p>	綠色採購 Green Procurement
102-10	<p>報告期內組織規模、架構、擁有權或供應鏈發生的重要變化（包括經營位置或業務變化；股本架構改變和其他資本形成、維修及業務變更；供應商所在地、供應鏈結構、與供應商關係的變化）</p> <p>Significant changes to the organization's size, structure, ownership, or supply chain, including:</p> <p>Changes in the location of, or changes in, operations;</p> <p>Changes in the share capital structure and other capital formation, maintenance, and alteration operations;</p> <p>Changes in the location of suppliers, the structure of the supply chain, or relationships with suppliers.</p>	報告編制說明 Notes on the Report Preparation



《可持續發展報告標準》索引 GRI Standards Index		報告章節 Reporting Section(s)
編號 No.	內容 Content	
組織概況 Organizational Profile		
102-12	組織參與或支援的外界發起的經濟、環境、社會章程、原則或其他倡議 A list of externally-developed economic, environmental, and social charters, principles, or other initiatives to which the organization subscribes, or which it endorses.	打造責任產業鏈 Build an Industrial Chain Clarifying Due Responsibilities
102-13	組織加入的主要行業協會或其他協會，以及國家或國際性倡議組織 A list of the main memberships of industry or other associations, and national or international advocacy organizations.	打造責任產業鏈 Build an Industrial Chain Clarifying Due Responsibilities
戰略 Strategy		
102-14	組織最高決策者（如 CEO、主席或同等高級職位）就可持續發展與組織的相關性及組織可持續發展戰略的聲明 A statement from the most senior decision-maker of the organization (such as CEO, chairman, or equivalent senior position) about the relevance of sustainability to the organization and its strategy for addressing sustainability.	董事局主席致辭 Message from the Chairman
102-15	描述關鍵影響、風險及機遇 A description of key impacts, risks, and opportunities.	董事局主席致辭 Message from the Chairman
道德和誠信 Ethics and Integrity		
102-16	描述組織的價值觀、原則、標準和行為規範 A description of the organization's values, principles, standards, and norms of behavior.	企業文化 Corporate Culture
管治 Governance		
102-18	管治架構 Governance structure a. 組織的管治架構，包括最高管治機構委員會； b. 負責經濟、環境和社會議題決策的委員會 a. Governance structure of the organization, including committees of the highest governance body. b. Committees responsible for decision-making on economic, environmental, and social topics.	自上而下的 ESG 管理 The Top-down ESG Management Structure
利益相關方參與 Stakeholder Engagement		
102-40	組織所參與的利益相關方清單 A list of stakeholder groups engaged by the organization.	實質性議題分析與利益相關方溝通 Material Issues Analysis and Stakeholder Engagement
102-42	就所選定的利益相關方，說明識別和選擇的根據 The basis for identifying and selecting stakeholders with whom to engage.	實質性議題分析與利益相關方溝通 Material Issues Analysis and Stakeholder Engagement
102-43	利益相關方參與的方法，包括按不同的利益相關方類型及組別的參與頻率，並指明是否有任何參與是專為編製報告而進行 The organization's approach to stakeholder engagement, including frequency of engagement by type and by stakeholder group, and an indication of whether any of the engagement was undertaken specifically as part of the report preparation process.	實質性議題分析與利益相關方溝通 Material Issues Analysis and Stakeholder Engagement

《可持續發展報告標準》索引 GRI Standards Index		報告章節 Reporting Section(s)
編號 No.	內容 Content	
利益相關方參與 Stakeholder Engagement		
102-44	透過利益相關方參與提出的主要議題和關切問題，包括組織是如何回應的，以及提出每個主要議題和關切問題的 <b>利益相關方群體</b> Key topics and concerns that have been raised through stakeholder engagement, including: how the organization has responded to those key topics and concerns; the stakeholder groups that raised each of the key topics and concerns.	實質性議題分析與利益相關方溝通 Material Issues Analysis and Stakeholder Engagement
報告概況 Overview of the Report		
102-45	合併財務報表中所涵蓋的實體 Entities included in the consolidated financial statements a. 列出機構的合併財務報表或同等檔案中包括的所有實體 b. 說明在合併財務報表或同等檔包括的任何實體中，是否有未納入可持續發展報告的實體 a. A list of all entities included in the organization's consolidated financial statements or equivalent documents. b. Whether any entity included in the organization's consolidated financial statements or equivalent documents is not covered by the report.	報告編制說明 Notes on the Report Preparation
102-50	所提供資訊的報告期（如財務年度或日曆年度） Reporting period for the information provided, for example, the fiscal or calendar year.	報告編制說明 Notes on the Report Preparation
102-51	前一份報告的日期（如適用） If applicable, the date of the most recent previous report.	報告編制說明 Notes on the Report Preparation
102-52	報告週期（如每年一次、兩年一次） Reporting cycle, for example, annual or biennial.	報告編制說明 Notes on the Report Preparation
102-53	可回答報告或內容相關問題的聯絡人資訊 The contact point for questions regarding the report or its contents.	報告編制說明 Notes on the Report Preparation
102-54	組織宣告報告編制依據 GRI 標準選擇核心或全面方案 The claim made by the organization that it has prepared the report in accordance with the GRI Standards	報告編制說明 Notes on the Report Preparation
102-55	在 GRI 內容索引中詳細說明採用的每一項標準。相應列出報告披露的所有內容。每一項披露內容應包括該項披露的編號、頁碼或 URL。如適用並在允許的情況下，在不能進行必要披露時，要求提供不能披露的原因 The GRI content index, which specifies each of the GRI Standards used and lists all disclosures included in the report. For each disclosure, the content index shall include: the number of the disclosure; the page number(s) or URL(s) where the information can be found; if applicable, and where permitted, the reason(s) for omission when a required disclosure cannot be made.	《可持續發展報告標準》索引表 Index to GRI Sustainability Reporting Standards



《可持續發展報告標準》索引 GRI Standards Index		報告章節 Reporting Section(s)
編號 No.	內容 Content	
報告概況 Overview of the Report		
102-56	<p>外部鑒證 External Assurance</p> <p>a. 針對報告尋求外部鑒證的現行做法描述及組織政策描述</p> <p>b. 如果報告經過外部鑒證，需要引用鑒證報告、聲明和意見。如未在可持續發展報告附帶的鑒證報告中列出，則需說明已鑒證和未鑒證內容及根據，包括採用的鑒證標準、獲得鑒證水準，以及鑒證過程中的任何限制。說明報告機構與鑒證服務方之間的關係。說明最高治理機構或高級管理人員是否參與為可持續發展報告尋求鑒證</p> <p>a. A description of the organization's policy and current practice with regard to seeking external assurance for the report.</p> <p>b. If the report has been externally assured:</p> <p>A reference to the external assurance report, statements, or opinions. If not included in the assurance report accompanying the sustainability report, a description of what has and what has not been assured and on what basis, including the assurance standards used, the level of assurance obtained, and any limitations of the assurance process;</p> <p>The relationship between the organization and the assurance provider;</p> <p>Whether and how the highest governance body or senior executives are involved in seeking external assurance for the organization's sustainability report.</p>	報告審驗意見聲明書 Assurance Statement of the Report
經濟 Economy		
經濟績效 Economic Performance		
201-1	<p>機構直接產生和分配的經濟價值 Direct economic value generated and distributed</p> <p>a. 基於權責發生制而產生和分配的直接經濟價值，包括組織的全球業務的基本組成部分，如果以收付實現制呈現數據，還要報告作出該決定的理由</p> <p>b. 在國家、地區或市場層面分別報告產生和分配直接經濟價值，以及報告用於界定重要性的標準</p> <p>a. Direct economic value generated and distributed (EVG&amp;D) on an accruals basis, including the basic components for the organization's global operations. If data are presented on a cash basis, report the justification for this decision in addition to reporting the following basic components:</p> <p>b. Where significant, report EVG&amp;D separately at country, regional, or market levels, and the criteria used for defining significance.</p>	關於朗詩綠色地產 About Landsea Green Properties
間接經濟影響 Indirect Economic Impacts		
203-1	<p>基礎設施投資和支援性服務 Infrastructure investments and services supported</p> <p>a. 重大基礎設施投資和支援性服務的發展程度</p> <p>b. 對社區和地方經濟的當前或預期正負面影響</p> <p>c. 投資和服務是商業性、實物性或無償性的活動</p> <p>a. Extent of development of significant infrastructure investments and services supported.</p> <p>b. Current or expected impacts on communities and local economies, including positive and negative impacts where relevant.</p> <p>c. Whether these investments and services are commercial, in-kind, or pro bono engagements.</p>	關於朗詩綠色地產 About Landsea Green Properties 推動綠色金融，助力城市更新 Promote Green Finance to Help Urban Renewal

《可持續發展報告標準》索引 GRI Standards Index		報告章節 Reporting Section(s)
編號 No.	內容 Content	
經濟 Economy		
反腐敗 Anti-corruption		
205-3	<p>確認的腐敗事件和採取的行動 Confirmed incidents of corruption and actions taken</p> <p>a. 經確認的腐敗事件總數和性質</p> <p>b. 員工由於腐敗而被開除或受到紀律處分，且經確認的事件總數</p> <p>c. 由於與腐敗有關的違規事件，與業務合作夥伴的合同被終止或未續訂，且經確認的事件總數</p> <p>d. 報告期內針對組織或其員工的腐敗行為的公訴案件和案件審理結果</p> <p>a. Total number and nature of confirmed incidents of corruption.</p> <p>b. Total number of confirmed incidents in which employees were dismissed or disciplined for corruption.</p> <p>c. Total number of confirmed incidents when contracts with business partners were terminated or not renewed due to violations related to corruption.</p> <p>d. Public legal cases regarding corruption brought against the organization or its employees during the reporting period and the outcomes of such cases.</p>	反貪污 Anti-corruption
環境 Environment		
103-1	<p>對於每一個實質性議題，說明議題具有實質性的原因，實質性議題的邊界，以及有關議題邊界的任何特定限制</p> <p>For each material topic, the reporting organization shall report the boundary for the material topic, and any specific limitation regarding the topic boundary.</p>	環境篇 Environment
103-2	<p>管理方法及其組成部分 The management approach and its components</p> <p>a. 組織如何管理此議題的說明</p> <p>b. 管理方法的目的陳述</p> <p>c. 對政策、承諾、目的和目標、責任、資源、申訴機制和具體行動的描述</p> <p>a. An explanation of how the organization manages the topic.</p> <p>b. A statement of the purpose of the management approach.</p> <p>c. A description of policies, commitments, goals and targets, responsibilities, resources, grievance mechanisms, and specific actions.</p>	
103-3	<p>對組織如何評估管理進行說明（包括評估管理方法有效性所使用的機制；管理方法的評估結果；對管理方法進行的任何相關調整）</p> <p>An explanation of how the organization evaluates the management approach, including:</p> <p>the mechanisms for evaluating the effectiveness of the management approach;</p> <p>the results of the evaluation of the management approach;</p> <p>any related adjustments to the management approach.</p>	



《可持續發展報告標準》索引 GRI Standards Index		報告章節 Reporting Section(s)
編號 No.	內容 Content	
能源 Energy		
302-1	<p>組織內部的能源消耗量 (以焦耳或倍數表示) Energy consumption within the organization (in joules or multiples)</p> <p>a. 組織內部的不可再生來源燃料消耗總量，包括所使用的燃料類型 a. Total consumption of fuels of non-renewable sources within the organization, including the type of fuels used</p> <p>b. 組織內部的可再生來源燃料消耗總量，包括所使用的燃料類型 b. Total consumption of fuels of renewable sources within the organization, including the type of fuels used</p> <p>c. 耗電量、耗熱量、耗冷量、耗氣量 c. Power consumption, heat consumption, cooling consumption, and steam consumption</p> <p>d. 售電量、售熱量、售冷量、售氣量 d. Power sales, heat sales, cooling sales, and gas sales</p> <p>e. 組織內部的能源消耗總量 e. Total energy consumption within the organization</p> <p>f. 使用的標準、方法、假設和 / 或計算工具、使用的換算係數來源 f. Standards, methods, assumptions and/or calculation tools, and sources of conversion coefficients used</p>	環境績效 Environmental Performance
302-3	<p>能源強度 Energy intensity</p> <p>a. 組織的能源強度比，及用於計算此比率的組織特定指標 a. Energy intensity ratio in the organization, and organization-specific indicators used to calculate this ratio</p> <p>b. 強度比中包含的能源類型 b. Energy types included in the intensity ratio</p> <p>c. 該比率使用的是組織內部的能源消耗量、組織外部能源消耗量還是二者兼有 c. Does the ratio use energy consumption within the organization, or outside the organization, or both?</p>	環境績效 Environmental Performance
水資源 Water Resources		
303-1	按源頭劃分的取水 Water intake by source	環境績效 Environmental Performance
303-3	水循環與再利用 Water recycling and reuse	環境績效 Environmental Performance
排放 Emissions		
305-1	直接溫室氣體排放量 (範疇一) Direct greenhouse gas emissions (Scope 1)	環境績效 Environmental Performance
305-2	能源間接溫室氣體排放量 (範疇二) Indirect greenhouse gas emissions (Scope 2)	環境績效 Environmental Performance
305-4	溫室氣體排放強度 Greenhouse gas emission intensity	環境績效 Environmental Performance

《可持續發展報告標準》索引 GRI Standards Index		報告章節 Reporting Section(s)
編號 No.	內容 Content	
環境合規 Environmental Compliance		
307-1	違反環境法律法規被處重大罰款貨幣總值、非貨幣制裁總數，以及透過爭端解決機制提起的案件，如未發生該情況，對事實做出簡要說明即可  Gross monetary value and total non-monetary sanctions due to violations of environmental laws and regulations, and cases filed through the dispute settlement mechanism. If those have not happened, simply state the fact.	合規經營（未發生該情況） Compliance Operation (not happening)
供應鏈環境評估 Supply Chain Environmental Assessment		
308-2	開展環境影響評估的供應商數量；供應鏈中的實際和潛在重大負面環境影響及具有重大負面環境影響的供應商數量，經評估后同意改進的供應商百分比，經評估後決定終止關係的供應商百分比  The number of suppliers conducting environmental impact assessments; actual and potential significant negative environmental impacts in the supply chain and the number of suppliers with significant negative environmental impacts, the percentage of suppliers who agreed to improve after evaluation, and the percentage of suppliers who decided to terminate the relationship after evaluation	社會績效 Social Performance
社會 Society		
103-1	對於每一個實質性議題，說明議題具有實質性的原因，實質性議題的邊界，以及有關議題邊界的任何特定限制  For each substantive issue, explain why the issue is substantive, the boundary of the substantive issue, and any specific restrictions on the boundary of the issue	社會篇 Society
103-2	管理方法及其組成部分 a. 組織如何管理此議題的說明 b. 管理方法的目的陳述 c. 對政策、承諾、目的和目標、責任、資源、申訴機制和具體行動的描述  Management methods and their components a. Description of how the organization manages the issue b. Statement of the purpose of management methods c. Description of policies, commitments, goals and objectives, responsibilities, resources, complaint mechanisms, and specific actions	
103-3	對組織如何評估管理進行說明（包括評估管理方法有效性所使用的機制；管理方法的評估結果；對管理方法進行的任何相關調整）  Explain how the organization evaluates management (including the mechanism used to evaluate the effectiveness of management methods; the results of evaluation of management methods; any related adjustments to management methods)	
僱傭 Employment		
401-1	按年齡組別、性別及地區劃分的新進員工和流失員工總數及比例  The total number and proportion of new recruits and lost employees by age, gender, and region	社會績效 Social Performance
職業健康與安全 Occupational Health and Safety		
403-2	工傷類別、工傷、職業病、損失工作日、缺勤等比率  Types of work-related injuries, occupational diseases, lost working days, absences, etc.	社會績效 Social Performance



《可持續發展報告標準》索引 GRI Standards Index		報告章節 Reporting Section(s)
編號 No.	內容 Content	
培訓與教育 Training and Education		
404-1	按性別和員工類別劃分，每名員工每年接受培訓的平均小時數 The average number of training hours per employee per year by gender and employee category	社會績效 Social Performance
多樣化與機會平等 Diversity and Equal Opportunities		
405-1	按性別、年齡組別及其他多元化指標劃分，管治機構成員和各類員工的百分比 Percentage of members of the governing body and various types of employees by gender, age, and other diversified indicators	社會績效 Social Performance
反歧視 Anti-discrimination		
406-1	報告期間發生的歧視事件總數及事件狀況和採取的行動 The total number of discrimination incidents during the reporting period and their status and actions taken	合規經營 ( 未發生歧視事件) Compliance Operation (No discrimination incidents)
供應商評估 Supplier Evaluation		
414-2	供應鏈產生的重大實際和潛在的負面社會影響，以及採取的措施 a. 開展了社會影響評估的供應商數量 b. 經確定具有實際和潛在重大負面社會影響的供應商數量及重大的負面影響 c. 經評估後同意改進的供應商百分比 d. 經評估後決定終止關係的供應商百分比 Actual and potential significant negative social impacts generated by the supply chain and the measures taken a. The number of suppliers that have conducted social impact assessments b. The number of suppliers identified with actual and potential significant negative social impacts and significant negative impacts c. Percentage of suppliers who agreed to improve after evaluation d. Percentage of suppliers who decided to terminate the relationship after evaluation	社會績效 Social Performance
產品及服務識別 Product and Service Label		
417-2	涉及產品和服務資訊與標識的違規事件數，如未發現任何違反法規的情況，做簡單說明即可 The number of violations involving product and service information and labels. If no violations are found, just describe briefly	社會績效 Social Performance
417-3	涉及市場營銷的違規事件數，如未發現任何違反法規的情況，做簡單說明即可 The number of violations of marketing, if no violations are found, just describe briefly	社會績效 Social Performance
客戶隱私權 Customer Privacy		
418-1	經證實的侵犯客戶隱私權及遺失客戶資料的投訴總數 The total number of complaints received due to violation of customer privacy and loss of customer data	社會績效 Social Performance

# 報告編製說明

## NOTES ON THE REPORT PREPARATION

### 報告依據 Report Basis

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

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

### 報告時間範圍 Reporting Time Range

2020 年 1 月 1 日至 2020 年 12 月 31 日。為形成連續年度的可比資料，本報告中涵蓋部分 2019 年的資料。

From January 1, 2020 to December 31, 2020

To provide comparable data for consecutive years, the report covers part of the data in 2019 reports.

### 報告組織範圍 Reporting Organization Scope

本報告組織範圍為朗詩綠色地產有限公司（簡稱「朗詩」、「朗詩地產」或「公司」）及其財務報告合併報表範圍內附屬公司，2020 年較 2019 年報告組織範圍未發生變動。

The reporting organization scope includes Landsea Green Properties Co., Ltd. (referred to as Landsea, Landsea Property or the company) and its subsidiaries within the scope of its consolidated financial statements. The reporting organization scope of 2020 did not change compared with that of 2019.

\*2018 年報告組織範圍包含地產開發及非地產開發業務，公司於 2019 年 6 月將非地產開發業務剝離至控股集團，非地產開發相關業務包括長租公寓、物業管理、設計等。

\* The reporting organization scope of 2018 included the real estate and non-real estate development business. The company diverted the non-real estate development business to the holding group in June 2019, including long-term rental apartments, property management, and design.

### 報告發佈週期 The Release Cycle of the Report

本報告為年度報告，上一份報告發佈日期為 2020 年 6 月。

The report is an annual report and the last one was published in June 2020.

### 取得方式 Access

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

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

### 意見回饋 Feedback

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

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



## 報告審驗意見聲明書

STATEMENT OF REPORT  
INSPECTION OPINION

## 驗證聲明

SGS通標標準技術服務有限公司可持續發展活動報告 – 朗詩綠色地產有限公司提交的  
2020年度環境、社會與管治報告

## 查證/驗證的性質和範圍

SGS通標標準技術服務有限公司（以下簡稱“SGS”）經朗詩綠色地產有限公司（以下簡稱“朗詩綠色地產”）的委託，對其2020年度環境、社會與管治報告進行獨立驗證。根據SGS可持續發展報告驗證方法，驗證範圍包括本報告所含文本以及附隨表格中的數據，並對位於中國江蘇省南京市秦淮區建鄴路108號的朗詩綠色地產總部進行了現場驗證，其它披露的數據及信息不在驗證流程範圍之內。

朗詩綠色地產2020年度環境、社會與管治報告中的信息及報告由其董事局及相關職能部門負責。SGS並未參與其2020年度環境、社會與管治報告任何材料的準備。

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

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

## 本報告以中級審查進行驗證，所用規章用於：

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

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

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

## 獨立性與能力聲明

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

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

## 查證/驗證意見

基於上述方法論和所進行的驗證，朗詩綠色地產2020年度環境、社會與管治報告中包含的信息和數據是準確的、可靠的，對朗詩綠色地產在2020年度的環境、社會及管治活動提供了公正和中肯的陳述，使我們感到滿意。

SGS驗證團隊認為，朗詩綠色地產已在2020年度環境、社會與管治報告中反映了所引用的依據，該報告可由報告機構的利益相關方所使用。

## 結論、發現和建議

SGS認為，朗詩綠色地產2020年度環境、社會與管治報告符合香港聯合交易所有限公司證券上市規則附錄二十七之《環境、社會及管治報告指引》中的彙報原則和績效披露要求。

## 彙報原則

## 重要性

朗詩綠色地產依據香港聯合交易所有限公司證券上市規則附錄二十七之《環境、社會及管治報告指引》和全球報告倡議組織《可持續發展報告標準》結合朗詩地產的社會責任理念、戰略和業務重點，進行了利益相關方關注議題的調研和分析，對相關方關注的環境、社會及管治的實質性事宜進行了彙報。

## 量化

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

## 平衡

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

## 一致性

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

## 審驗局限性

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

鑒於援引於2020年度財務報告的財務信息已經通過獨立的驗證，本次驗證不包含對此類信息的溯源及驗證。

## 簽字：

代表通標標準技術服務有限公司

辛斌 總監

認證及企業優化部

中國北京市阜成路73號世紀裕惠大廈16層

2021年5月26日

[WWW.SGS.COM](http://WWW.SGS.COM)





## ASSURANCE STATEMENT

### SGS-CSTC'S REPORT ON SUSTAINABILITY ACTIVITIES IN THE LANDSEA GREEN PROPERTIES CO., LTD.'s ESG REPORT FOR 2020

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

SGS-CSTC STANDARDS TECHNICAL SERVICES CO., LTD. (hereafter as "SGS") was commissioned by LANDSEA GREEN PROPERTIES CO., LTD. (hereafter as "Landsea") to conduct an independent assurance of the Chinese version of ESG Report for 2020 (hereafter as "the Report"). The scope of the assurance, based on the SGS Sustainability Report Assurance methodology, included the text, and data in accompanying tables, contained in the Report. On-site assurance process was executed at No. 108 Jian Ye Road, Nanjing City, Jiangsu Province, P. R. China. Data and information of other sites were not included in this assurance process.

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

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

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

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

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

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

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

#### STATEMENT OF INDEPENDENCE AND COMPETENCE

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

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

#### VERIFICATION/ASSURANCE OPINION

On the basis of the methodology described and the verification work performed, we are satisfied that the information and data contained within the Report verified is accurate, reliable and provides a fair and balanced representation of Landsea's Environmental, Social and Governance activities in 2020.

We believe that Landsea has reflected the cited basis in the Report, which can be used by the Reporting Organisation's Stakeholders.

#### CONCLUSIONS, FINDINGS AND RECOMMENDATIONS

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

#### Reporting Principles

##### Materiality

According to HKEX listing rules appendix 27 *Environmental, Social and Governance Reporting Guide* and GRI STANDARDS combined with social accountability concept, organization's strategy and core business, Landsea conducts a stakeholder survey and internal planning to report the ESG issues by stakeholders' concerns with materiality.

##### Quantitative

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

##### Balance

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

##### Consistency

Landsea plans a consistent statistical approach for content disclosure and makes appropriate notes and explanations in the Report so that stakeholders can make clear comparisons.

##### Limitations of assurance

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

As the financial information in the 2020 financial report has passed independent assurance, the assurance does not contain traceability and assurance of such information.

Signed:

For and on behalf of SGS-CSTC

David XIN Director  
Knowledge  
16/F Century Yuhui Mansion, No.73, Fucheng Road, Beijing, China  
May 26, 2021

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