

## 2021 | 朗诗绿色地产

### 环境、社会及管治 (ESG) 报告

2021 LANDSEA GREEN PROPERTIES  
ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT



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## 董事長致辭

### MESSAGE FROM THE CHAIRMAN



2021 年，面對急劇變化的外部環境，以及需求收縮和預期轉弱的壓力，房地產行業已進入「冰河期」，正面臨深度結構性調整所帶來的艱巨挑戰。

In 2021, facing the rapidly changing external environment, along with the pressure of shrinking demands and weakening expectations, the real estate industry has entered an "ice-skating period", encountering the tough challenges brought by in-depth structural adjustments.

回顧過去一年，在房地產行業整體承壓的大背景下，朗詩始終對市場保持敬畏之心，以謹慎、自律的態度，堅定信心，穩健運營，繼續堅持我們多年在綠色建築領域的深耕和積澱，同時於風險中尋找新的發展轉機，積極探索在國家「2030 年前碳達峰、2060 年前碳中和」目標下的戰略轉型機遇，將可持續發展理念自上而下融入業務發展與管理的方方面面，穩步穿越行業調整週期。

Looking back on the past year, Landsea has always in awe of the market as the real estate industry bearing huge pressures. With a prudent and self-disciplined attitude, Landsea has been confident in our stable operation and adhered to our deep cultivation and accumulation in the field of green building for years. At the same time, we seek new development opportunities, actively explore strategic transformation opportunities under the goal of achieving carbon peak before 2030 and carbon neutrality before

2060, thoroughly integrate the concept of sustainable development into all aspects of business development and management, weathering the storm with the industry in a steady pace.

作為綠色生活的引領者和雙碳戰略的積極踐行者，我們持續構築更廣泛的綠色生態圈，於 2021 年 12 月朗詩成立二十周年之際，向社會鄭重承諾《朗詩碳中和路線圖》。基於「直接減碳優於消除，消除優於抵消」的原則，我們旨在以戰略決心和科學方法，合理運用多種碳減排組合手段，最大限度減少自身運營排放，同時積極賦能價值鏈減排，與合作夥伴一道提供環境與社會友好型產品，持續拓寬綠色生態圈邊界，逐步實現全價值鏈碳中和目標。

As a leader in green life and an active practitioner of the dual-carbon strategy, we continue to build a broader green ecosystem. At the 20<sup>th</sup> anniversary of Landsea's establishment in December 2021, we solemnly promise to the society the *Landsea Carbon Neutrality Roadmap*. Based on the principle of "direct carbon reduction is more preferential than elimination, elimination is more preferential than offset", we aim to use a variety of carbon emission reduction methods to minimize our emissions in the operation process with strategic determination and scientific approaches. At the same time, we actively empower the value chain to reduce emissions, provide environmentally- and socially-friendly products with partners, continue to broaden the boundary of the green ecosystem, and make progress in

achieving the goal of carbon neutrality in the entire value chain.

儘管處於最為艱難的一年，作為負責任的房地產企業，我們依然積極踐行企業公民行動，延伸更有溫度的社會價值。我們全力以赴每一份期盼，優化全流程優質服務，完善投訴應對機制，持續提升客戶滿意度，構建更加溫暖有愛的社區生態。在嚴峻的市場環境中，每一位員工都是支撐朗詩勇敢前行的引擎，我們建設更加健康、安全並能助力員工發展的工作環境，同時成立「袍澤基金」，致力於關愛員工及困難群體，守護每一位奮鬥者的努力。在佈局高質量綠色社區建設之時，朗詩同步開展社區與公益項目，促進與社區的共同繁榮，為社會繼續貢獻美好。

Despite being in the most difficult year, as a responsible real estate enterprise, we still actively practice corporate citizenship to deliver warmer social values. We value every single expectation from our customers, optimize the whole-process quality service, improve the complaint response mechanism, continuously improve customer satisfaction, and build a warmer and caring community ecosystem. In the severe market environment, every employee is the driving force that leads Landsea to move forward.

We build a healthier, safer, and more conducive working environment for employee's development. At the same time, we set up the "Paoze Fund" for employees and groups in difficulties and protect the efforts of every striver. While developing high-quality green communities, Landsea simultaneously carries out the community and public welfare projects to promote the common prosperity, and keeps contributing to the society.

未來，朗詩將堅守綠色、低碳、可持續發展的初心，始終秉承「為人造房」的使命，升級氣候友好型的綠色差異化產品，打造更具韌性的責任企業，以更加輕盈靈巧的姿態面對行業的複雜變化，與各個利益相關方攜手奔赴綠色低碳的美好生活。

In the future, Landsea will remain true to the original aspiration of green, low-carbon, and sustainable development, and always adhere to the mission of "Building Home for People", upgrading climate-friendly green differentiated products, and building a more resilient and responsible enterprise. We will flexibly adapt to the industry, and join hands with various stakeholders to build a green and low-carbon life.

田明

Tian Ming  
董事局主席  
Chairman

# 走進朗詩綠色地產

## Into Landsea Green Properties

### 公司概况

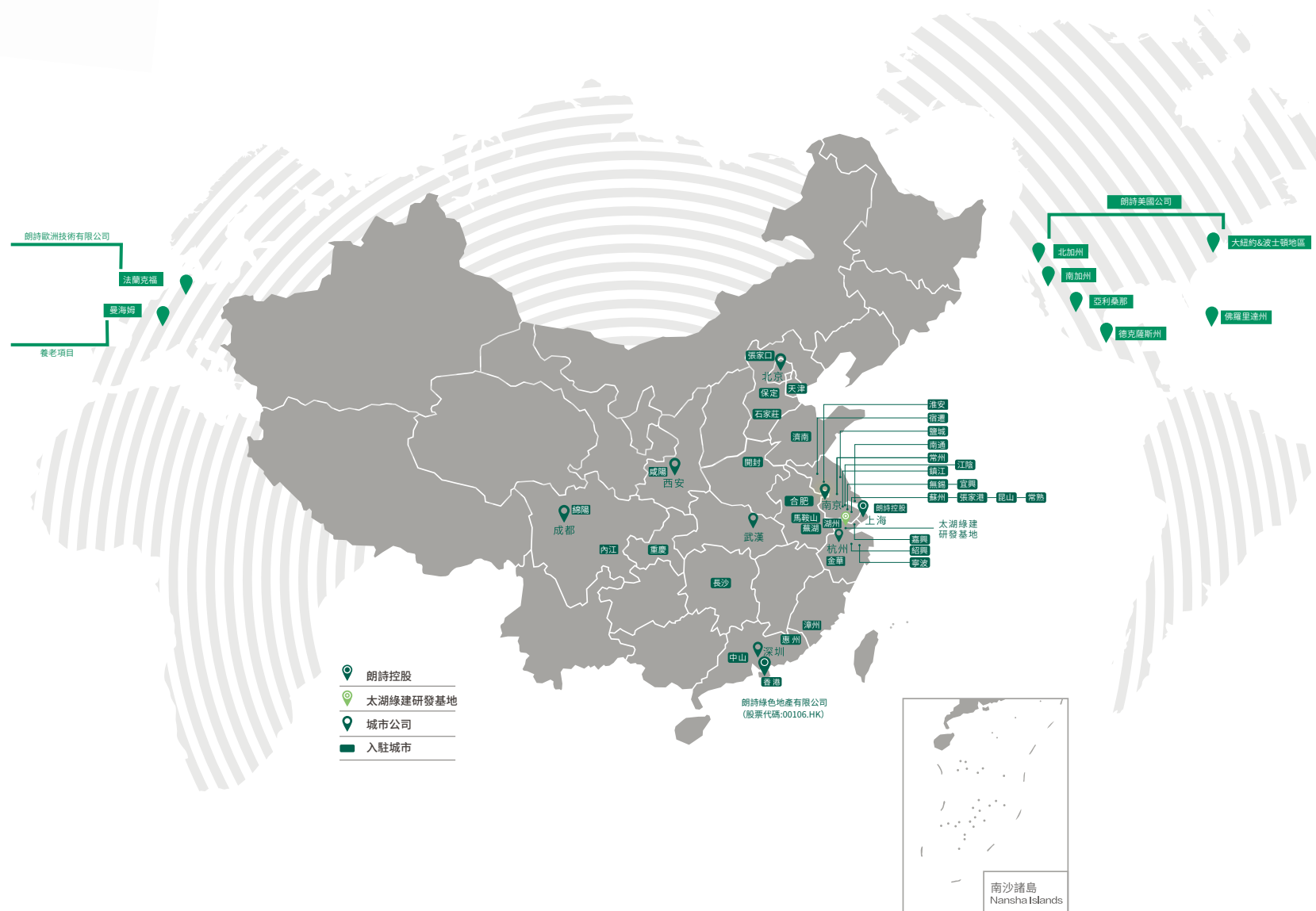
#### About Landsea

作為朗詩控股集團旗下的地產開發業務主體，最早自 2004 年起，朗詩綠色地產有限公司（以下簡稱「朗詩」）即開啟了綠色發展之路，從此扎根綠色差異化發展道路。2013 年，朗詩順利進入美國市場，先後在大紐約地區、波士頓地區、洛杉磯地區、舊金山地區和亞利桑那等地區打造美國本土高品質住宅，成功實現了美國業務的高速增長及朗詩在美國「微笑曲線」的戰略佈局。目前，朗詩已實現全國化業務佈局，足跡遍佈全國主要一、二線城市及重點經濟區域，成長為國內領先的綠色地產開發服務商、中國房地產百強企業。

As the main entity of the property development business of Landsea Group, Landsea Green Properties Co., Ltd. (referred to as "Landsea") started along the road to green development and initiated a green differentiation strategy in 2004. Landsea entered the US market in 2013, expanding into the Greater New York Region, and the Boston, Los Angeles, San Francisco, and Arizona regions, successfully achieving rapid growth in the U.S. business and Landsea's strategic layout in the "Smile Curve". Currently, Landsea's China Real Estate Division expands its business across the country, with projects in major first-tier and second-tier cities and important economic areas in China. It has grown to be a leading green property developer and service provider in China and one of China's the top 100 real estate enterprises.

未來，朗詩將帶著 20 年的積累，繼續堅持長期主義，秉持綠色可持續理念，再次出發，繼續為客戶創造價值，推動行業和社會進步，立志成為受人尊敬的「百年綠公司」。

In the future, with 20 years of accumulation, Landsea will continue to remain true to the long-term principle, uphold the concept of green and sustainable development, keep creating value for customers, promote industry and social progress, and strive to become a respected "sustainable green company".



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

2021 年關鍵經營績效：  
2021 Key Performance:



471 億元

2021 年簽約銷售額

Contracted sales in 2021:

47.1 billion yuan



12,685 間

截至 2021 年末，自由方舟

房屋累計數量

By the end of 2021, the total number of Free Ark houses: 12,685



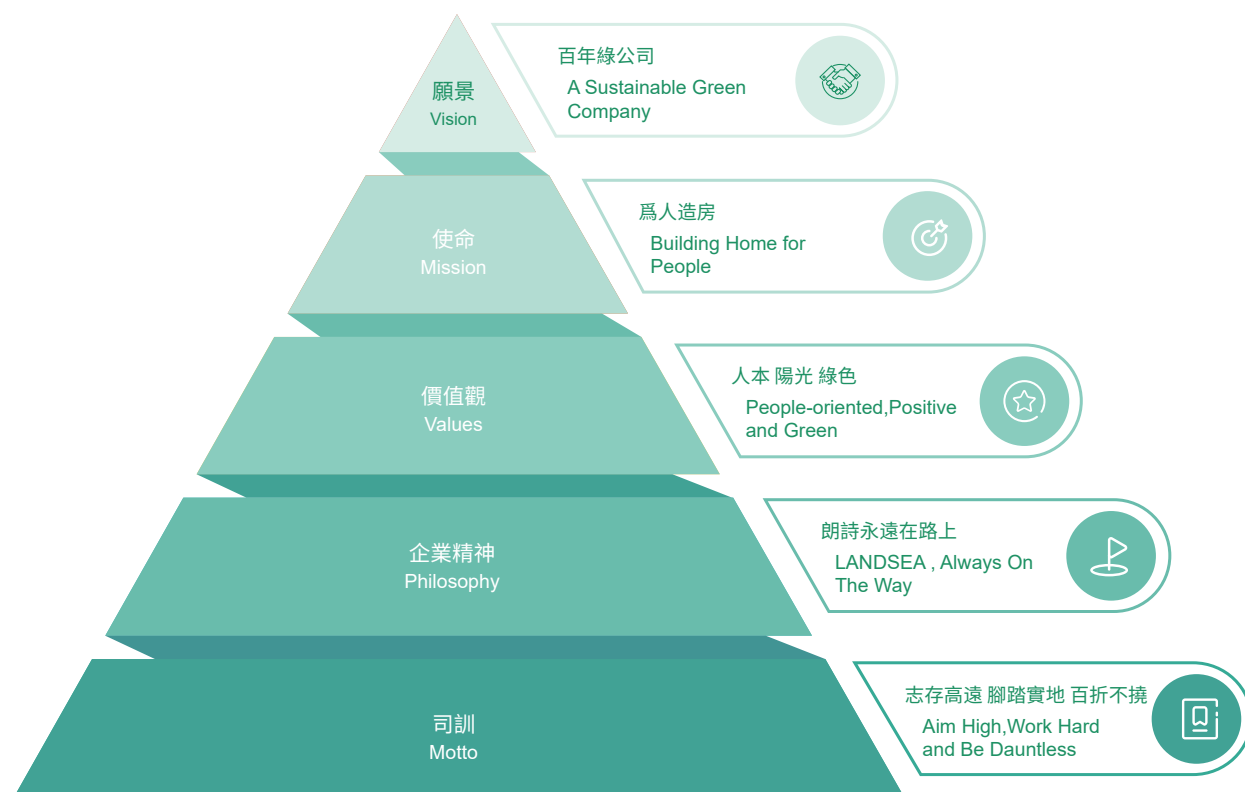


## 公司理念

### Corporate Philosophy

自立業以來，朗詩懷抱著成為「百年綠公司」的願景，始終秉持「為人造房」的使命及「人本、陽光、綠色」的核心價值觀，致力於為中國城市提供綠色低碳的全生命週期建築開發解決方案，將可持續發展理念貫穿於朗詩的企業文化中，持續促進可持續城市生活，創建充滿活力的社區。

Landsea is dedicated to becoming "A Sustainable Green Company", with the mission of "Building Home for People", remaining true to the sustainable development concept of "People-oriented, Positive, and Green", committed to providing green and low-carbon whole life cycle building development solutions for Chinese cities, and integrating the concept of sustainable development into Landsea's corporate culture to promote sustainable urban life and create a vibrant community.



## 2021 年主要榮譽

### Major Awards in 2021:

#### 2021 年公司榮譽 Company Awards in 2021

- 2021 第四屆中國企業社會責任先鋒論壇「年度 ESG 先鋒企業獎」  
"ESG Pioneer Enterprise of the Year" at the 4<sup>th</sup> China CSR Pioneer Forum in 2021
- 2021 年全球第五大會計網絡 BDO 最佳 ESG 報告獎  
2021 BDO ESG Awards - Best in Reporting Awards
- 第三屆中歐校友社會責任 ESG 獎一等獎  
The Third CEIBS Social Responsibility ESG Award - First Prize
- 連續第十一年榮膺中國房地產百強企業稱號  
One of China's top 100 real estate enterprises for 11 consecutive years
- 2021 中國房地產開發企業經營績效十強  
2021 China's Top 10 Real Estate Enterprises with the Best Performance
- 2021 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 2021
- 2021 中國房地產上市公司風險控制五強位列第 2  
Ranked 2<sup>nd</sup> among China's Top Five Listed Real Estate Developers in Risk Control in 2021
- 連續五年榮獲房地產領域綠色供應鏈 CITI 指數 TOP1  
Top 1 in the Real Estate Sector of the "Green Supply Chain CITI" for 5 Consecutive Years
- 2021 全聯房地產商會「年度綠鏈企業獎」  
2021 "Green Chain Enterprise Excellence Award of the Year" of China Real Estate Chamber of Commerce
- 2021 WATIC 世界建築科技創新大會首屆最佳技術創新企業獎  
2021 WATIC The First Best Technological Innovation Enterprise Award of the World Architecture and Technology Innovation Conference
- 2021 江蘇省高品質綠色建築項目  
2021 Jiangsu High-quality Green Building Project
- 2020 年度華夏建設科學技術獎一等獎  
First Prize of China Construction Science and Technology Award 2020
- 2020 北京市科學技術進步一等獎  
First Prize of Beijing Science and Technology Progress in 2020
- 2020 城市更新十大城市運營商  
2020 Top 10 of Urban Renewal Operators
- 2020 城市更新十大創新突破獎  
2020 Top 10 Innovation & Breakthrough Award for Urban Renewal





### 2021 年項目榮譽 Project Awards in 2021

- 2021 年度城市更新項目優秀獎 (RICS Awards China 2021)  
2021 Urban Renewal Project Excellence Award (RICS Awards China 2021)
- 2021 潛力資產管理項目獎 (這是繼張江朗詩中心榮獲「2020 中國不動產資管新勢力•辦公資管典範獎」之後，再獲優秀資產管理項目殊榮)  
2021 Potential Asset Management Project Award (The second award of excellent asset management project after Zhangjiang Landsea Center won the "2020 China's New Force of Real Estate Asset Management •Model Award of the Office Asset Management")
- 2021 BRE 「年度運營住宅專案獎」  
2021 BRE "In-Use Residential Award"
- 2021 蟬聯金磚論壇「中國最具實力房地產基金 TOP10」  
"China's Top 10 Real Estate Funds with the Best Performance" at the Brick Value Award Ceremony in 2021
- 2021 亞太不動產 C2 峰會「張江朗詩中心潛力資產管理項目獎」  
"Zhangjiang Landsea Center Potential Asset Management Project Award" at the 2021 Asia-Pacific Real Estate C2 Summit
- 2021 RICS 英國皇家特許測量師學會「張江朗詩中心年度城市更新項目優秀獎」  
2021 RICS Royal Institution of Chartered Surveyors "Zhangjiang Landsea Center Annual Urban Renewal Project Excellence Award"
- 2021 第十屆金磚價值榜「北京朝外·朗詩閣年度城市更新典範項目」  
"Beijing Chaowai·Landsea Tower Annual Model Urban Renewal Project" of the 10th Brick Value List 2021

## 可持續發展管理體系 Sustainable Development Management System



### 可持續發展管治架構 Sustainable Development Management Structure

為高效有序地推進可持續發展管理工作，經過多年摸索與實踐，朗詩已形成完善的 ESG 閉環管理體系。通過自上而下的可持續發展管治架構，朗詩根據利益相關方的共識制定 ESG 目標，以數字化管理手段持續加強對 ESG 績效的數據收集與目標進度追蹤，從而不斷提升自身 ESG 績效水平，持續優化朗詩的可持續發展表現。

To promote sustainable development management in an efficient and orderly manner, Landsea has established a closed-loop ESG management system after years of exploration and practice. Through a top-down sustainable development management structure, Landsea has formulated ESG goals based on the consensus of stakeholders, and continuously strengthened the data collection and target progress tracking of ESG performance through digital management methods, so as to further improve our ESG performance and optimize the sustainable development performance.



閉環 ESG 管理體系需要健全的管治架構提供支撐。朗詩最早於 2016 年即建立了可持續發展督導委員會，參照國內外先進標準與指引，建立自上而下的 ESG 管治架構，每年度根據最新內外部形勢與公司戰略佈局，進一步完善從董事局、核心管理層到 ESG 工作小組的相關職責，夯實各項 ESG 目標與管理工作的落地執行。

A closed-loop ESG management system needs a sound governance structure as foundation. As early as 2016, Landsea established the Sustainable Development Supervision Committee and a top-down ESG management structure with reference to domestic and foreign advanced standards and guidelines. Every year, based on the latest internal and external situation and the strategic layout, Landsea further improved the relevant responsibilities of the Board of Directors (the "Board"), Core Management Staff and ESG Working Group, and strengthen ESG goals and management work.



## 董事局 ESG 管治聲明

### ESG Governance Statement of the Board

董事局作為朗詩可持續發展工作的最高決策機構，統籌與部署公司 ESG 管理工作，承擔 ESG 戰略和信息披露的整體責任，對公司氣候變化等可持續發展策略全面負責。董事局全面把控環境、社會及管治委員會、核心管理層、ESG 工作中心及 ESG 工作小組對各項 ESG 決策的落實與執行，並對公司 ESG 目標進度、風險識別與管理、ESG 實質性議題識別等 ESG 事務進行監督，確保 ESG 理念有效融入公司發展戰略。

As the highest decision-making department of Landsea's sustainable development work, the Board coordinates and deploys Landsea's ESG management, shoulders the overall responsibility for ESG strategy and information disclosure, and is fully responsible for the sustainable development strategies such as climate change. The Board comprehensively controls the implementation and execution of various ESG decisions by the Environmental, Social and Governance Committee, Core Management Staff, ESG Work Center and ESG Working Group, and supervises ESG matters such as the progress of Landsea's ESG objectives, risk identification and management, and identification of ESG substantive issues to ensure that ESG concepts have been effectively integrated into Landsea's development strategy.

本報告期內，董事局、環境、社會及管治委員會、核心管理層、ESG 工作中心及 ESG 工作小組履行了以下職責：



董事局  
The Board

- 全面決策公司的 ESG 管理方針、策略及 ESG 議題。
- 監督公司 ESG 管治實踐及發展策略，確保健全、良好的 ESG 治理，回應各利益相關方關切。
- 確保公司在識別、防控 ESG 相關風險的管理，以及內部監控體系的有效性。



環境、社會及管治  
委員會  
Environmental, Social and  
Governance Committee

- 制定及檢討公司的 ESG 責任、願景、策略、框架、原則及政策，指導並檢討重要性評估過程，以確保及落實董事局通過的 ESG 政策持續地執行和實施。
- 監督公司與利益相關方溝通渠道及方式，並確保設有相關政策有效促進公司與其利益相關方直接的關係，保護公司聲譽。
- 審視 ESG 主要趨勢以及有關風險和機遇，於必要時更新 ESG 政策並確保其與時俱進，符合適用的法律法規及監管要求和國際標準。
- 審議並批准公司的 ESG 目標，定期審核 ESG 目標的達成情況。
- 監督公司業務對環境和社會影響的評估並向董事局提出建議。
- 審閱公司的年度 ESG 報告，並建議董事局通過，同時建議具體行動或決策以供董事局考慮，以維持 ESG 報告的完整性。



核心管理層  
Core Management Staff

- 根據環境、社會及管治委員會制定的 ESG 政策決定 ESG 管理目標的實施路徑和工作流程，制定 ESG 工作計畫，安排 ESG 工作小組開展相關工作，並確保公司層面的 ESG 責任、策略、框架及願景貫穿工作內容。
- 整理與評估公司層面 ESG 相關風險和機遇，並定期向環境、社會及管治委員會匯報。
- 執行 ESG 風險管理及內部控制系統。
- 定期向環境、社會及管治委員會匯報 ESG 工作開展情況和目標完成進度。
- 審閱年度 ESG 報告並提交環境、社會及管治委員會審議。



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

- ESG 工作中心
- 委員會指導下統籌管理。
- ESG 工作小組
- 根據管理層制定的 ESG 工作計劃，落實具體 ESG 工作，監督並協助各部門根據計劃完成 ESG 目標。
  - 定期檢索 ESG 負面信息，識別 ESG 相關風險和機遇及 ESG 未來發展趨勢，追蹤相關法律法規、監管要求和國內外標準的變化，並定期匯報。
  - 定期開展 ESG 數據和信息的收集、統計及分析工作。
  - 編制年度 ESG 報告，提交管理層審閱。

During the Reporting Period, the Board, Environmental, Social and Governance Committee, Core Management Staff, ESG Work Center and ESG Working Group performed the following duties:

- Make decisions concerning the ESG management policies and strategies, ESG issues, etc.
- Supervise the company's ESG governance practices and development strategies, ensure sound and high-quality ESG governance, and respond to the concerns of various stakeholders.
- Ensure the company's management in identifying, preventing, and controlling ESG-related risks, and the effectiveness of the internal control system.

- Formulate and review the company's ESG responsibilities, vision, strategy, framework, principles and policies, guide and review the materiality assessment process to ensure that the ESG policies approved by the Board can be implemented successively.
- Supervise the communication channels and methods between the company and stakeholders, and ensure that relevant policies are in place to effectively promote the direct relationship between the company and its stakeholders and protect the company's reputation.
- Review major ESG trends and related risks and opportunities, update ESG policies when necessary and ensure that they keep pace with the times and comply with applicable laws and regulations, regulatory requirements, and international standards.
- To review and approve the company's ESG objectives, and regularly review the achievement of ESG objectives.
- Supervise the assessment of the environmental and social impacts of the company's business and make recommendations to the Board.
- To review the company's annual ESG report and advise to the Board for approval and recommend specific actions or decisions for the Board's consideration, so as to maintain the comprehensiveness of ESG report.

- According to the ESG policies formulated by the Environmental, Social and Governance Committee, the company determines the implementation path and work process of ESG management objectives, formulates ESG work plans, arranges ESG working groups to carry out relevant work, and ensures that ESG responsibilities, strategies, frameworks and visions at the company level are integrated into the work.
- Sort out and evaluate ESG-related risks and opportunities at the company level, and report to the Environmental, Social and Governance Committee on a regular basis.
- Implement ESG risk management and internal control system.
- Regularly report to the Environmental, Social and Governance Committee on the progress of ESG work and the progress of achieving the targets.
- Review annual ESG report and submit to the Environmental, Social and Governance Committee for consideration.

#### ESG Work Center

- Conduct the overall management of the ESG under the guidance of the Environmental, Social and Governance Committee.
- According to ESG work plan formulated by the management, implement specific ESG work, supervise and assist various departments to achieve ESG goals according to the plan.
- Regularly search negative ESG information, identify ESG-related risks and opportunities and future ESG development trends, track changes in relevant laws and regulations, regulatory requirements and domestic and foreign standards, and report regularly.
- Regularly carry out the collection, statistics and analysis of ESG data and information.
- Prepare the annual ESG report and submit it to the management for review.



## 可持續發展策略與願景 Sustainability Strategy and Vision

為實現「百年綠公司」的願景，多年來，我們堅定支持聯合國可持續發展目標（SDGs），從公司業務經營、價值鏈及利益相關方關切三個維度出發，貢獻朗詩在環境、社會及公司治理層面的可持續發展價值，憑藉朗詩 20 年來深耕的獨特綠色低碳建築解決方案，賦能建築行業綠色升級，助力城市可持續發展。

To realize the vision of becoming "A Sustainable Green Company", over the years, we have firmly supported global sustainable development goals (SDGs), and contributed to the sustainable development value of Landsea at the environmental, social and governance levels from the three dimensions of business operation, value chain and stakeholders' concerns. With the unique green and low-carbon building solutions that Landsea has been deeply cultivating over the past 20 years, we have empowered the green upgrading of the construction industry and contributed to the sustainable development of cities.

面對充滿變化和不確定性的外部環境挑戰，可持續發展策略將是公司應對各種危機的重要方式。為此，我們廣泛聆聽來自各利益相關方的意見與期望，將可持續發展納入公司的戰略及產品中，在全生命週期綠色項目開發以及日常運營的每一個環節中創造長期價值。

Facing the ever-changing and uncertain external environment, sustainable development strategy will be an important way for Landsea to cope with various crises. To this end, we listen to the opinions and expectations of all stakeholders, incorporate the concept of sustainable development into the Landsea's strategies and products, and create long-term value in every phase of the whole life cycle of green project development and daily operations.

2021 年，朗詩繼續為達到經濟、環境、社會價值的平衡而努力，貢獻支持實現聯合國可持續發展目標（SDGs）的朗詩力量。

In 2021, Landsea will continue to make efforts to achieve the balance of economic, environmental and social values, and contribute to the realization of global sustainable development goals.

### 環境方面

### 構築更廣泛的綠色生態圈

### Environment Building a Broader Green Ecosystem

提供環境、社會友好型產品

Provide environmentally- and socially- friendly products

重點推進碳減排量、廢棄物分類管理

Focus on carbon emission reduction and waste classification

帶動供應商提升環境管理

Encourage suppliers to improve the environment

關鍵議題：

Key issues:

綠色建築

Green building

應對氣候變化行動

Actions to address climate change

綠色科技創新

Green technology innovation

能源利用

Energy utilization

城市更新與共建

Urban renewal and co-construction

排放物與廢棄物管理

Emissions and waste management

水及其他資源的利用

Use of water and other resources



延伸更有溫度的社會價值

Delivering Warmer Social Values

社會方面

Society

持續提升客戶滿意度

Keep enhancing customer satisfaction

建設更健康、安全並能助力員工發展的工作環境

Create a healthier and safer workplace that drives employee development

開展社區與公益項目，促進與社區共同繁榮

Launch community welfare programs to promote common prosperity

關鍵議題：

Key issues:

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

本地化採購

Localized procurement

客戶服務與隱私保護

Customer service and privacy protection

負責任營銷

Responsible marketing

打造公平和受尊重的工作環境

Create a fair and respectful workplace

女性發展

Female employee development

人才多元化

Talent diversification

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

社區和公益

Community and public welfare



打造更具韌性的責任企業

Becoming a More Resilient and Responsible Enterprise

公司治理方面

Governance

重點完善 ESG 管治架構

Focus on improving the ESG governance structure

持續完善反貪污與商業道德管理

Enhance anti-corruption and business ethics management

經濟績效

Economic performance

合規經營

Compliance operation

外部經濟環境挑戰

Challenges in the external economic environment

商業道德與反貪污

Business ethics and anti-corruption

風險管理

Risk management

知識產權保護

Intellectual property protection







## ESG 目標管理與績效追蹤體系

### ESG Target Management and Performance Tracking System

從可持續發展願景出發，基於完備的可持續發展閉環管理體系與管治架構，我們以目標為導向引導 ESG 管理、帶動相關績效提升。朗詩的 ESG 目標制定策略兼備領先性與科學性，積極參考國內外先進標準指引與各利益相關方重點關注與議題，結合朗詩實際訂立目標管理及績效追蹤體系，定期評估目標實現進度，持續公司提升 ESG 績效表現。

Starting from the vision of sustainable development and based on a complete sustainability management system and governance structure, we guide ESG management and drive relevant performance improvement in a goal-oriented manner. Landsea's ESG goal formulation strategy is both leading and scientific. It actively refers to the guidance of advanced domestic and foreign standards and the key concerns and issues of various stakeholders, and establishes a target management and performance tracking system based on Landsea's actual conditions, regularly evaluates the progress of achieving the goals, and continuously improves the company's ESG performance.

朗詩 ESG 目標制定策略

Landsea's ESG Goal-setting Strategy

#### 領先性 Leading

- 持續支持聯合國可持續發展目標，以自身實踐貢獻可持續發展目標  
Keep supporting SDGs through our actions
- 對標聯交所新版《ESG 報告指引》目標設定要求  
Benchmarking against the target setting requirements of Index Table of *ESG Reporting Guide of SEHK*
- 積極考慮資本市場投資人及 ESG 評級機構對房地產與建築行業 ESG 目標訂立的重點關切  
Actively consider the key concerns of investors in the capital market and ESG rating agencies on the ESG objectives of the real estate and construction industry
- 持續關注各利益相關方對 ESG 目標設定的期望，並針對性回應  
Continuously pay attention to the expectations of various stakeholders on the setting of ESG objectives, and respond accordingly

#### 科學性 Scientific

- 綜合分析朗詩及同行優秀企業過往表現與數據基礎，依照科學的方法論訂立 ESG 目標  
Comprehensive analysis of the historical performance and data of Landsea and its peers to set ESG targets based on scientific methodology
- 制定《朗詩綠色地產 2025 年 ESG 管理目標提升規劃》並穩步推進目標實施  
Formulate the *Landsea's 2025 Plan on ESG Management Goals* and steadily promote the implementation of the goals
- 搭建架構清晰的 ESG 指標及績效管理體系，通過數據化手段定期、定量化追蹤、評估與分析 ESG 績效表現  
Establish a clear ESG indicator and performance management system, and regularly and quantitatively track, evaluate and analyze ESG performance through data-based means

《朗詩綠色地產 2025 年 ESG 管理目標提升規劃》中的目標已涵蓋氣候變化與碳排放、健康與安全等利益相關方關切的環境和社會議題，我們據此開展年度重點工作，並於 ESG 報告中披露相關進展。

*Landsea's 2025 Plan on ESG Management Goals* has covered the environmental and social issues of concern to stakeholders such as climate change and carbon emissions, health and safety, based on which we carry out annual key tasks and disclose relevant progress in the ESG Report.

ESG 層面 ESG	目標 Goals	2021 年目標完成情況 Progress in 2021
環境層面 Environment	<ul style="list-style-type: none"><li>• 供應商環境合規審查率維持 100% Maintain supplier environment compliance assessment rate at 100%</li><li>• 碳排放密度下降至行業先鋒水平 Reduce carbon emission intensity to the industry-leading level</li><li>• 積極制定排放量、有害及無害廢棄物、能源使用效益、水資源效益相關目標 Actively set targets related to emissions, hazardous and non-hazardous waste, energy efficiency and water efficiency</li></ul>	<ul style="list-style-type: none"><li>• 供應商環境合規審查率達到 100%; The supplier environment compliance assessment rate amounts to 100%</li><li>• 碳排放密度達到 0.070 噸二氧化碳當量 / 平方米; Carbon emission intensity is 0.070 ton of carbon dioxide equivalent/m<sup>2</sup>;</li><li>• 穩步推進各類目標的制定 Steadily make progress in target-setting</li></ul>
社會層面 Society	<ul style="list-style-type: none"><li>• 人均培訓時長提高至行業先鋒水平 Enhance the average training hours per employee to the industry-leading level</li><li>• 工傷損失工作日數下降至行業先鋒水平 Reduce the workday loss due to workplace injury to the industry-leading level</li><li>• 公益項目覆蓋受益人數與範圍提升 Increase number and scope of beneficiaries from public welfare programs</li></ul>	<ul style="list-style-type: none"><li>• 人均受訓時長達到 21 小時; Average training hour per employee is 21 hours</li><li>• 工傷損失工作日數為 0 天; No workday loss due to workplace injury</li><li>• 社區公益投入達到 315,827 元 Community welfare investment reaches RMB 315,827</li></ul>
公司治理層面 Governance	<ul style="list-style-type: none"><li>• 反貪污培訓覆蓋率 100% Maintain 100% coverage of anti-corruption training</li><li>• 構建董事局層面的 ESG 管理機制 Establish a board-level ESG management mechanism</li></ul>	<ul style="list-style-type: none"><li>• 反貪污培訓覆蓋的董事局成員比例：50% Proportion of Board members receiving anti-corruption training: 50%</li><li>• 反貪污培訓覆蓋的員工比例：70% Proportion of employees receiving anti-corruption training: 70%</li><li>• 董事局全面發揮在 ESG 事宜中的決策與監督作用，具體請見「董事局 ESG 管治聲明」 The Board of Directors fully exerts its decision-making and supervisory role in ESG issues. For details, please refer to the "ESG Governance Statement of Board of Directors"</li></ul>

## ESG 績效定期追蹤

### Regular Tracking of ESG Performance

為有效推進《朗詩綠色地產 2025 年 ESG 管理目標提升規劃》的執行與落實，朗詩已搭建起架構清晰的 ESG 指標及績效管理體系。

In order to effectively promote the implementation of the Landsea's 2025 Plan on ESG Management Goals, Landsea has established a well-structured ESG indicator and performance management system.

#### 朗詩 ESG 指標及績效管理體系 Landsea ESG Performance Management System and Indicators

##### 標準對標 Standard Benchmarking

朗詩全面對標香港聯交所 ESG 指引及其他相關國際標準和指南，深入學習各項指標的定義、計算方式、口徑、參數等內容。在標準更新後，及時追蹤其變化，以提升披露的水平。  
Landsea comprehensively follows *ESG Reporting Guide of SEHK* and other relevant international standards and guidelines, and deeply learns the definition, calculation methods, specifications, parameters and other contents of various indicators. After the standard is updated, the changes are tracked in a timely manner to improve the level of disclosure.

##### 規範管理 Standardized Management

朗詩制定了《ESG 績效管理系統及指標說明手冊》，規範了 ESG 指標管理，為加強管理、提升績效提供了制度保障。  
Landsea has formulated the *Instruction Manual of the ESG Performance Management System and Indicators* to standardize the management of ESG indicators and provide institutional guarantee for strengthening management and improving performance.

##### 職責落實 Enforcement of Duties

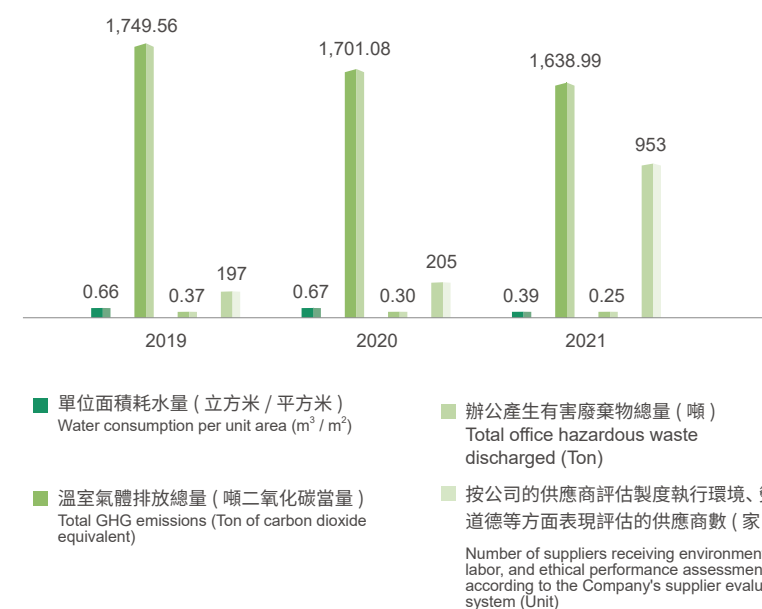
朗詩將落實各項 ESG 指標的職責分類到對應的職能部門，使每個部門可以有效利用其資源與專業能力，有效促進 ESG 績效的提升。  
Landsea classifies the responsibilities of ESG indicators into corresponding functional departments, so that each department can effectively utilize its resources and professional capabilities, and effectively promote the improvement of ESG performance.

##### 數字化比較 Digital Comparison

朗詩充分利用 ESG 數據信息化管理平台，對朗詩的 ESG 績效進行橫向與縱向的比較，對比公司內部歷年同期的 ESG 指標績效表現，識別與同行的差距，通過量化指標分析 ESG 績效管理的進步與不足，進一步挖掘未來提升方向。  
Landsea makes full use of the ESG data information management platform to conduct horizontal and vertical comparison of Landsea's ESG performance, compare the performance of the company's internal ESG indicators for the same period of previous years, identify the gap with peers, and analyze the progress and shortcomings of ESG performance management through quantitative indicators to further explore the direction of future improvement.



#### 朗詩部分 ESG 績效指標三年追蹤表現 Selected Landsea ESG Key Performance in Three Consecutive Years





## 專題：朗詩的碳中和之路

### Feature: Landsea's Path to Carbon Neutrality

氣候變化導致極端天氣頻發，對全球社會及經濟帶來的影響愈發顯著，極端天氣事件正在為我們的樓宇及設施帶來短中長期的實體風險，而各國為應對氣候變化做出的承諾將會在未來數年推動著行業轉型。隨著國家「2030 年前碳達峰、2060 年前碳中和」目標（以下簡稱「3060 雙碳目標」）的進一步深化，未來綠色低碳城市將是降碳、減排的關鍵領域，建築行業與房地產企業將迎來高質量轉型升級與綠色低碳發展並舉的時代。

Climate change leads to frequent extreme weather, which has an increasingly significant impact on the global society and economy. Extreme weather is bringing short, medium, and long-term physical risks to our buildings and facilities, and the commitments made by various countries to respond to climate change will promote industry transformation in the next few years. With the further deepening of the country's goal of achieving carbon peak before 2030 and carbon neutrality before 2060 (referred to as the "3060 dual-carbon goal"), green and low-carbon cities will be the key areas for carbon reduction and emission reduction in the future. The construction industry and real estate enterprises will usher an era of high-quality transformation upgrading accompanied by the green and low-carbon development.

朗詩始終擁抱長期主義，從「為人造房」的使命出發，思考最理想的城市建築形態——與自然和諧共生、使人舒適宜居的綠色低碳建築。作為先行者的朗詩自 2004 年成立初始，始終堅持探索綠色建築技術，不斷升級氣候友好型的綠色產品。依託二十年的綠色建築技術沉澱，我們以科學、嚴謹、全面、負責的態度，全面識別氣候變化風險與機遇，深度開展碳減排與碳中和路徑的可行性研究，於 2021 年 12 月正式發佈《朗詩碳中和路線圖》，率先邁入房地產企業碳中和快車道。

Landsea has always embraced the long-term vision. Starting from the mission of "Building Home for People", Landsea thinks the most ideal urban architecture-green and low-carbon buildings are the ones that stay in harmony with nature and make people feel comfortable. Since its inception in 2004, Landsea has been exploring green building technologies and upgrading climate-friendly green products. Relying on 20-year experience in green building technology, we comprehensively identify climate change risks and opportunities with a scientific, rigorous, comprehensive, and responsible attitude, and conduct in-depth feasibility studies on carbon emission reduction and carbon neutrality paths. In December 2021, we officially released the *Landsea Carbon Neutrality Roadmap*, taking the lead in entering the fast lane of carbon neutrality for real estate enterprises.



## 應對風險與把握機遇

### Responding to Risks and Seizing Opportunities

面對氣候變化帶給企業兼具風險及機遇的複雜形勢，基於科學、合理的框架，提前識別實體及轉型風險帶給企業的相關影響是我們做出正確判斷、制定有效策略、開展氣候行動的重要依據。

Facing the complex situation where climate change brings both risks and opportunities to enterprises, based on a scientific and reasonable framework, early identification of the relevant impact of physical and transition risks on enterprises is an important basis for us to make correct judgments, formulate effective strategies and carry out climate actions.

2021 年，朗詩參考金融穩定委員會的氣候相關財務披露特別工作組建議（全稱 Task Force on Climate-Related Financial Disclosures, TCFD），進一步識別、分析氣候變化相關的風險與機遇。通過政策調研、同行對標，綜合參考專家意見，我們識別出與自身運營相關的物理風險、政策和法律風險、聲譽風險等氣候變化風險，以及綠建技術、能源來源、適應力等氣候變化機遇，並評估各項風險與機遇對於公司財務的影響，為制定朗詩碳中和行動打下堅實基礎。

In 2021, Landsea further identified and analyzed 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. Through policy research, peer benchmarking, and comprehensive reference to expert opinions, we identified climate change risks such as physical risks, policy and legal risks, and reputational risks related to our operations, as well as climate change opportunities such as green building technology, energy sources, and adaptability, and evaluated the impact of various risks and opportunities on the company's finances, laying a solid foundation for Landsea's carbon neutrality action.





主要風險  
Major RisksTCFD 框架建議  
Advice from TCFD Framework朗詩工作進展  
Work Progress of Landsea治理  
Governance

針對氣候相關風險及機遇的管治措施  
Governance measures against climate-related risks and opportunities

- 將 ESG 及氣候變化風險管理納入朗詩整體風險管理體系  
Incorporate ESG and climate change risk management into Landsea's overall risk management system
- 面向利益相關方採集的議題重要性評估融入氣候變化議題  
Integrate issues collected from stakeholders materiality assessment into climate change issues

戰略  
Strategies

氣候相關風險及機遇對朗詩業務、策略和財務發展實際及潛在影響  
The actual and potential impact of climate-related risks and opportunities on Landsea's business, strategy, and financial development

- 致力於設計可抵禦極端天氣、更好應對氣候變化的建築項目  
Committed to designing construction projects that can resist extreme weather and better respond to climate change
- 計劃與高校、科研機構合作，對氣候變化展開研究  
Plan to cooperate with universities and scientific research institutions to conduct studies on climate change
- 抓住氣候變化創造的機遇，提前配置可抵禦氣候變化的資產，繼續深耕綠色低碳技術創新  
Seize the opportunities created by climate change, allocate assets that can resist climate change in advance, and continue to deepen green and low-carbon technology innovation

風險管理  
Risk Management

識別及管理氣候相關風險  
Identify and manage climate-related risks

- 將氣候變化風險細分為實體風險與轉型風險，制定識別、評估與管理氣候變化相關風險的流程  
Divide climate change risks into physical risks and transition risks, and develop a process to identify, evaluate and manage climate change-related risks

指標和目標  
Indicators and Targets

用以評估和管理對朗詩的氣候相關風險和機遇的指標和目標  
Indicators and targets used to assess and manage Landsea's climate-related risks and opportunities

- 基於氣候變化風險與機遇的識別與評估結果，進一步開展碳減排與碳中和專項研究，於 2021 年制定並公開發佈《朗詩碳中和路線圖》，承諾朗詩碳中和目標與實施路徑  
Based on the identification and assessment results of climate change risks and opportunities, the company further carried out special research on carbon emission reduction and carbon neutrality, formulated and published the *Landsea Carbon Neutrality Roadmap* in 2021, and promised the goal and implementation path of Landsea carbon neutrality

TCFD 氣候變化相關信息披露框架及朗詩的實踐  
TCFD Framework for Climate Change Related Information Disclosure and Landsea's Practices

負責任的碳中和承諾  
Responsible Commitment of Carbon Neutrality

在明確了朗詩所面臨的氣候變化風險與機遇後，我們將「碳排放管理」識別為朗詩積極應對氣候變化的主戰場。作為負責任的房地產企業，我們深知不應局限於最大限度減少自身運營碳排放，積極帶動上下游價值鏈減排才是帶給社會最大價值的碳減排板塊。

After identifying the risks and opportunities of climate change faced by Landsea, we identified "carbon emission management" as the main "battlefield" for Landsea to actively respond to climate change. As a responsible real estate enterprise, we understand that it should not be limited to minimizing the carbon emissions of our operations, and actively driving the reduction of emissions in the upstream and downstream value chains brings the greatest value to the society.

秉持著可持續發展理念和「百年綠公司」的企業願景，我們於 2021 年 12 月暨朗詩集團成立二十周年之際，鄭重發佈了負責任的碳中和承諾，致力於通過提供綠色低碳的建築產品、技術與服務，為環境與社會的可持續發展持續貢獻朗詩價值。

Adhering to the sustainable development concept and the corporate vision of "A Sustainable Green Company", in December 2021 and the 20<sup>th</sup> anniversary of the establishment of Landsea Group, we solemnly released our commitment of carbon neutrality, and are committed to contributing Landsea's value to the sustainable development of the environment and society by providing green and low-carbon construction products, technologies and services.

實現範圍二的碳中和  
Achieving Scope 2 Carbon Neutrality

範圍二指外購電力和外購熱力等間接能源使用所導致的溫室氣體間接排放

Scope 2 refers to indirect greenhouse gas emissions caused by indirect energy use such as purchased electricity and purchased heat

力爭實現範圍三的碳中和  
Achieving Scope 3 Carbon Neutrality

範圍三指上下游全價值鏈的相關間接排放  
Scope 3 refers to indirect emissions associated with the entire upstream and downstream value chain

實現範圍一的碳中和  
Achieving Scope 1 Carbon Neutrality

範圍一指化石燃料燃燒所導致的溫室氣體直接排放以及逸散排放

Scope 1 refers to direct greenhouse gas emissions and fugitive emissions caused by fossil fuel combustion

不晚於 2028 年  
No later than 2028

於 2023 年  
In 2023

力爭 2030 年  
Strive for 2030

朗詩地產碳中和行動計劃時間表  
Timeline of Landsea's Carbon Neutrality Action Plan



碳中和承諾正式發佈後，為扎實推進各項工作，2021 年底至 2022 年初，我們遵循科學嚴謹的碳排放管理方法學，秉持負責任的態度，開展了全面的碳核算工作，將自身運營相關碳排放以及更廣泛的價值鏈排放均納入考慮範圍，並基於扎實可信的碳核算結果，深研朗詩碳減排與碳中和實現路徑。

After the official release of the carbon neutrality commitment, in order to steadily advance various tasks, from the end of 2021 to the beginning of 2022, we have followed scientific and rigorous carbon emission management laws and carried out comprehensive carbon accounting work in a responsible manner, taking into account the carbon emissions related to our operations and the emissions from the broader value chain. Based on solid and reliable carbon accounting results, we have thoroughly studied the path of carbon emission reduction and carbon neutrality of Landsea.



朗詩碳排放研究

Landsea Carbon Emission Research

朗詩地產、Landsea Homes 以及青杉資本都將響應碳中和號召，結合業務運營特點，承擔共同但有區別的減排任務，積極佈局相關工作。

In response to the call for carbon neutrality, Landsea Properties, Landsea Homes, and Landsea Green Fir Capital will undertake shared but distinct emission reduction tasks based on business operations, and actively deploy related work.







## 穩步推進碳中和行動 Steadily Promoting Carbon Neutrality

作為綠色地產開發服務商，為實現碳中和承諾，我們制定了適合公司發展的、可落地的碳中和行動路徑，遵循「直接減碳優先於消除，消除優先於抵消」的原則，即先通過主動減排措施與可再生能源替代最大限度減少運營維度排放，再對無法進行減排的必要碳排放選擇碳抵消手段實現碳中和。

As a green property developer, to fulfill the commitment of carbon neutrality, we have formulated a practical and feasible carbon neutrality action path suitable for the company's development. We follow the principle of "direct carbon reduction is more preferential than elimination, elimination is more preferential than offset". We take active emission reduction measures and renewable energy to reduce the operation dimension emissions to the maximum extent, and then choose carbon offset methods for necessary carbon emissions that cannot be reduced to achieve carbon neutrality.

同時，我們將減排重點聚焦於排放量佔比最大、減排難度最高的範圍三價值鏈相關間接碳排放。朗詩將主動帶動更廣泛的上下游價值鏈減排，合理運用碳減排與碳抵消組合手段，持續拓寬綠色生態圈邊界。

At the same time, we focus on indirect carbon emissions related to the value chain of Scope 3, which accounts for the largest proportion of emissions and is also the most difficult to reduce emissions. Landsea will take the initiative to drive emission reduction in the broader upstream and downstream value chains, and continue to expand the boundary of the green ecosystem by using a combination of carbon emission reduction and carbon offset approaches.

### 範圍一、二 Scope 1 and 2



- 辦公空間綠色節能改造，減低建築能耗  
Green energy-saving transformation of office space to reduce building energy consumption
- 升級辦公室設計和設備，部署環境監測及管理系統  
Upgrade office design and equipment, deploy environmental monitoring and management system
- 推動綠色辦公，優化工作流程與方法  
Promote green office; optimize workflow and methods
- 向全體員工發佈《綠色辦公、綠色出行倡議書》，倡導員工節約用電、減少浪費、綠色出行  
Issued the *Green Office and Green Travel Proposal* to all employees to advocate employees to save electricity, reduce waste, and green travel
- 逐步增加可再生能源的使用量實現能源轉型  
Gradually increase the use of renewable energy to achieve the energy transition
- 提高建築自身再生能源產能，推進「零碳建築」發展  
Increase the production capacity of renewable energy and promote the development of "zero-carbon building"

### 範圍三 Scope 3



- 基於建築全生命週期減碳計劃，帶動上下游價值鏈採用零碳建築設計規劃理念、零碳固碳材料替代、供應鏈碳排放管理、可再生能源利用及建材回收等，推動上下游價值鏈加快綠色低碳轉型  
Based on the carbon reduction plan for the entire life cycle of buildings, drive the upstream and downstream value chains to adopt the concept of zero-carbon building design and planning, zero-carbon and carbon fixation materials replacement, supply chain carbon emission management, renewable energy utilization, and building materials recycling, etc., and promote the upstream and downstream value chains to accelerate the green and low-carbon transformation
- 對於無法避免的排放，以具備社會效益的方式踐行碳抵消措施  
For unavoidable emissions, implement carbon offsetting measures in a way that brings social benefits
- 倡導員工綠色出行，並開通企業碳積分系統進行激勵  
Advocate green travel for employees and launch a corporate carbon credit system for incentives

### 範圍三 + Scope 3+



- 秉承「為人造房」的使命，朗詩在實現建築常規價值的基礎上，打造綠色差異化產品價值

Adhering to the mission of "Building Home for People", Landsea creates the value of green and differentiated products based on realizing the conventional value of buildings

- 在產品開發上，秉承綠色全流程開發的理念，通過「先建築後設備」的原則，實現建築項目全生命週期的碳減排

In terms of product development, we adhere to the concept of green full-process development and achieve carbon emission reduction throughout the whole life cycle of construction projects through the principle of "comfort-oriented architectural design complemented by optimal facilities"

- 未來將通過與行業夥伴更廣泛的合作，利用朗詩 20 年的綠色地產開發經驗積累，推動建築和房地產行業生態的綠色低碳轉型

In the future, through wider cooperation with industry partners, Landsea will use its 20 years of experience in green real estate development to promote the green and low-carbon transformation of the construction and real estate industry ecology

- 爭取更多的企業加入「中國房地產行業綠色供應鏈行動」，堅持「不綠色，不採購」，推動行業綠色發展

Striving for more enterprises to join the "Green Supply Chain Action in China's Real Estate Industry" and adhere to "only purchasing green materials" to promote the green development of the industry



## 降低自身碳排放影響

### Reducing Landsea's Carbon Emissions

嚴謹負責的碳減排行動，首先應從與企業自身運營最密切相關的直接與間接排放出發，降低自身運營活動所帶來的碳排放影響。通過全面科學的碳盤查與深入的減碳路徑研究，結合朗詩已有的相關低碳減排實踐，我們識別到提升能效、可再生能源使用、建築全生命週期減碳與倡導綠色工作方式是最具減排潛力的方向。

Strict and responsible carbon emission reduction actions shall be taken from direct and indirect emissions that are most closely related to the company's operations to reduce the impact of carbon emissions from its own operation activities. Through comprehensive and scientific carbon verification and in-depth research on the carbon reduction path, and combined with Landsea's existing low-carbon emission reduction practices, we have identified that improving energy efficiency, using renewable energy, reducing carbon emissions throughout the entire life cycle of buildings, and advocating green working methods are the most actionable approaches for emission reduction.

#### > 提升能效

Improving energy efficiency

通過升級辦公室設計與設備、優化工作流程與方法和部署環境監測及管理系統優化企業效能，朗詩將進一步更有效與全面地進行碳減排。

By upgrading office design and equipment, optimizing work processes and methods, and deploying environmental monitoring and management systems to optimize corporate efficiency, Landsea will further reduce carbon emissions more effectively and comprehensively.

#### > 可再生能源使用

Use of renewable energy

通過最大化配備光伏設備、多元化使用新能源設備，朗詩將大量提高建築自身可再生能源產能，降低電力能耗相關排放，提高新建項目以及運營中業務的可再生能源使用比例，致力於推進「零碳建築」的發展。

By maximizing the installation of photovoltaic equipment and the diversified use of renewable energy equipment, Landsea will greatly improve the construction's renewable energy capacity, reduce the emissions related to power consumption, increase the proportion of renewable energy used in new projects and business in operation, and strive to promote the development of "zero-carbon building".



#### > 建築全生命週期減碳

Carbon reduction in the whole life cycle of buildings

朗詩基於多年在綠色建築發展上的經驗，將在「綠色規劃與設計、綠色採購、綠色施工、綠色裝飾、綠色營銷、綠色運營」六個維度上進一步挖掘建築全生命週期減碳潛力，持續打造零碳目標下的新一代綠色建築。

Based on years of experience in green building development, Landsea will further explore the potential of carbon reduction in the whole life cycle of buildings in the six dimensions of "green planning and design, green procurement, green construction, green decoration, green marketing, green operation", and continue to build a new generation of green buildings under the zero-carbon goal.

#### > 倡導綠色工作方式

Advocating green working methods

朗詩積極推行綠色辦公政策，向全體員工發佈《綠色辦公、綠色出行倡議書》，倡導綠色辦公理念，鼓勵員工努力採取低碳辦公、低碳出行等行動。

Landsea actively implements green office policies, issues the *Green Office and Green Travel Proposal* to all employees, advocates the concept of green office, and encourages employees to take actions such as low-carbon office and low-carbon travel.





## 提升能效 Improving Energy Efficiency

上海朗詩中心：通過升級辦公室設計、優化工作流程與方法、部署環境監測及管理系統，大大減低能耗至低於上海辦公寫字樓均值 70% 以上，成為了全球首個按照 LEED、WELL 雙白金、綠建新國標、DGNB、BREEAM 五類標準改造的辦公建築，並首批入選了 2020 年零碳中國示範項目。

Shanghai Landsea Center: Through upgrading the office design, optimizing work processes and methods, and deploying environmental monitoring and management systems, energy consumption is greatly reduced to more than 70% lower than the average level of office buildings in Shanghai, making it the world's first office building to be transformed by the five standards of LEED, WELL Double Platinum, Green and New National Standard, DGNB, and BREEAM, and was selected as one of the first batches of zero-carbon China demonstration projects in 2020.



## 可再生能源使用 Use of Renewable Energy

南京朗詩綠色中心總部園區：安裝屋頂光伏，實現清潔電力自發自用；通過配合其他節能措施、節能系統與樓棟設計的優化，該項目將達到再生能源產能至大於建築能耗水平，成為全球建築最佳實踐聯盟（GBPN）所定義的“增能建築”。

Nanjing Landsea Green Center Headquarter Park: Install rooftop photovoltaic to realize self-use of clean electricity; By cooperating with other energy-saving measures, optimization of the energy-saving system, and building design, the project will reach the capacity of renewable energy to the level of building energy consumption, and become an “energy-generating buildings” defined by the Global Buildings Best Practice Alliance (GBPN).



## 建築全生命週期減碳 Carbon Reduction throughout Building Life Cycle

有賴於朗詩在「綠色規劃與設計、綠色採購、綠色施工、綠色裝飾、綠色營銷、綠色運營」六個維度的全生命週期綠色項目開發，截至目前，朗詩在國內共獲得 97 個綠建認證，其中 51 個為三星認證，在朗詩開發的所有樓盤中，綠色建築的開發面積佔比達約 70%，在國內開發商中名列前茅。

Thanks to Landsea's full life cycle of green project development in six dimensions of “green planning and design, green procurement, green construction, green decoration, green marketing, green operation”, Landsea has obtained a total of 97 green building certifications in China, of which 51 are three-star certifications; Among all the properties developed by Landsea, the development area of green buildings accounted for approximately 70%, ranking top among domestic developers.

2021 年朗詩降低自身碳排放實踐案例  
2021 Landsea Carbon Emission Reduction Exhibits

未來，我們將穩步推進自身運營減排路徑組合方式，採取主動減排手段，將自身運營碳排放降至最低，再對剩餘的必要碳排放進行碳消除與碳抵消，最終實現朗詩自身運營範圍內碳中和目標。

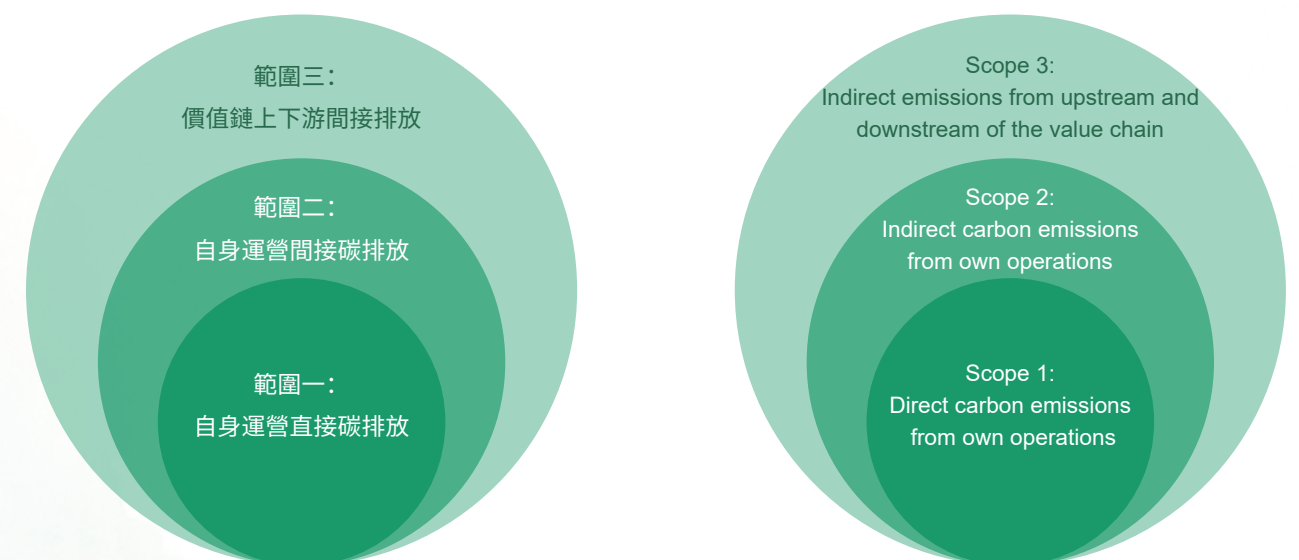
In the future, we will steadily promote the combination of our operation and emission reduction paths, take active emission reduction measures, minimize our operation carbon emissions, and offset the remaining necessary carbon emissions to achieve the goal of carbon neutrality within Landsea's operation.

## 與各方攜手創造更廣泛的綠色生態圈

Working with All Parties to Create a Broader Green Ecosystem

通過 2021 年全面開展的碳盤查行動，朗詩的碳排放現狀使我們意識到，作為房地產企業，除了自身運營所產生的直接與間接碳排放（範圍一、二），朗詩上下游價值鏈與產品及服務相關（範圍三）的間接碳排放影響不容忽視，也是朗詩減排責任中至關重要的一環。

Through the comprehensive implementation of a carbon verification in 2021, Landsea's current carbon emission status makes us aware that, as a real estate enterprise, in addition to the direct and indirect carbon emissions (Scope 1 and 2) generated by its operations, the indirect carbon emissions related to products and services (Scope 3) in Landsea's upstream and downstream value chain cannot be ignored, which is also a crucial part of Landsea's responsibility for emission reduction.





多年來，我們始終關注並推動綠色供應鏈管理，堅持「不綠色、不採購」方針，制定「綠名單」標準，從資源、能源、環境和其他四個方面要求供應鏈企業提供環境合規的產品以影響價值鏈前端的排放。同時，我們於 2019 年發佈「木製品採購承諾」，堅決不採購來自高保護價值森林的木材、瀕危樹種、天然轉人工木材等，以盡最大可能減少我們所使用的木製品對環境的影響。

Over the years, we have always paid attention to and promoted green supply chain management, adhering to the principle of “only purchasing green materials”, formulated the standard of “green list”, and required supply chain enterprises to provide environmental compliance products from four aspects, namely resources, energy, environment, and others, to affect the emissions at the front end of the value chain. At the same time, we released the “Wood Products Procurement Commitment” in 2019, and resolutely refrained from purchasing wood from high-value protected forests, endangered species, and wood produced from artificial forests converted from natural forests, to minimize the impact of wood products we use on the environment.

為進一步帶動價值鏈減排，朗詩積極參與行業交流活動，作為「中國房地產行業綠色供應鏈行動」發起方之一，我們持續與行業夥伴分享朗詩在綠色採購方面所積累的實踐經驗，賦能行業行動，進一步擴大價值鏈相關的碳減排範圍。

To further drive emission reduction in the value chain, Landsea actively participates in industry exchange activities. As one of the initiators of the “Green Supply Chain Action in China’s Real Estate Industry”, we continue to share the practical experience accumulated by Landsea in green procurement with industry partners, empower industry actions, and further expand the scope of carbon emission reduction related to the value chain.



在充分發揮低碳轉型領導力的同時，我們將可持續發展與碳中和的堅定信念傳遞至各利益相關方，並邀請客戶、員工、行業夥伴、社區等各方攜手一道，共助全社會碳減排行動，共創綠色生態圈，不斷延伸可持續發展價值邊界。

While giving full play to the leadership of low-carbon transformation, we convey the firm belief in sustainable development and carbon neutrality to all stakeholders and invite clients, employees, industry partners, communities, and other parties to work together to help the whole society in carbon emission reduction actions, jointly create a green ecosystem, and continuously extend the value boundary of sustainable development.



## 客戶 Clients

2021 年，朗詩對 45 個典型項目開展碳核算，幫助客戶實現年累計約 4.4 萬噸的碳減排量。

In 2021, Landsea conducted carbon accounting for 45 typical projects to help customers reduce carbon emissions by approximately 44,000 tons in aggregate.

未來，朗詩將依託數字化手段，為商業合作夥伴提供更細緻全面的碳盤查服務，幫助他們制定減排目標、路徑，以及具有可行性的減排項目。

In the future, Landsea will rely on digital means to provide business partners with more detailed and comprehensive carbon verification services, and help them formulate emission reduction goals and paths, as well as feasible emission reduction projects.

## 員工 Employees

朗詩計劃設計並推出碳減排小程序，鼓勵並引導員工積極參與碳減排行動，為公司的低碳活動出謀劃策，推動員工個人影響力的傳播。

Landsea plans to design and launch carbon emission reduction mini programs, encourage and guide employees to actively participate in carbon emission reduction actions, make suggestions for the company’s low-carbon activities, and improve employees’ personal influence.

## 行業夥伴 Industry partners

作為發起方之一，我們將助力更多房地產企業加入「綠鏈行動」，促進房地產與建築業低碳轉型。

As one of the initiators, we will help more real estate enterprises participate in the “Green Supply Chain Action” to promote the low-carbon transformation of the real estate and construction industry.

朗詩積極參加國家課題研究以及行業標準編制，目前已達 20 餘項。

Landsea actively participates in national research projects and the preparation of industry standards, and currently has more than 20 projects.

朗詩受邀參與 2021 中國房地產業碳達峰發展高峰論壇、2021 零碳使命國際氣候峰會，分享朗詩綠色發展歷程。

Landsea was invited to participate in the 2021 China Real Estate Industry Carbon Peak Summit Forum and the 2021 Zero Carbon Mission International Climate Summit to share the green development experience of Landsea.

## 社區 Communities

朗詩積極構建「低碳生活社區」模式，推廣社區資源回收、節能節水等相關技術措施及社區碳排放管理平台的開發，力圖通過多元的方式與各方共創最佳低碳社區實踐。

Landsea actively builds a “low-carbon community” model, promotes relevant technical measures such as community resource recycling, energy and water conservation, and develops a community carbon emission management platform, striving to create the best low-carbon community practice with all parties through diversified ways.

展望未來，在《朗詩碳中和路線圖》的指導下，我們將腳踏實地、以負責任的態度切實履行朗詩碳中和承諾，依託於朗詩自上而下的可持續發展管治架構，將碳減排行動目標細化至 ESG 工作小組的年度目標與工作計劃之中，以建築和房地產為中心，專注綠色低碳，協同各方力量，為我國「3060 雙碳目標」的實現持續貢獻。

Looking forward, under the guidance of the *Landsea Carbon Neutrality Roadmap*, we will earnestly fulfill our commitment to carbon neutrality in a responsible manner. Relying on the top-down sustainable development governance structure of Landsea, we will refine the carbon emission reduction action goals into the annual goals and work plans of the ESG Working Group, focusing on the building and real estates, green and low-carbon development, and coordinating the efforts of all parties to continuously contribute to the realization of China’s “3060 dual-carbon goal”.



# 01

## 環境篇：構築更廣泛的綠色生態圈

Environment: Building a Broader Green Ecosystem

精益綠色低碳建築

Improving Green and Low-carbon Buildings

全生命週期綠色項目開發

Green House Development throughout Its Lifecycle

創新手段賦能城市低碳新生

Innovative Means to Empower Cities with Low-carbon Regeneration





## 精益綠色低碳建築

### Improving Green and Low-carbon Buildings

朗詩踐行綠色差異化戰略，依託自身綠色科技技術成果，打造低碳、節能的綠色建築，以減少範圍一及範圍二碳排放，助力實現碳中和目標。

Landsea implements the green differentiation strategy. Relying on its own green technology advancements, Landsea creates low-carbon and energy-saving green buildings to reduce Scope 1 and Scope 2 carbon emissions achieve the goal of carbon neutrality.



### 鍛造產品綠色基底

Forging the Green Bases of Products

錘煉高品質產品有賴於統一的嚴格標準化管理。朗詩已形成囊括設計、採購、工程、產品、營銷、服務在內的全流程標準化體系，並進一步將標準化體系輻射至價值鏈上的合作夥伴，帶動行業上下游共同打造高品質產品。

High-quality products rely on unified and strict standardized management. Landsea has launched a standardization system across the whole process of design, procurement, engineering, products, marketing and services. Landsea further extends the standardization system to partners in the value chain, driving the upstream and downstream of the industry to jointly create high-quality products.



### 2021 年亮點績效：

2021 Key Performance:

平穩交付 共計  
**22** 個項目 **10,153** 套房

Smoothly delivered **22** projects with a total of **10,153** houses

客戶滿意度調查報告中，  
房屋質量滿意度提升 **10** 分

In the customer satisfaction survey report, the satisfaction rate of housing quality increased by **10** points



對 **15** 個標準進行更新，並發佈  
《合作項目設計管理辦法》及《設計資源庫管理辦法》

Updated **15** standards and released the *Management Measures for the Design of Cooperative Projects* and the *Management Measures for the Design Resource Pool*

**8** 次區域巡檢，挖掘提升空間

**8** regional inspections to explore room for improvement

**67** 次鷹眼行動檢查，  
捕捉客戶痛點，開展針對性管理

**67** Eagle Eye Inspection to capture customer pain points and carry out targeted management

召開各專業技術管理類、審查類、培訓類  
相關會議共計超過 **450** 次

Held over **450** meetings related to professional and technical management, auditing and training

**16** 座城市「自由方舟」健康住宅落地

Free Ark (healthy housing products) projects have landed in **16** cities.

**4** 個供應鏈材料做法標準化

Standardization of **4** supply chain material practices

線上平台功能

**3** 項升級級 **9** 點新增

**3** functions of online platform were upgraded  
**9** points were added



**6** 次培訓與 **3** 次考核，加強能力建設

**6** training sessions and  
**3** examinations to strengthen capacity building

## 全流程標準化建設

Whole-process Standardization Construction



### 設計標準化 Standardization of design

#### 設計標準化 Standardization of design

**制度建設：**設計管理標準化，制定《設計管理制度》《景觀設計管理制度》及《景觀設計工程一體化品控管理辦法》等 29 個標準化主項任務與核心模板、13 個工程管理與技術標準；  
**規範管理：**創建物業與客戶服務端的標準化圖紙聯審、圖紙交底、現場巡查與圖檔管理體系等；  
**設計體系建設：**搭建基於微環境模擬分析下的精細化總圖規劃設計體系，規範設計要素；  
**全面覆蓋：**秉承全方位的景觀綠化、室內精裝、綠建系統、液晶照明，包括暖通設計、材料、施工、調試標準化，明確設計要求。

**Institutional Construction:** 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*;  
**Standardize Management:** Establish a comprehensive joint review of early drawings, drawing delivery, on-site inspection and drawing management system for property and customer service;  
**Design System Construction:** Establish a well-designed planning and design system based on micro-environment simulation analysis, and standardize the design elements;  
**All-round Feature:** Adhere to all-around landscape greening, indoor refined decoration, green construction system, nightscape lighting, as well as the standardization of HVAC design, materials, construction, and debugging, and clarify the design requirements.

### 採購標準化 Standardization of procurement

#### 採購標準化 Standardization of procurement

**制度建設：**修訂《採購管理辦法》等系列制度，並制定包括防水、塗料、牆地磚、地板、木作、櫥櫃在內的 10 餘項採購標準；  
**能力建設：**開展宣貫培訓，加深相關員工對標準化採購流程的認識；  
**成本管理：**通過編制預結算制度、修訂標準化清單、建立基準成本等手段，使成本管理標準化。

**Institutional Construction:** Revise the *Measures of Procurement Management* and other regulations, formulate over 10 procurement standards including waterproofing, coating, wall and floor tiles, floors, woodworks, and cabinets;  
**Capacity Building:** Carry out publicity and training to deepen the understanding of relevant employees on the standardized procurement process;  
**Cost Management:** Standardize cost management by formulating budget and settlement system, revising the standardized list and establishing benchmark cost.

### 工程管理標準化 Standardization of project management

#### 工程管理標準化 Standardization of project management

**制度建設：**修訂《工程質量安全管控辦法》及施工系列手冊，搭建管控體系，發佈《合作管理控制手冊》，提升團隊合作相關管理能力；  
**能力建設：**開展培訓，強化工程標準化管理能力；  
**開展評估：**為保障工程質量，明確地下室、質量綜合、防滲漏、精裝修等評估要素；  
**強化落實：**落實實測實量、日常巡檢、材料與工序驗收等工作流程標準。

**Institutional Construction:** Revise the *Measures on the Control of Engineering Quality Safety* and a series of engineering-related manuals, build control systems, publish the *Manual of Cooperative Management Control*, to improve teamwork management skills;  
**Capacity Building:** Carry out trainings, strengthen capacity of standardization of project management;  
**Conducting Evaluation:** To guarantee the projects' qualities, clarify the evaluation elements such as the basement, quality synthesis, leakage prevention, and fine decoration, etc.;  
**Strengthen Implementation:** 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

**制度建設：**制定《房修管理工作指引》及《朗詩地產反向審查管理工作指引》等標準制度文件；  
**加強調研：**通過節點式調研、客戶滿意度調研，不斷挖掘服務優化空間；

**加強溝通：**完善全國及城市公司客戶熱線等溝通渠道，加強客戶交流。  
**Institutional Construction:** Formulate institutional documents such as the *Guidelines on the Housing Repair Management* and the *Guidelines of Landsea Real Estate on the Reverse Review Management*;  
**Strengthen Research:** Explore areas for service optimization through node-based research, customer satisfaction surveys;  
**Strengthen Communication:** Improve communication channels such as national and city company customer hotlines to strengthen customer communication.

#### 營銷標準化 Standardization of marketing

**制度建設：**發佈《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》及《銷售風控管理工作指引》等制度文件，開展產品營銷、人員培訓等，進一步規範營銷標準。

**Institutional Construction:** Publish 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

**制度建設：**制定《產品標準化戶型與圖集》及《產品線景觀工藝工法標準手冊與圖集》等系列標準文件，形成核心項、標準項、可選項的產品配置標準；  
**產品規劃：**形成熙華府、樂府等系列產品線；  
**分類管理：**形成社區、住宅、配套及地下室等技術分類，按照類別進行針對性管理。

**Institutional Construction:** 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;  
**Product Planning:** Create product lines such as the Xihua Mansion and Le Mansion;  
**Classification Management:** Define classifications of product technologies, including those of the community, housing, supporting facilities, and basement, conduct targeted management by category.

### 產品標準化 Standardization of products



朗詩在地產項目中已經全面實施了裝配式建築的應用。

Landsea has fully implemented assembled construction in real estate projects.



## 智能手段賦能標準化建設

Intelligent Means to Empower Standardization Construction

為賦能全價值鏈的標準化建設，朗詩積極推進信息化數字平台建設，通過規範數據治理、加強信息安全防護、提高數據價值等，為項目管理提供數據支持，保障項目的順利落地。

In order to empower the standardization of the entire value chain, Landsea actively promotes the construction of an information digital platform and provides data support for project management by standardizing data governance, strengthening information security protection, and improving data value, so as to ensure the smooth implementation of projects.



- 設計系統錄入面積信息

Input the information of area into the design system

- 營銷系統錄入價格、房間信息

Input the information of price and room into the marketing system

- 成本系統錄入成本數據

Input the data of costs into the cost system

- 工程系統錄入質量信息

Input the information of quality into the engineering system

- 計劃系統錄入項目節點

Input the nodes of projects into the planning system

面對房地產企業產品類別多樣化，產品標準化研發難度大等挑戰，朗詩充分利用信息化平台對項目設計計劃、計劃執行過程、項目設計成果進行管控，切實提升產品與設計管理能力。

Facing challenges such as diversified product categories of real estate enterprises and difficulties in research and development of product standardization, Landsea makes full use of the information platform to manage and control project design plans, planning implementation procedures and project design results, and effectively improves product and design management capabilities.

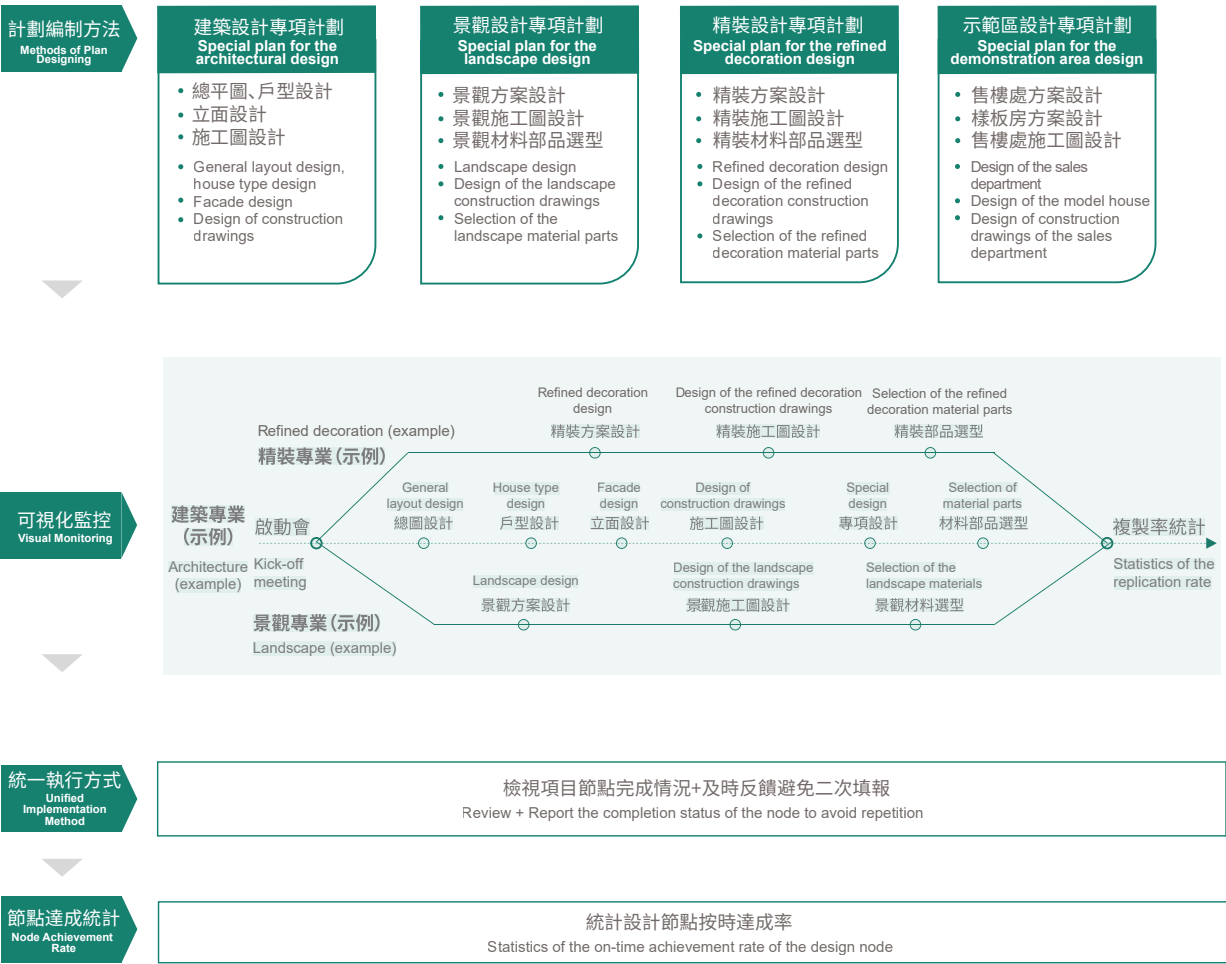


Exhibit 案例

設計平台提升產品品質管理能力  
Design Platform to Improve Product Quality Management Capability

2021 年，朗詩上線了設計管理平台，平台管理升級了 42 個節點的管控措施，對設計節點進行視覺化考核，大幅度提升設計管理效率。

In 2021, Landsea launched the design management platform, upgraded the management and control measures of 42 nodes in platform management, and conducted visual inspection on the design nodes to greatly improve the design management efficiency.

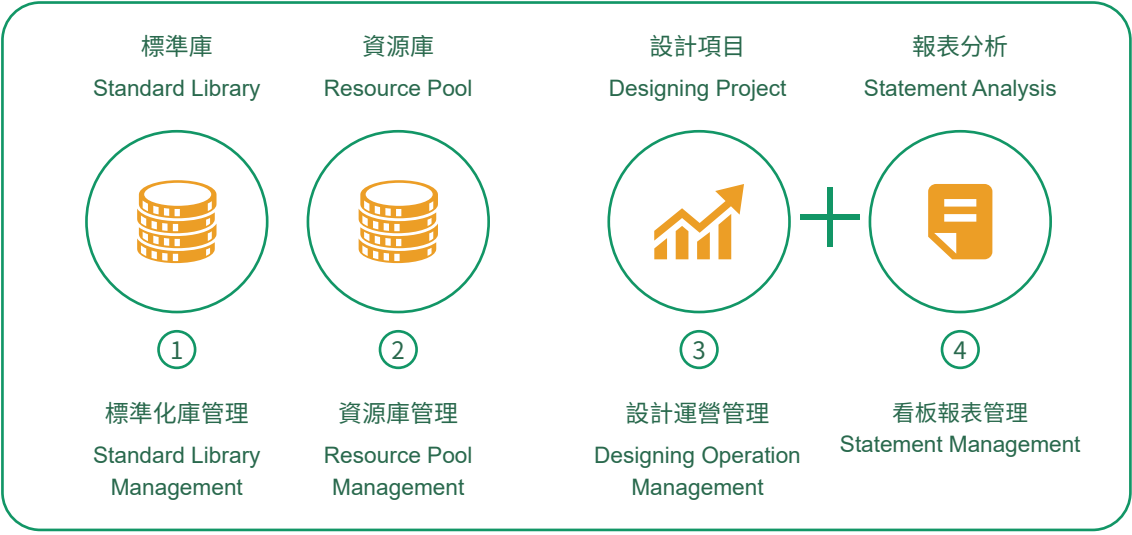


Exhibit 案例

智能平台為供應鏈採購奠定基礎  
Intelligent Platform Lays the Foundation for Supply Chain Procurement

為解決供應商考察流程複雜、線下審批效率低等問題，朗詩利用明源雲銷售系統、明源雲成本軟件等數據平台規範審批流程，動態管理項目合同，並搭建成本數據庫，使明源雲與友商平台之間可以開展數據交互，便於項目成本優化，提升採購效率。

In order to solve the problems of complex supplier inspection process and low efficiency of offline approval, Landsea uses Mingyuan Cloud Sales System, Mingyuan Cloud Cost Software and other data platforms to standardize the approval process, dynamically manage project contracts, and build a cost database to pave the path for data interaction between Mingyuan Cloud and competitor platforms, which facilitates project cost optimization and improves procurement efficiency.





# 工程質量管理體系

Engineering Quality Management System

標準化的工程質量管理是產品品質的重要保障。朗詩制定了《工程質量安全管理辦法（2020 版）》，並從管理方式、評估體系、標準化體系、信息化體系、培訓體系入手，構建了標準化工程質量安全管控體系。

Standardized project quality management is an important guarantee for product quality. Landsea formulates the *Measures on the Control of Engineering Quality Safety (2020 version)* and builds a standardized project quality and safety management and control system including the management method, evaluation system, standardization system, informatization system and training system.



Exhibit  
案例

## 工程質量安全管控能力建設

Capacity Construction of Engineering Quality and Safety Control

朗詩注重工程質量管理人才培養。為此，朗詩制定了《建築設計品控管理指引宣貫》《建築方案評價標準宣貫》等內部培訓材料，開展 6 次培訓、3 次考試，專業俱樂部活動 5 次。

Landsea attaches great importance to the cultivation of project quality management talents. To this end, Landsea has formulated internal training materials such as the *Guidelines for the Publicity and Implementation of Quality Control Management of Architectural Design* and the *Publicity and Implementation of Evaluation Standards for Building Plans*, and carried out 6 trainings, 3 examinations and 5 professional club activities.



工程質量安全管控能力培訓  
Training of Engineering Quality and Safety Control







## 零碳建築為城市注入新活力

Zero-carbon Building Breathes New Life into the City

六朝古都、紫金山麓的玄武大道旁，曾經塵土飛揚的王家灣物流基地就坐落於此。如今，九棟現代化建築拔地而起，王家灣舊貌換新顏，以全新的零碳建築「南京朗詩綠色中心總部園區」煥發新生。

Next to Xuanwu Avenue, the ancient capital of the Six Dynasties and the foothills of Zijin Mountain, the once dusty Wangjiawan Logistics Base is located here. Today, as nine modern buildings being constructed on the site, Wangjiawan embraces a new look, with a new zero-carbon building - Nanjing Landsea Green Center Headquarter Park.

作為朗詩與南京市交通集團聯合打造的綠色總部基地，在王家灣地塊被宣佈為全市首批低效用地後，朗詩因地制宜採用多項專利技術，包括增能建築、海綿園區、智慧園區等九大創新，將「二次開發」與紫金山的自然環境進行融合，實現零碳建築，將過去塵土飛揚的物流基地打造成如今的低密度花園式辦公園區。

The green headquarter base is jointly built by Landsea and Nanjing Communications Group. After the land parcel in Wangjiawan has been declared as the first batch of low-efficiency land in the city, Landsea adopts a number of patented technologies according to local conditions, including nine innovations such as energy-generating buildings, sponge parks and smart parks, and generating the "secondary development" with the natural environment of Zijin Mountain to achieve zero-carbon buildings and transform the previously dust-flying logistics base into the current low-density garden office park.



綠色經濟總部園區啟動儀式

Opening Ceremony of the Green Economy Headquarter Park



綠色總部基地

Green Headquarter Base

南京朗詩綠色中心項目總共由9棟辦公單體組成。其中，1號樓將以零能耗建築為目標，按照 LEED、WELL 雙鉑金認證、綠建三星、DGNB、BREEAM 等全球八項綠色認證體系，打造國內領先的高水平、高品質綠色健康辦公建築，創造「健康、舒適、智慧、節能、環保」的綠色辦公體驗，開創 EOD 生態產業辦公模式。其餘8棟辦公樓也將選擇多種節能措施，包括採用隔熱材料、高效供暖通風和空調 (HVAC) 系統和照明系統、安裝地源熱泵並使用智慧運維管理平台等，大幅度降低建築使用過程中的電力消耗。

Nanjing Landsea Green Center consists of 9 office units in total. Among them, Building No. 1 will aim to be a zero energy consumption building, and lead the way of high-level, high-quality green and healthy office building in accordance with the eight global green certification systems of LEED, WELL double-platinum certification, three-star green building, DGNB, BREEAM, create a green office experience of "healthy, comfortable, smart, energy-saving and environmentally friendly", and create an EOD ecological industrial office mode. The other 8 office buildings will also adopt various energy-saving measures, including the use of thermal insulation materials, high-efficiency heating ventilation and air-conditioning (HVAC) systems and lighting systems, the installation of ground source heat pumps and the use of intelligent operation and maintenance management

platforms, etc., to greatly reduce the electricity consumption in the construction process.

同時，我們不止於「被動式建築」成果，積極擁抱全球建築最佳實踐聯盟 (GBPN) 所定義的「增能建築」理念，從被動式建築設計、超高能效設備系統方案、智慧化系統運維、可再生能源應用四大路徑出發，探索實現建築產能大於建築能耗的落地可能性。未來，南京朗詩綠色中心的建築全年能耗可低至 32.74 kWh/m<sup>2</sup>·a，而建築自身全年產能可達到 33.77 kWh/m<sup>2</sup>·a，產能大於耗能，真正實現了建築運營階段的零碳排放。

At the same time, we have not only achieved the results of passive building, but also actively embraced the concept of energy-generating building, defined by the Global Buildings Performance Network (GBPN). Starting from the four major paths of passive building design, high-efficiency equipment system plan, intelligent system operation and maintenance, and renewable energy application, we explored the possibility of achieving construction capacity greater than construction energy consumption. In the future, the annual energy consumption of the buildings of Nanjing Landsea Green Center can be as low as 32.74 kWh/m<sup>2</sup>·a, and the annual production capacity of the buildings can reach 33.77 kWh/m<sup>2</sup>·a. The production capacity is greater than the energy consumption, truly achieving zero carbon emission during the construction operation stage.



正因為本項目在策劃、設計、招采、建造以及運行的全生命週期均融入低碳綠色化的實施策略，2021 年，南京朗詩綠色中心項目成為 VCS（核證減排標準，Verified Carbon Standard, VCS）機制<sup>1</sup>下，國內首個建築節能項目。與同地區同類型的基準建築相比，預計本項目每年可減少 249 萬度來自電網的供電，從而產生 1,442 噸二氧化碳當量（tCO<sub>2</sub>e）的減排量。

It is precisely because the whole life cycle of planning, design, procurement, construction and operation of the project has been integrated into the low-carbon and green implementation strategy, in 2021, Nanjing Landsea Green Center project became the first building energy-saving project in China under the VCS (Verified Carbon Standard, VCS) mechanism. Compared with the same type of benchmark buildings in the same region, the project is expected to reduce 2,490,000 kWh of electricity generated from the power grid each year, resulting in a reduction of 1,442 tonnes of carbon dioxide equivalent (tCO<sub>2</sub>e).



中國經濟強勁復蘇正當時，新基建浪潮正如火如荼，南京朗詩綠色中心作為朗詩以高標準、高質量、嚴要求全力以赴推進的綠色工程，既是以實際行動響應國家新基建戰略與「3060 雙碳目標」的號召，亦將吸引多家堅持綠色、環保和可持續理念的企業入駐南京，為這座城市的發展注入新活力。

At the time of China's strong economic recovery, the wave of new infrastructure is in full swing. As a green project that Landsea is committed to promoting with high standards, high quality and strict requirements, Nanjing Landsea Green Center not only responds to the national new infrastructure strategy and the call for 3060 dual-carbon goal with practical actions, but also attracts a number of enterprises that adhere to the concept of green, environmental protection and sustainable development to Nanjing, breathes new life into the development of this city.

<sup>1</sup>VCS: 核證減排標準（Verified Carbon Standard）是氣候組織（CG）、國際排放交易協會（IETA）及世界經濟論壇（WEF）聯合於 2005 年共同創建，目的是為全球自願減排項目提供認證和信用簽發服務。

VCS: The Verified Carbon Standard (VCS) was jointly created by the Climate Group (CG), the International Emissions Trading Association (IETA) and the World Economic Forum (WEF) in 2005, aiming to provide certification and credit issuance services for voluntary emission reduction projects worldwide.



## 自由方舟承載理想人居 Free Ark Delivers Ideal Residence

理想人居是健康、舒適、綠色的，是讓人感到自由的居所。朗詩推出了全新一代健康住宅產品「自由方舟」，拓寬了綠色人居體驗的邊界。「自由方舟」產品擁有發明專利、實用型專利、著作權等 100 項專利，通過「集中用能 + 戶式系統」說明客戶實現綠色健康生活八大自由。

The ideal residence is healthy, comfortable and green, and is a place where people have a sense of freedom. Landsea launched a new generation of healthy residential product named Free Ark to broaden the boundary of green living experience. Free Ark has 100 patents including invention patents, utility model patent and copyrights, helping customers to realize eight freedoms of green and healthy life through the combination of a centralized energy supply with indoor systems.

### 2021 年關鍵績效 2021 Key Performance



# 12,685

 間

截至 2021 年末，自由方舟房屋累計數量

By the end of 2021, the total number of Free Ark houses



# 11

 個

自由方舟示範區開放

Opened Free Ark demonstration zones



# 2

 個

自由方舟項目首開

First launched Free Ark projects



# 19

 個

自由方舟項目落地推進

Implemented Free Ark projects

## 理想人居實現八大自由

Ideal Residence Realizes Eight Freedoms

### 溫度自由 Temperature control

全屋控制，無風無噪  
Whole-house control, no wind or noise

- 自由設定溫度  
Set the room temperature as desired
- 溫度不同匹配生活場景  
Meet temperature requirements for different living scenarios
- 表層輻射系統迅速調溫  
Temperature adjustment quickly responds to the surface radiant system
- 新風系統智能調溫  
Adjustable fresh air system supports temperature adjustment

### 聲光自由 Acousto-optic management

無需遷就，靜享生活  
No need to accommodate, enjoy life

- 樓層間隔聲、同層排水系統優化降噪  
Advance sound insulation layer between floors and same-floor noise damping system to reduce noise
- 高性能門窗與遮陽設備自由調試室內光線  
High-performance doors and windows and external sun-shading equipment help adjust the light in rooms

### 空間自由 Space management

釋放空間，寬享生活  
Unleash space, enjoy life

- 能源站集中設置，解放室內空間  
Centralized energy stations outside your home help free up your indoor space
- 戶式水力模塊與新風機不佔用室內空間  
Household water facility is placed in the public suspended ceiling, not occupying usable space
- 表層輻射系統，減少淨高影響  
Surface radiant system has little impact on the clear height of the building



### 濕度自由 Humidity control

無需焦慮，幹濕自宜  
No need to worry, self-adapted

- 夏季濕度可達 50%，新風除濕，置換通風，實時監測，防黴防潮，創造清爽環境  
Humidity in summer can reach to 50%, fresh air and dehumidify, real-time monitoring to avoid damp and mildew, creating a refreshing environment
- 冬季濕度可達 40%，濕度均衡，新風加濕，創造溫潤居所  
Humidity in winter can reach to 40%, constant humidity, fresh air and humidify, creating a warm home

### 新風自由 Fresh air control

無需開窗，清風自來  
No need to open the window, breeze comes in

- 為房子裝了一個「肺」  
Build a "lung" for the house
- 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，拒絕戶間串風，減少交叉感染  
Fresh air: independent fresh air system for each household to avoid air taint and cross infection
- 置換通風：無死角、無風感的自由  
Ventilation: no blind angles or strong gusts
- 新風品質：除霾率可達 95%，新風溫濕智能處理  
Fresh air quality: the haze-removal rate is 95%, with temperature and humidity processing for fresh air
- 環境安全：降低室內污染物濃度  
Reduced pollution: reduced indoor pollutant concentration

### 預約自由 Reservation management

提前預約，歸家既享  
Book in advance and enjoy at home

- 遠端調控「通風」系統  
Remotely control the ventilation mode
- 過渡季，新風系統在歸家前進行除濕  
In the intermediate season, the fresh air system turns on the dehumidification mode before coming back home
- 匹配離家、獨家、居家多種場景  
Match a variety of scenarios such as leave-home, vacation, and home

### 智控自由 Intelligent control

一鍵控制，輕鬆便捷  
One-button control, easy and convenient

- 手機遠端操控，朗詩屏集成顯示，一鍵切換室內運行狀態  
Mobile phone remote control, Landsea Screen integrated display, immediately adjust temperature in each room

### 用能自由 Energy consumption management

輕鬆開關，低耗節能  
Easy to switch, low power consumption

- 按需使用，節能分戶計量  
Use energy based on needs and support energy-saving
- 朗詩屏實時顯示用能情況  
Landsea Screen displays energy consumption in real-time



## 「自由方舟」在多地起航

### Free Ark Launched in Multiple Cities

因地制宜是打造理想人居的基礎。中國幅員遼闊的土地和複雜多樣的氣候環境使人們擁有個性化的居住需求。朗詩將綠色建築產品與不同地區環境特徵相匹配，通過綠色科技技術滿足人們對健康舒適的需求，為生活在各地區住戶打造定制化的室內環境。

Adapting to local conditions is the foundation for creating ideal residences. China's vast land and diverse climate conditions result in different and personalized living needs. Landsea matches green building products with the environmental characteristics of different regions, meets people's needs for health and comfort through green technology, and creates a customized indoor environment for residents living in different regions.

朗詩在全國打造近 20 個「自由方舟」住宅項目，深耕城市自然與人文環境，因地制宜、因人制宜地鑄造科技住宅，解決不同城市居民的生活痛點。

Landsea has built nearly 20 Free Ark residential projects across the country, deeply cultivated the natural and cultural environment of the city, and creates scientific and technological housing according to local conditions and people's needs, so as to solve the living difficulties of residents in different cities.



### Exhibit 案例

## 南京·中北朗詩玲瓏郡揚帆領航

### Nanjing-Zhongbei Landsea Linglong County Leads the Way

南京·中北朗詩玲瓏郡是自由方舟全國首批落地項目之一，擁有 9 大健康交互系統、100+ 科技專利，DGNB、WELL 權威認證。園區內擁有公園設施、綠色生態，室內受到科技賦能，提供新鮮空氣，讓園區居民實現從內到外的綠色身心。

Nanjing-Zhongbei Landsea Linglong County is one of the first batch of Free Ark projects in China. It has 9 health interactive systems, 100+ technology patents, and DGNB and WELL authoritative certifications. The park is equipped with park facilities and green ecology, and the indoor environment is empowered by technology, providing fresh air, and enabling the residents to gain green physical and mental health internally and externally.



南京·中北朗詩玲瓏郡  
Nanjing-Zhongbei Landsea Linglong County



室外叢林社區  
Outdoor "jungle" community



室內清新環境  
Indoor refreshing environment



## 張家港朗詩樂府起航

## Zhangjiagang Landsea Le Mansion Starts its Journey

張家港朗詩樂府處於長三角氣候區，項目在設計之初就考慮到當地冬季濕冷夏季梅雨天的氣候特點，按照朗詩「好上加好」產品打造原則，不僅在社區建築、景觀、精裝、配套上充分結合居民的改善需求，更通過新一代健康住宅自由方舟實現戶內溫度、濕度、新風、智控、預約等八大自由居住體驗，家裡四季都有適宜的溫濕度，室內空氣時刻保持清新，家人還可以根據各自的體感調節室溫，讓居所更自由，讓生活更健康。

Zhangjiagang Landsea Le Mansion is located in the climate zone of the Yangtze River Delta. At the beginning of its design, the project has taken into account the climate characteristics of being cold and wet in winter and rainy in summer, and in accordance with the product building principle of "Plus Benefits" of Landsea. Zhangjiagang Landsea Le Mansion fully meets the growing needs of residents in terms of community architecture, landscape, refined decoration and supporting facilities, also realizes eight free living experiences through the new generation of healthy residence, including indoor temperature, comfort, fresh air, intelligent control and reservation. The room maintains a suitable temperature in all seasons fresh indoor air at all times, and the family can also adjust the room temperature according to their own physical feelings, so that the residence becomes freer and the life becomes healthier.



重新定義居住自由

Redefine freedom of residence



## HPH 高性能住宅傳承綠色基因

High Performance Homes Inherit Green Gene

為貫徹綠色差異化戰略，Landsea Homes 在美國推出 HPH 高性能住宅，創新地使用了綜合節約能源、家居智能以及可持續發展三位一體的環境設計，並在 2021 年加入了「健康生活」（Healthy Lifestyle），形成了 HPH 高性能住宅四大支柱，全力為住戶帶來智能互聯、舒適、健康的居住體驗。HPH 高性能住宅傳承了朗詩一以貫之「人本、陽光、綠色」價值觀，提高了朗詩產品的國際水平，讓朗詩的綠色建築走出國門，服務更多消費者。

In order to implement the green differentiation strategy, Landsea Homes launched high performance homes (HPH) in the United States, innovatively adopted the three-in-one environmental design of comprehensive energy conservation, home intelligence and sustainable development, and added the feature of Healthy Life in 2021, establishing the four pillars of HPH, and fully bringing intelligent, interconnected, comfortable and healthy living experience to residents. HPH inherits Landsea's consistent values of "People-oriented, Positive, and Green", improves the international-level performance of Landsea's products, lets Landsea's green buildings go abroad and serve more consumers.





## 節約能源 Save Energy

利用高效建築技術、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 using efficient construction technology, solar energy system, and tank-free water heater

## 成果可見 Visible Results

- 屋頂、牆體、地板的隔熱保溫層全面升級  
The heat preservation and insulation layer of roof top, walls, and floors are fully upgraded
- 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
- 淘汰低效照明設備，全部替換為 LED 燈，有效節約電能  
Retire inefficient lighting equipment, use LED lights in the whole house
- 加州項目使用太陽能板，促進清潔能源使用  
Provide solar panels in the California project to promote usage of clean energy

## 可持續發展 Sustainable Development

以行業標準用量為基數，通過降低 6 個方面材料的損耗來降低廢料，項目總體廢料下降達 10%-25%  
Based on the standard usage in the industry, reduce material spillage from six aspects to reduce 10%-25% of the total wastes

## 成果可見 Visible Results

- 使用 BIM 建模，優化產品設計與用量計算  
Use BIM model to advance product design and usage volume calculation
- 使用廢料管理系統，使廢料比例低於行業普通水平  
Make the waste ratio lower than the industry level with waste management system  
通過採購部門及工廠現場的工單追蹤、計算廢料比例  
Calculate the waste ratio by using task cards of procurement department and factories
- 跟進廢料分析，從木框架、管道、水泥地基、灰泥、幹牆、屋頂磚瓦六大維度展開分析，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%

## 家居智能 Smart Home

與 Apple 達成戰略合作，在保證用戶隱私及安全的前提下，使用 Apple Homekit™ 為住戶提供綜合家居智能解決方案，讓生活更加便利  
Initiate strategic cooperation with Apple Inc., on the premise of ensuring user privacy and security, use Apple Homekit™ to provide residents with comprehensive home smart solutions to make life more convenient

## 成果可見 Visible Results

- 高速無線網絡全屋應用  
High-speed Wi-Fi network covered in the whole house
- 智能照明開關  
Smart lighting switch
- 遠程無線控溫  
Remote wireless temperature control
- 無線車庫門智能鎖  
Wireless smart lock of the garage door
- 入庫門視頻顯示  
Video display of garage entry door

## 健康生活 Healthy Life

使用低 VOC 材料、全屋空氣淨化系統、智能溫度計  
Use low-VOC materials, whole-house air purification systems, smart thermometers

## 成果可見 Visible Results

- 降低空氣污染、消滅空氣中的細菌、智能檢測空氣質量  
Reduce air pollution, eliminate bacteria in the air, and intelligently detect air quality



## 全生命週期綠色項目開發

### Green House Development throughout Its Lifecycle

在綠色差異化策略的引導下，朗詩力求將綠色理念貫穿產品規劃與設計、採購、施工、裝飾、營銷與運營的全生命週期，助力實現企業碳中和目標。

Under the guidance of the green differentiation strategy, Landsea strives to implement the green concept throughout the entire life cycle of product planning and design, procurement, construction, decoration, marketing and operation to support the goal of carbon neutrality.



#### 2021 年關鍵績效 2021 Key Performance



# 61%

綠色項目佔比：  
Percentage of green projects:



# 100%

木材溯源比例：  
Traceable wood ratio:



# 832

通過環境、勞工、道德等方面評估的供應商數量：

The number of suppliers assessed in terms of environment, labor, ethics, etc.:



## 綠色理念 Green Concepts

### 遵循三重底線原則

Upholding the Triple Bottom Line Principle

在綠色項目開發過程中，朗詩將三重底線作為原則，在產品全生命週期做到經濟、社會和環境的協調，打造節能、環保、智慧、健康、舒適、人文的產品。

In the process of green project development, Landsea upholds the Triple Bottom Line principle to achieve economic, social and environmental coordination throughout the product life cycle, and create energy-saving, environmentally friendly, smart, healthy, comfortable and humanistic products.



健康、舒適、節能、環保、智慧、人文產品

Products focus on "health, comfort, energy conservation, environmental protection, intelligence, and humanity"



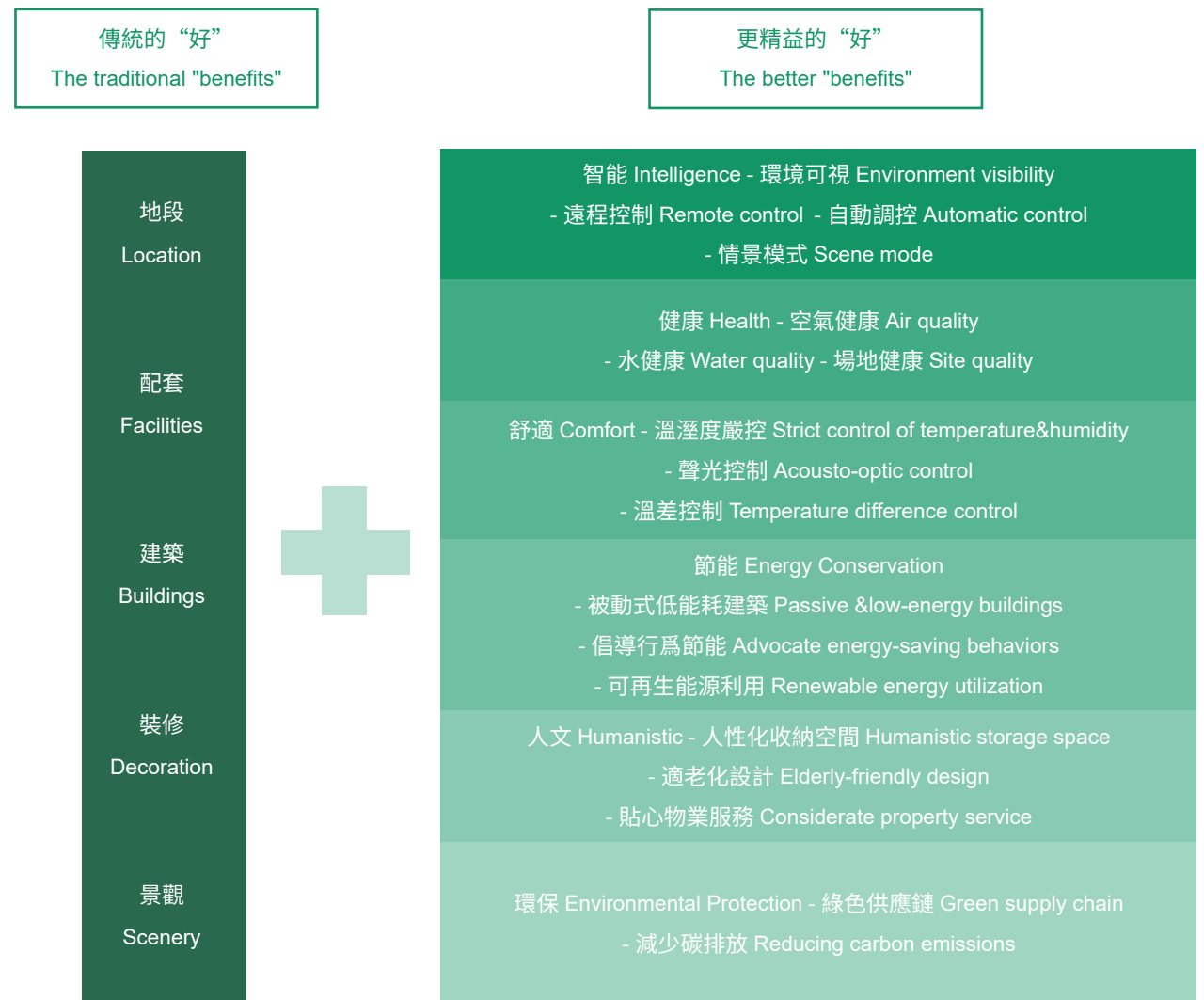


## 綠色差異化產品策略

### Green Differentiation Product Strategy

將環境及人文因素與房屋傳統意義上的「好」相結合，並通過綠色建築科技手段打造健康、舒適、低碳住宅，做到「好上加好」，這便是朗詩綠色差異化產品策略的體現。

Combining environmental and human factors with the “benefits” of the traditional meaning of housing, by creating healthy, comfortable and low-carbon housing through green building technology, so as to achieve “Plus Benefits”, which is the manifestation of Landsea green differentiated product strategy.





朗詩在綠色建築方面的努力與實踐已受到廣泛的認可，截至 2021 年末，朗詩累計獲得以下國內外權威認證：

Landsea's efforts and practices in green building have been widely recognized. As of the end of 2021, Landsea has obtained the following authoritative certifications at domestic and abroad:

### 國內綠色建築認證

China's Green Building Label

10 個 ★

綠色建築評價設計標  
識一星級認證

One-star Label of Green  
Building Design Evaluation

34 個 ★★

綠色建築評價設計標識二  
星級認證

Two-star Label of Green  
Building Design Evaluation

52 個 ★★★

綠色建築評價設計標識三  
星級認證

Three-star Label of Green  
Building Design Evaluation

1 個 ★★

綠色建築評價新綠標二星級認證

The Green Building Evaluation--New Green  
Standard Two-star Certification

1 個 ★★★

綠色建築評價新綠標三星級認證

The Green Building Evaluation--New Green Standard  
Three-star Certification

5 個 ★★

綠色建築評價運行標識二星級認證

Two-star Label of Green Building Operation  
Evaluation

4 個

綠色建築評價運行標識三星級認證

Three-star Label of Green Building Operation  
Evaluation

### 國際綠色建築認證

International Green Building Certificates 21 個

- 包括 PHI、DGNB、BREEAM、LEAD、WELL、EDG 等國際綠色建築認證

Including PHI, DGNB, BREEAM, LEAD, WELL, EDG, and etc.

- 其中上海朗詩綠色中心獲得了全球首個 BREEAM In-Use V6 住宅類項目運營認證

Landsea Green Center in Shanghai has obtained the operation certification of the world's first BREEAM In-Use V6 residential project



## 綠色規劃與設計

Green Planning and Design

朗詩相信建築是社會和大自然的一部分，因此需要與自然、人文與鄰里和諧共處。在設計與規劃階段，朗詩充分考慮項目所處的地理位置、地質條件、氣候類型、周邊環境和微環境特徵，再依託對建築本身以及項目受眾的研究分析，讓建築由內而外融入自然，服務於人。

Landsea believes that buildings are part of the society and nature, and therefore need to be harmonious with nature, humanities and neighbors. In the design and planning stage, Landsea fully considers the geographical location, geological conditions, climate types, surrounding environment and micro-environment characteristics of the project, and relies on the research and analysis of the building itself and the potential customers, naturalize the building from inside and out to serve the people.



## 打造綠色健康室內空間

### Creating Green and Healthy Indoor Space

朗詩房的舒適度來自於對室內環境每一個細節的把控。朗詩依託綠色科技技術，打造恒溫、恒濕、恒氧的健康室內環境，並巧妙地規劃室內花卉綠植區域，從點滴出發，增添住宅綠色屬性。

The comfort of Landsea's houses come from the handlings of every detail in the indoor environment. Relying on green technology, Landsea creates a healthy indoor environment with constant temperature, space and oxygen, and design the indoor green plantation, adding green features to the residential area.

Exhibit  
案例

### 科技賦能健康住宅——重慶熙樾府項目

#### Technology-empowered Healthy Residence – Chongqing Xiyue Mansion

保障住戶的健康是因人制宜的基礎，為打造健康住宅，朗詩不斷深化樣板房空氣治理，以確保新房不會對人體造成傷害。傳統新裝修項目完成後總是伴隨著甲醛、苯等有害物質，氣味大、刺激性強、對人體有傷害。朗詩有針對性地採用了負離子液技術，降低有害物質造成的傷害，並選定重慶熙樾府的樣板房及辦公室作為 2022 年的試點，若效果良好，朗詩將更廣泛地應用該技術打造健康住宅。

Protecting the health of residents is the foundation of human-oriented development. In order to build healthy housing, Landsea continues to deepen the air control of model houses to ensure that new houses will not cause harm to the human body. After the completion of the traditional new decoration project, it has always been accompanied by harmful substances such as formaldehyde and benzene, with great odor, strong irritation and harm to the human body. Landsea has adopted negative ion liquid technology in a targeted manner to reduce the harm caused by hazardous substances, and selected the model house and office of Chongqing Xiyue Mansion as a pilot project in 2022. If the effects were good, Landsea would apply this technology more extensively to build healthy houses.



清新健康的居住環境  
Clean and healthy living environment



重慶熙樾府  
Chongqing Xiyue Mansion



### 負離子液技術賦能健康住宅

#### Negative ion liquid technology empowers healthy residence

- 將甲醛降解為二氧化碳和水等無害物質

Degradation of formaldehyde into harmless substances such as carbon dioxide and water

- 提升人體免疫力

Improving body immunity

- 高濃度負離子環境，病毒不容易生存，有效抗菌

High-concentration negative ion environment, the virus is not easy to survive and is effectively antibacterial

- 去除異味

Remove odor

- 降解 PM2.5

Degradation PM2.5

Exhibit  
案例

## 四季如春的理想人居——朗詩·熙華府

The Ideal Residence Makes Home Like Spring All the Year Round – Landsea·Xihua Mansion

武漢的城市是溫暖的，氣候卻是「冷酷無情」的，處於兩季冷熱極端的武漢居民，總要面對「夏季悶熱、冬季濕冷」的困擾，這促使朗詩在融入所在城市生活的層面上做出了更長遠的探索。

朗詩在武漢打造的綠色科技住宅——朗詩·熙華府常年處在 18-26℃ 的溫度，給武漢居民四季如春的溫暖，以均衡的濕度讓武漢居民告別不適，再利用全屋置換新風系統讓屋內充滿新鮮空氣，通過隔音降噪系統提供靜謐生活空間，最後以智慧朗詩屏對住宅進行把控，全面打造舒適宜人的理想人居。

Wuhan is a warm city, but the local weather is cold. The extreme weather condition has been disturbing Wuhan residents all along, which has prompted Landsea to make more long-term exploration in integrating the local life. Landsea·Xihua Mansion, a green technology residence built by Landsea in Wuhan, is always at the temperature of 18-26 °C , which gives Wuhan residents the warmth of spring in four seasons. Wuhan residents can get rid of discomfort with a balanced temporal. The fresh air system is used to replace fresh air in the whole house, and the quiet living space is provided through the sound insulation and noise reduction system. At the end, Landsea's smart screen is used to control the residence, so as to create a comfortable and pleasant ideal living environment in an all-round way.



綠色技術賦能理想人居  
Green technology empowers ideal residence

Exhibit  
案例

## 締造室內花園——花卉綠植空間設計

Creating an Indoor Garden – Design of Flower and Green Planting Space

在恒溫恒濕的朗詩房內，大大小小的花卉與綠植錯落有致，這便是在「花園裡種房子」的巧思。草本花卉不僅創造了優美的室內環境，同時發揮了碳吸收與固碳功能，進一步助力零碳建築。

In the room of Landsea with stable temperature and humidity, there are small flowers and green plants. This is the concept of "planting houses in the garden". The herbal flowers not only create a beautiful indoor environment, but also give play to the functions of carbon absorption and carbon fixation, further contributing to zero-carbon buildings.



室內綠植空間  
Indoor green space

## 構建舒適宜人室外空間

Building Comfortable Outdoor Space

朗詩利用微環境模擬分析方法切實做到「因地制宜、因人制宜」。在規劃室外空間，朗詩通過對社區風速、溫度、日照、太陽輻射、噪聲等物理環境進行分析與測算，並進行針對性的社區設施優化，打造環保、舒適、宜人的社區環境。

Landsea uses micro-environment simulation analysis methods to effectively carry out the concept of "adapting to local conditions and adapting to people". In planning the outdoor space, Landsea analyzes and measures the physical environment of the community such as wind speed, temperature, sunshine, solar radiation and noise, and then optimizes the community facilities to create an environmentally friendly, comfortable and pleasant community environment.





## 朗詩微環境模擬分析

### Landsea Micro-Environment Simulation Analysis

#### 室外風環境分析

##### Outdoor Wind Environment Analysis

根據《建築室外環境舒適度的模擬評價與改善方法》等標準對風速進行把控，確保不同季節的風速處於適合居民活動的水平。再根據分數測算，研究出各個場地適合搭建的設施。如，在夏季風速適宜，冬季風速高的地區可做景觀設計。

The wind speed is controlled according to the standards such as the *Simulation Evaluation and Improvement Methods for External Environmental Comfort of Buildings* to ensure that the wind speed is suitable in all seasons. Come up with adaptable facilities in accordance with each site based on the evaluation. For example, landscape design can be made in areas with suitable wind speed in summer and high wind speed in winter.

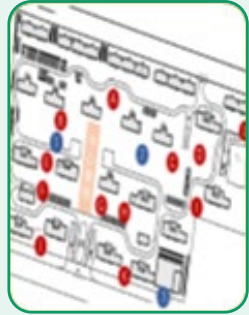


#### 場地綜合分析

##### Site Comprehensive Analysis

綜合考慮日照、太陽輻射和風速對人體感的影響，選取最令人舒適的區域作為人員活動區，其餘地區可作為景觀設計區域。

Taking into account the impact of sunlight, solar radiation and wind speed on the human body, the most comfortable areas are selected as human activity areas, and the rest can be used as landscape design areas.



#### 室外噪聲

##### Outdoor Noise

在項目規劃時，綜合考慮車流量與道路的距離，分析室外聲環境噪聲水平，在噪聲水平高的地方設置綠化喬木作為隔聲屏障，同時為附近住宅樓設施隔音更佳的牆體，有效阻隔噪聲。

When planning the project, taking into account the distance between traffic flow and roads, the noise level of outdoor sound environment is analyzed, and green trees are set in places with high noise level as noise barriers. At the same time, the walls with better noise insulation are installed for nearby residential building facilities to effectively prevent noise.



#### Exhibit 案例

#### 樹林裡的愜意棲居——天津朗詩樂府

##### The Residence in the Woods – Tianjin Landsea Le Mansion

朗詩秉持著健康舒適的原則，對「風、光、熱、濕、聲」環境進行模擬分析，並將結果應用於各個功能活動區的空間形態、植物設計，最大程度地因地制宜，同時提升業主在其中活動的舒適性。

Adhering to the principle of health and comfort, Landsea conducts simulation analysis on the environment of "wind, light, heat, space and sound", and applies the results to the spatial form and plant design of each functional activity area to maximize the local conditions and improve the comfort of owners in their activities.



天津朗詩樂府項目  
Tianjin Landsea Le Mansion

#### Exhibit 案例

#### 構建自然理想生活棲息地——朗詩·熙樾府

##### Building a Natural Ideal Living Habitat – Landsea·Xiyue Mansion

在項目設計過程中，朗詩充分考慮人的需求，構建理想生活的棲息地。朗詩·熙樾府涵蓋了十二個園區，包括宅間花園、長者樂園、成長天地、全民健身區等場所，滿足不同年齡段居民的生活需求，將生活歸還給自然。

In the process of project design, Landsea fully considers the needs of people and builds a habitat for an ideal life. Landsea·Xiyue Mansion covers 12 parks, including home garden, park for the elderly, children's growth zone, people's fitness zone and other places to meet the living needs of residents of different age groups.



朗詩·熙樾府項目  
Landsea·Xiyue Mansion





## 綠色採購 Green Procurement

朗詩堅持「不綠色，不採購」的原則，將可持續發展因素融入對供應商的審查與選擇過程，高度重視供應商的價值觀是否與朗詩相契合，其經營理念是否關注節能環保，產品是否為綠色產品等。通過綠色採購，朗詩希望為用戶打造覆蓋全生命週期的綠色生活體系，構建一個集「健康、綠色、可持續」於一體的生態圈。

Landsea adheres to the principle of “only purchasing green materials”, integrates sustainable development factors into the review and selection process of suppliers, and attaches great importance to whether the values of suppliers are in line with Landsea, whether its business philosophy focuses on energy conservation and environmental protection, and whether the products are green products. Through green procurement, Landsea hopes to create a green life system covering the whole life cycle for users and build an ecosystem integrating “health, green and sustainable”.

## 制度保障與合規管理

### System Guarantee and Compliance Management

為完善供應商管理體系建設，朗詩制定了陽光採購政策、供應商審核制度等規範性文件文件，對供應商進行入庫審核、資質審核、業績審核，並通過天眼查等軟件，審核供應商信用，確保供應商合法、守信、綠色。

In order to improve the construction of the supplier management system, Landsea has formulated normative documents such as transparent procurement policy and supplier examination regulation to conduct supplier warehousing review, qualification review and performance review. Landsea also reviews the credit of suppliers through software such as TIANYANCHANG to ensure that suppliers are legal, trustworthy and green-oriented.

### > 朗詩陽光採購政策

Transparent Procurement Policy



### > 朗詩綠色採購承諾

Landsea Green Procurement Commitment

朗詩已加入世界自然基金會（WWF）「全球森林貿易網絡」，以支援可持續的森林經營和負責任的林產品貿易，並積極發佈木制品採購承諾。

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

### 木制品採購承諾

### Wood Products Procurement Commitment

1. 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 highly-conserved areas, such as the Amazon biodiversity conservation zone, the Xishuangbanna nature reserve, and other ecological reserves, except for those certified by FSC;

2. 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;

3. 不採購來自戰亂或林權有爭議地區木材的應用；

Do not purchase wood from war zones or regions under forest right disputes;

4. 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;

5. 不採購轉基因木材；

Do not purchase genetically modified wood;

6. 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;

7. 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



## 供應環境合規審核

Examining Suppliers' Environmental Compliance

自 2016 年起，朗詩對供應鏈上游企業進行環境合規檢索，將環境合規要求納入「招標文件」。在「招標文件」中，我們明確要求投標企業在獨立的第三方北京公眾環境研究中心（IPE）開發的蔚藍地圖平台上提供企業的環境監管信息依據，以加強監督。對於供應商環境違規情況，朗詩要求供應商提交公開說明至「蔚藍地圖」網站，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 – Institute of Public and Environmental Affairs (IPE). 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.

截至 2021 年底，朗詩持續對 214 家供應鏈上游生產製造企業進行了環境狀況跟蹤，其中存在環境違規情況的 68 家企業中，已有 55 家提交了公開說明或採取措施，完成整改，最終撤銷了環境記錄。對於無任何改進措施的供應商，朗詩將取消其中標資格。

By the end of 2021, Landsea continued to follow up the environmental compliance condition of 214 upstream supply chain enterprises, among which 68 failed to comply with relevant regulations. Fifty-five 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.

## 全供應鏈合規追蹤

Supply Chain Compliance Tracking

朗詩對木材的來源、採購、進出口、製造加工等各環節進行把控，確保每一環節的合法性。

Landsea controls the source, procurement, import and export, manufacturing and processing of wood to ensure the legality of each process.



## 打造低碳供應鏈

Build a Low-carbon Supply Chain

朗詩通過從源頭開採、生產過程到終端消費各個環節的嚴格管理，打造出對環境負責的供應鏈，攜手供應鏈上的夥伴，共同低碳轉型。

Through strict management of all aspects from source mining, production process to end-user consumption, Landsea has built an environmentally responsible supply chain and collaborated with partners in the supply chain to achieve low-carbon transformation.

Exhibit  
案例

### 時隔十年，朗詩再度接棒中城聯采

Over One Decade, Landsea Takes over CURA Once Again

中城聯采成立於 2010 年，是由踐行綠色可持續的企業組成的、旨在為成員企業搭建公益性的聯合採購共贏平台。2021 年，朗詩成為中城聯采第六屆輪值主任單位，並明確了未來中城聯采要在「3060 雙碳目標」下，將綠色採購做的更扎實、更出色、更具有影響力，是供需雙方都能夠受益。

Established in 2010, CURA is a joint procurement win-win platform formed by green and sustainable enterprises, aiming to build public welfare for member companies. In 2021, Landsea became the sixth rotating director unit of CURA, and clarified that CURA will make green procurement more solid, outstanding and influential under the 3060 dual-carbon goal in the future, which is beneficial to both supply and demand sides.



朗詩接棒中城聯采  
Landsea takes over CURA



## 朗詩連續三年獲得年度精瑞人居獎認可

Landsea Won the Elite Habitat Award for Three Consecutive Years

在由全聯房地產商會舉辦的「2021 年度精瑞人居獎」評選中，朗詩連續三年榮膺「年度綠鏈企業獎」，表彰朗詩在持續推動綠色採購方面所做出的貢獻。未來，朗詩會更加關注城市人居建設，發展城市更新項目，聚焦綠色產品差異化，為健康產業結構升級助力，為行業綠色可持續發展賦能。

In the 18<sup>th</sup> Elite Habitat Award organized by China Real Estate Chamber of Commerce, Landsea won the "Green Supply Chain Enterprise of the Year" for three consecutive years, in recognition of Landsea's contribution to green procurement. In the future, Landsea will pay more attention to urban living construction, develop urban renewal projects, focus on green product differentiation, help the upgrade of healthy industrial structure, and empower the green and sustainable development of the industry.



連續三年獲得「年度綠鏈企業獎」

Landsea won the "Green Supply Chain Enterprise of the Year" for three consecutive years

綠色施工  
Green Construction

在施工過程中，朗詩始終堅守低碳應對模式，推進資源節約與排放物管理，在節約施工用地、保護施工土壤、控制噪聲、揚塵、水污染、施工垃圾等方面嚴格落實相關管理措施，實現了環保和建材節約的同時保障了施工人員的安全與健康。

During the construction process, Landsea has always adhered to a low-carbon response model, promoted resource conservation and emission management, strictly implemented relevant management measures in terms of saving construction land, protecting construction soil, and controlling noise, dust, water pollution, construction wastes, etc., achieving environmental protection and building material conservation while ensuring the safety and health of construction personnel.



## 資源節約與排放物管理

### Resource Conservation and Emission Management

#### 節約施工用地 Optimal Land Utilization

- 對需要設置臨時施工用地的項目，遵循用地面積最小化的原則，緊湊、合理地規劃平面佈局，提高用地的利用效率。

For projects requiring temporary construction land, minimizing the area used and planning the layout compactly and reasonably, so as to improve land use efficiency.

- 在鋪設施工現場道路時，臨時道路與永久道路相結合，或採取環形通路的鋪設方案，減少道路的佔地面積。

When building roads on the construction site, integrating temporary roads with permanent ones, or designing ring-shaped passages to reduce the area occupancy.

#### 保護施工土壤 Soil protection

- 對於施工造成的裸土現象，及時在此區域種植速生草種，保護生態環境。

Planting fast-growing grass seeds in the areas of bare soil caused by construction to protect the ecological environment.

- 因施工造成容易發生地表徑流土壤流失的情況採取設置地表排水系統、穩定斜坡、植被覆蓋等措施，減少土壤流失。

Taking measures such as setting surface drainage system, stabilizing slopes, and vegetation coverage to reduce soil erosion due to construction-caused surface runoff.

- 對於有毒有害廢棄物回收後交由有資質的單位處理，不能作為建築垃圾外運，避免污染土壤和地下水。

Toxic and hazardous wastes should be handed over to qualified units for treatment after recycling, and shall not be transported inappropriately as construction waste, so as to avoid polluting soil and groundwater.

#### 控制噪聲與振動 Noise and vibration control

- 採取低振動、低噪音的施工機具，設置臨時隔音和隔振動的屏障措施。

Using low-vibration and low-noise construction equipment, and setting up temporary soundproofing and vibration isolation barriers.

- 實時監測施工噪音，控制其不超過《建築施工場界噪音限值》的相關規定。

Monitoring construction noise and keeping it within the limits specified in the *Noise Limits on Construction Sites*.

#### 控制揚塵 Dust control

- 在土方作業、結構施工、安裝裝修、拆除臨時建築物階段，採取清理積塵、灑水、高壓噴霧、圍擋的防揚塵措施。

Taking dust control measures such as cleaning, watering, high-pressure spraying and setting barriers during earthworks, structural construction, decoration and installation, and temporary buildings removal.

- 在建工地對車輛採取嚴密的封閉措施。

Implementing strict closure measures on vehicles entering the construction site.

- 在施工現場的合理區域設置沖洗設施。

Setting up washing facilities properly on the construction site.

#### 控制水污染 Water pollution control

- 實施施工現場污水的防控措施，設置化糞池、隔油池、沉澱池等。

Implementing prevention and control measures for sewage on the construction site, setting up septic tanks, grease traps, sedimentation tanks, etc.

- 對涉及有毒性的油和材料的存儲地，設計密封嚴密的隔水層，認真做好防滲、防漏處理。

For places where toxic oil and materials are stored, designing tightly sealed water resisting layers, preventing seepage and leakage.

#### 控制施工垃圾 Construction waste management

- 施工人員的生活區域設置封閉式垃圾容器，同時對建築垃圾進行分類，集中送到施工現場垃圾站，統一運出，避免囤積過久。

Setting up closed waste containers in the living area of the construction personnel, classifying the construction waste, and transporting it to the waste station in the construction site together for unified treatment.

- 遵循減量化原則，減少垃圾的產生量。

Following the waste minimization principle to reduce wastes.

- 做好施工垃圾回收再利用，對垃圾進行分門別類處置，力求回收率和再利用率達到 30% 以上。

Managing the recycling and reuse of construction waste, sorting it into different categories for treatment, aiming to achieve a recovery rate and reuse rate of more than 30%.

## 西安朗詩樂府演繹綠色施工

Green Construction by Xi'an Landsea Le Mansion

朗詩相信再完美的設計方案也需要高品質、精益求精的工程落地才能實現。西安朗詩樂府項目在策劃階段，就對施工安排、場地佈置，以及交通方面進行了縝密的規劃。

Landsea believes that the perfect design plan also requires high-quality and excellent project implementation. During the planning stage, Xi'an Landsea Le Mansion has made detailed planning regarding the construction arrangement, site layout and transportation.



西安朗詩樂府  
Xi'an Landsea Le Mansion

## 施工期間，項目做到

During the construction period, the project

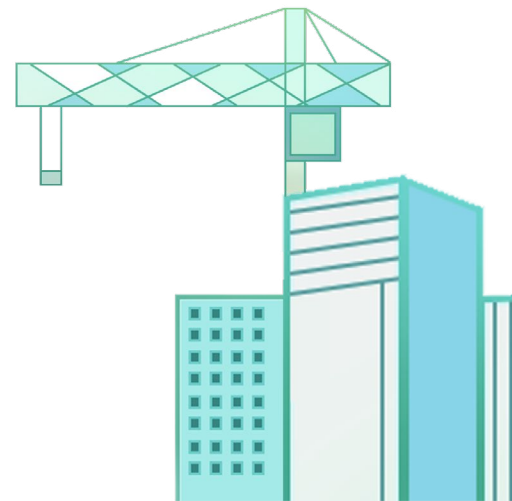
- 施工層全面封閉  
Fully sealed in construction layer
- 在爬架的下方進行二次防護  
Secondary protection at the bottom of the climbing frame
- 在電梯口和樓梯邊採用專用的防護裝置進行保護  
Adopt special protective equipment at the entrance and staircase for protection
- 全硬化處理，沒有露土，減少揚塵  
Fully hardened, no visible soil, and reduce dust
- 所有進出車輛採用封閉式清洗  
All incoming and outgoing vehicles are cleaned in a closed system
- 做好施工場地綠化  
Greening the construction site

## 安全生產管理體系

Safe Production Management System

為貫徹落實「生命至上、安全發展」的戰略思想，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》《職業健康安全管理體系規範》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》等內部制度文件，覆蓋制度建設、管理指引、標準化及視覺化手冊等 30 餘項安全生產管理工作，切實提升朗詩健康、安全與環境管理水平。同時，朗詩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，訂立明確的安全管理目標，以制度保障管理，以管理實現目標。

Practicing "safe development with life first and foremost," Landsea strictly complies 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)*, and 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. Meanwhile, Landsea formed a top-down safety management system based on the principle of managing construction safety by system control and set a clear safety goal to ensure systemic management and achieve the goal of management.



安全生產管理架構

Structure of Safe Production Management



## 安全生產管理目標

### Goals of Safe Production Management

項目全施工流程安全管控，死亡事故為 **0**

Safety control of the whole construction process of the project, **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 ceases the project.

## 安全生產全流程控制

### Safe Production Control throughout the Whole Process

朗詩的安全管理控制覆蓋了事前、事中、事後的全部施工流程，在每個環節都嚴守安全生產標準，落實安全保障措施，最大限度減少安全事故帶來的風險。

Landsea implements feedforward, concurrent, and feedback control in management to comply with safety standards in each production procedure, strictly abide by the safe production standards in each segment, implement safety guarantee measures, and minimize the risks caused by safety accidents.

#### 事前控制：項目開工前

Feedforward control: before construction

##### ● 進行安全管控

Conduct safety control

##### ● 開展安全檢查交底工作

Conduct safety check and explanation

#### 事中控制：項目施工中

Concurrent control: during construction

##### ● 開展監督檢查工作

Carry out supervision and inspection

##### ● 召開安全月度專題會議

Hold monthly meeting on safety issues

##### ● 進行安全專項方案報審

Submit safety proposals for examination

#### 事後控制：項目完工後

Feedback control: after construction

##### ● 嚴格地處理、追責、整改，引導未來工作安全方向

Strictly manage the corrective actions, guiding the future work to a safety direction

##### ● 安全事故分級應急處理，強化安全領導職責

Respond to emergent safety accidents of different levels and strengthening the responsibilities of safety leaders



## 綠色裝飾 Green Decoration

為實現「為人造房」的使命，朗詩在裝飾環節也選用綠色、健康的標準。朗詩在裝修過程中開展，從源頭抑制裝修帶來的潛在污染，並最終以空氣標準進行成果驗收。

In order to realize the mission of "Building Home for People", Landsea also adopts green and healthy standards in the decoration process. During the decoration process, Landsea suppresses the potential pollution caused by decoration from our source, and conducts acceptance inspection with air standards at the end.

## 全流程綠色裝修管控

### Green Control throughout the Decoration Process

朗詩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，減少過程中的污染物產生與排放，確保裝修全流程綠色環保。

Landsea has formulated a waste control system throughout the whole process of design, material selection, construction, and acceptance based on its professional green technology, reducing the generation and discharge of pollutants in the process and ensuring that the whole decoration process is environmentally friendly.

#### 設計階段 Design

- 根據空氣質量目標、材料用量、建築物理條件等測算材料的環保標準，選擇合適材料。  
Measure and calculate if the materials meet relevant environmental protection standards based on the air quality goal, usage volume, and physical conditions of buildings to select suitable materials.

#### 選材採購 Material selection & procurement

- 在招標過程中融入環保設計要求，並嚴格遵守。  
Integrate environment protection design requirements into the bidding process and strictly follow the requirements.
- 要求工廠按照生產標準，開闢獨立生產線，避免交叉污染。  
Request factories to develop independent pipelines in accordance with production standards, avoiding cross contamination.
- 根據必要的證明文件，評審材料是否達到該環保要求。  
Examine if the materials meet environmental protection requirements by checking relevant certificates.

#### 施工管控 Construction control

- 要求施工單位必須使用朗詩指定的裝修材料，並加以嚴格監管，嚴厲杜絕以次充好等問題。  
Strictly request the construction unit to mandatorily use the decoration materials that are Landsea permitted only, to ensure the quality of the construction.
- 對關鍵節點實施管控，每道工序完成後進行檢測，形成及時發現問題，溯源排查，解決問題的閉環管控。  
Monitor and control key segments, inspect each processing step after it is completed, identify and resolve problems in a timely manner.

#### 完工驗收 Completion & acceptance

- 按照空氣標準要求，聘請有資質的檢測機構，對項目進行空氣驗收檢測，並發佈數據。  
Hire qualified testing institutions to test air quality of the projects in accordance with air standards and disclose testing data.

# 綠色裝修鑄造健康環境

## Green Decoration for a Healthy Environment



### Exhibit 案例

## 芬蘭 S1 空氣標準帶來自然清新空氣

### Finnish S1 Air Standard Brings Natural Fresh Air

健康的居所離不開清新的空氣。朗詩裝修全程甲醛含量能夠滿足全球最嚴苛的芬蘭 S1 標準（相較於中國與美國室內空氣質量標準，芬蘭執行更為嚴格、甲醛與 TVOC 排放更低的標準推薦值），與正常大氣中甲醛含量相同，幾乎沒有甲醛增量，讓客戶呼吸到「大自然」的空氣。

A healthy residence is inseparable from fresh air. Throughout the decoration of Landsea's projects, the formaldehyde content meets the world's most stringent global Finnish S1 standards (compared to the indoor air quality standards of China and the United States, the Finnish standard is stricter, requiring lower level of formaldehyde and TVOC emissions) equates to the content in the normal atmosphere. There is little incremental formaldehyde in decoration, so that customers can breathe natural air.

我國室內空氣質量標準與國外的對比值	
China's Indoor Air Quality Standards vs. International Standards	
中國標準 Chinese standards 甲醛：0.07mg/m <sup>3</sup> Formaldehyde: 0.07mg/m <sup>3</sup> TVOC：0.45mg/m <sup>3</sup>	朗詩執行最嚴苛的芬蘭標準為呼吸的暢快 Landsea carries out decoration work in line with the strictest Finnish S1 standards to improve air quality.
美國標準 American standards 甲醛：0.062mg/m <sup>3</sup> Formaldehyde: 0.062mg/m <sup>3</sup> TVOC：0.3mg/m <sup>3</sup>	
芬蘭 S1 標準 Finnish S1 standards 甲醛：0.03 mg/m <sup>3</sup> Formaldehyde: 0.03 mg/m <sup>3</sup> TVOC：0.2 mg/m <sup>3</sup>	





## 綠色營銷 Green Marketing

綠色營銷是朗詩與客戶建立聯繫的紐帶。朗詩堅持負責任和透明營銷的原則，以數字化營銷為切入點，將傳統的線下營銷轉為線上，實現為客戶創造價值的同時，降低了營銷活動的環境影響，形成更加環境友好的營銷模式。

Green marketing is the bridge between Landsea and its customers. Landsea adheres to the principles of responsible and transparent marketing, and takes digital marketing as the entry point to transform traditional offline marketing into online marketing, so as to create value for customers, reduce the environmental impact of marketing activities, and form a more environmentally friendly marketing model.

### 負責任和透明的營銷

#### Responsible and Transparent Marketing

負責任和透明的營銷模式貫穿了朗詩綠色項目的發展過程。從第一個綠色項目開始，朗詩就開啟了先住後買試住體驗活動，幫助客戶提前了解朗詩產品，該活動已然形成傳統，並延續至今。2021 年，朗詩在成都、南京、常熟、張家港、中山等多地，開展 72 個相關活動。

The responsible and transparent marketing model runs through the development process of Landsea's green projects. Landsea has initiated the living experience activity to help customers to familiarize the Landsea's products in advance since the first green project was launched. In 2021, Landsea carried out 72 related activities in Chengdu, Nanjing, Changshu, Zhangjiagang, Zhongshan and other places.

### 綠色線上營銷

#### Green Online Marketing

朗詩使用由線上營銷平台、渠道分銷、智慧營銷板塊於一體的地產營銷數字化平台，不僅減少了各類印刷品的使用，還減少了員工的外出和差旅頻率，為朗詩有效降低自身運營環節碳排放作出貢獻，助力朗詩碳中和目標的實現。同時，Landsea Homes 也已同步實現所有項目營銷環節數字化，如線上宣傳、網上登記、社交媒體宣傳與互動、郵件溝通等，在保證客戶體驗的前提下，最大程度減少線下運營活動相關碳排放。

Landsea established a digital property marketing platform that integrates online marketing, channel distribution, and intelligent marketing to replace the traditional offline marketing, which not only reduces the use of various printed materials, but also reduces the frequency of travel by employees, contributing to Landsea's effective reduction of carbon emissions in its own operations and helping Landsea achieve its carbon neutrality goal. At the same time, Landsea Homes has also realized the digitization of all project marketing links, such as online publicity, online registration, social media publicity and interaction, and email communication, to minimize carbon emissions related to offline operation activities while ensuring customer experience.

Exhibit  
案例

#### 線上售樓端口「朗詩健康家小程序」

“Landsea Health Home Mini App”, an Online Sales Portal for Landsea's Properties

朗詩中國項目打造了線上售樓端口「朗詩健康家小程序」，包含項目線上展示、電子名片、活動報名、數據分析等。其智控屏操作便捷，通過 AR+ 直播的先線上看房模式，讓消費者足不出戶就能擁有良好的看房體驗，看房計劃不會再被突發事件打擾。2021 年，朗詩上海區域還開展了「試一夏」活動，帶給消費者 VR 沉浸式空間體驗，線上進行「雲」看房。

Landsea invented 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. Its smart control screen is easy to operate. Through the first online house viewing mode of AR + live broadcast, consumers can enjoy a good house browsing experience any place at anytime, and the visiting plan will not be interrupted by emergencies. In 2021, Landsea's Shanghai region also carried out the “Try in Summer” activity to bring consumers VR immersive space experience and online “Cloud” house visiting.



朗詩上海區域「試一夏」活動  
Landsea's "Try in Summer" in Shanghai

## 綠色運營 Green Operation

### 綠色辦公

#### Green Office

朗詩相信實現企業碳中和目標離不開運營環節中的點滴舉措，再小的力量積累起來也能帶來改變。朗詩積極制定《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、鼓勵綠色出行等宣導工作倡導全員綠色辦公，直接減少運營過程中的能源和水資源消耗，助力朗詩碳中和目標的實現。

Landsea believes that achieving the goal of carbon neutrality is inseparable from the detailed measures in the operation process, many a little make a mickle. Landsea actively formulate the *Guidance on Environment Management of Office Building* to raise employee awareness about the paper-free office, online meetings, saving electricity, water and green travel, directly reducing energy and water consumption in the operation process, helping Landsea to achieve the goal of carbon neutrality.



綠色現代化的辦公環境  
Green and modern office environment

#### Exhibit 案例

#### 地球一小時，朗詩在行動 “Earth Hour”, Landsea Takes Action

朗詩認為再小的環保舉動也能帶來正向的蝴蝶效應，為環境帶來深刻的影響。朗詩持續多年攜手員工參與「地球一小時」活動。在這一小時內，大家紛紛採取行動，一起告別不必要的能源消耗，為地球的可持續發展貢獻一份小小的力量。

Landsea believes that small environmental practices can also bring positive butterfly effects to the environment. Landsea has been working with employees to participate in the “Earth Hour” event for many years. During this hour, everyone took action to eliminate unnecessary energy consumption and contribute to the sustainable development of the planet.



地球一小時活動  
“Earth Hour” activity



#### 電子化、無紙化辦公 Electronic and Paper-free Office

線上審批，節約紙張；  
Online approval to save paper;  
線上會議，減少線下辦公帶來的碳排放。  
Online meetings to reduce carbon emissions from offices.



#### 節約用電 Energy Efficient

空調冬季不高於 20 度，夏季不低於 26 度，節約電力消耗  
Office air conditioning: no higher than 20 °C in winter, while no lower than 26 °C in summer to save electricity consumption;  
長時間離開辦公區域需要關閉照明設備。  
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

對用水設備開展日常維護和管理工作，珍惜每一滴水；  
Closely check and maintain water devices to save every drop of water;  
2021 年，未在獲取水資源方面遇到困難。  
In 2021, there was no difficulty in sourcing water.



#### 綠色出行 Green Travel

鼓勵步行、公共交通代替開私家車、新能源車代替燃油車；  
Encourage walking, public transport instead of private cars, new energy vehicles instead of fuel vehicles;  
鼓勵員工爬樓梯代替坐電梯，採取電梯停靠雙數樓層、單數樓層建議步行、在樓梯間張貼標語等舉措  
Encourage employees to use the stairs instead of taking the elevator, take the elevator to stop on even-numbered floors while walking on odd-numbered floors, and post signs in stairwells.



# 綠色社區

## Green Community

朗詩將綠色運營的理念延伸至綠色社區的建設。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構建了可持續社區綠色管理服務體系，成功打造環保、健康的社區環境，將「為人造房」的使命融入運營的各個環節。

Landsea extends the concept of green operation to the construction of green communities. Green living has built a sustainable community green management service system from eight aspects, include green management, disaster prevention and resilience, health and welfare, energy consumption management, resource recycling, ecological environment, pollution control and water resource management. It has successfully created an environmental-friendly and healthy community environment and integrated the mission of “Building Home for People” into all aspects of operation.

可持續社區綠色管理服務體系  
Sustainable Green Management and Service System in Communities

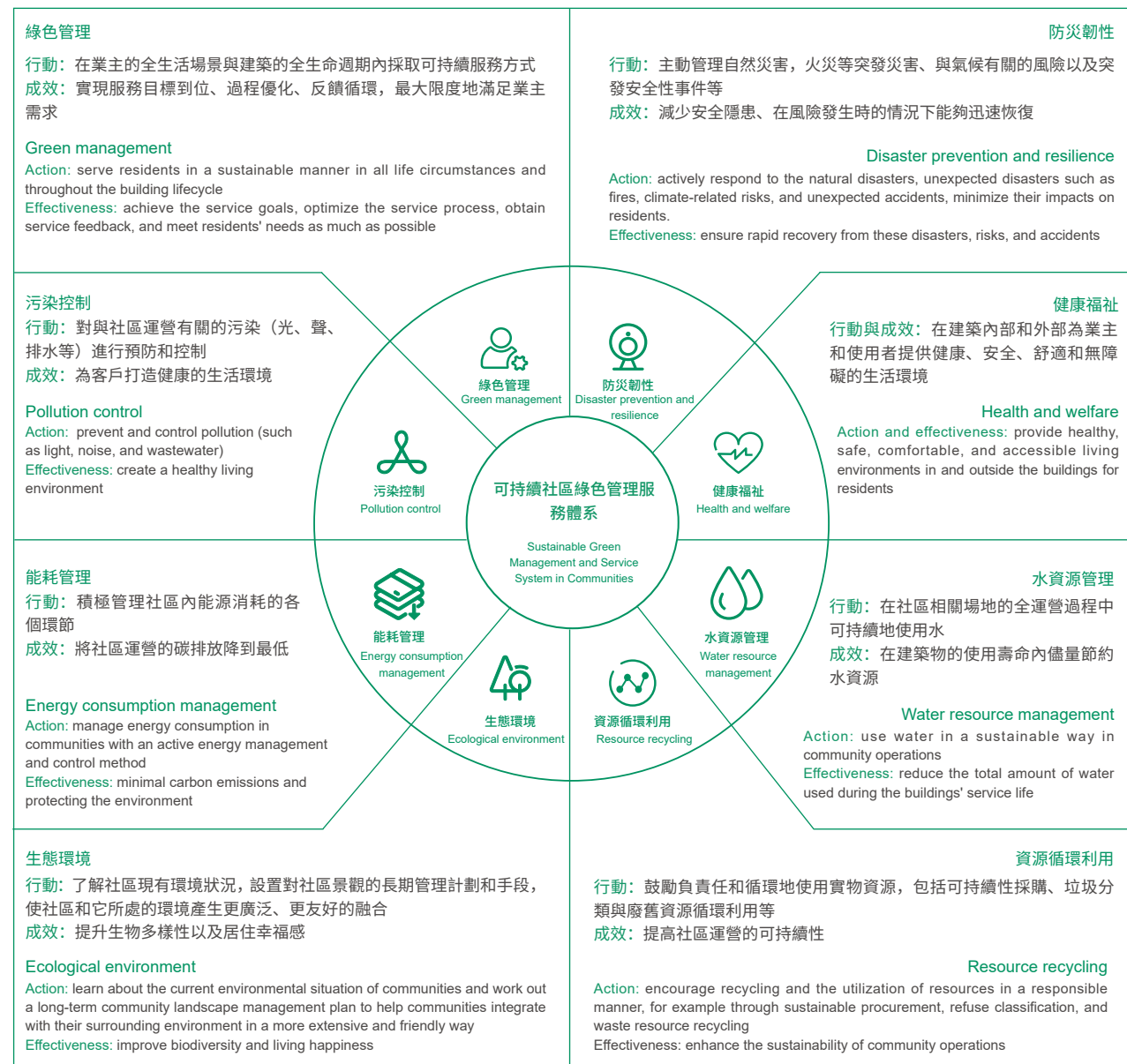


Exhibit  
案例

### 冬日暖陽行動 Sunshine in Winter Activity

朗詩在全國範圍內開展「冬日暖陽行動」的社區煥新計劃，致力於為業主打造舒適健康的居住環境。活動先後在南京、無錫、常州、蘇州、上海、杭州、武漢、成都 8 大城市開展，覆蓋 45 個社區，對已交付數年以上甚至十餘年的社區進行升級改造。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。目前，第二批、第三批也已完成。

Landsea launched Sunshine in Winter activity community renewal program across the country to create a comfortable and healthy living environment for property owners. The activities were carried out in eight major cities, such as Nanjing, Wuxi, Changzhou, Suzhou, Shanghai, Hangzhou, Wuhan and Chengdu, covering 45 communities, and upgrading communities that have been delivered for more than a few years or even more. Sunshine in Winter activity improved and upgraded the community with 11 plans, 33 actions and 85 details, and brought a new life experience for owners. At present, the second and third batches have also been completed.



社區升級改造  
Community upgrading



Exhibit  
案例

## 建設多個花園社區

## Building A Number of Garden Communities

朗詩喧囂的在城市中造「花園」，讓城市設施與自然景觀相融合，讓城市居民享受靜謐綠色空間。

Landsea creates a "garden" in the city, integrating urban facilities with natural landscape, allowing urban residents to enjoy a quiet green space.

## /// 昆山·朗悅花園

## Kunshan·Langyue Garden

朗詩打造的昆山·朗悅花園園區公共道路乾淨整潔，花園植被蔥郁，周邊生活氛圍濃厚，為社區居民打造溫馨景觀園區。

The public roads in the Kunshan·Langyue Garden created by Landsea are clean and tidy. The living atmosphere of community surrounding is pleasant with the enrichment of the planting in the garden, creating a warm scenery park for residents in the community.



昆山·朗悅花園  
Kunshan·Langyue Garden

## /// 蘇州·亨通朗詩熙華雅苑

## Suzhou·Hengtong Landsea Xihua Mansion

蘇州·亨通朗詩熙華雅苑的宅間巷道兩旁融合多重植被、休息區較多，將現代簡約風格糅合進生態人居。

The residential roadways of Suzhou·Hengtong Landsea Xihua Mansion integrate multiple vegetation on both sides and equipped with numerous rest areas, which is a representation of ecological habitat in a modern and concise style.



蘇州·亨通朗詩熙華雅苑  
Suzhou·Hengtong Landsea Xihua Mansion

## /// 宿遷·朗詩蔚藍溪苑

## Suqian·Landsea Weilan Court

宿遷·朗詩蔚藍溪苑園區內的綠化錯落有致，讓回家的路變成一場旅行。園區內建有中央水景公園，是全園景觀的焦點，讓住戶感受到生活的詩意。

The greening of Suqian·Landsea Weilan Court was well-organized, turning the way home into a trip. The park is equipped with a central waterscape park, which is the focus of the park's landscape and provides residents with superior living experiences.



宿遷·朗詩蔚藍溪苑  
Suqian·Landsea Weilan Court



中央水景公園  
Central waterscape park



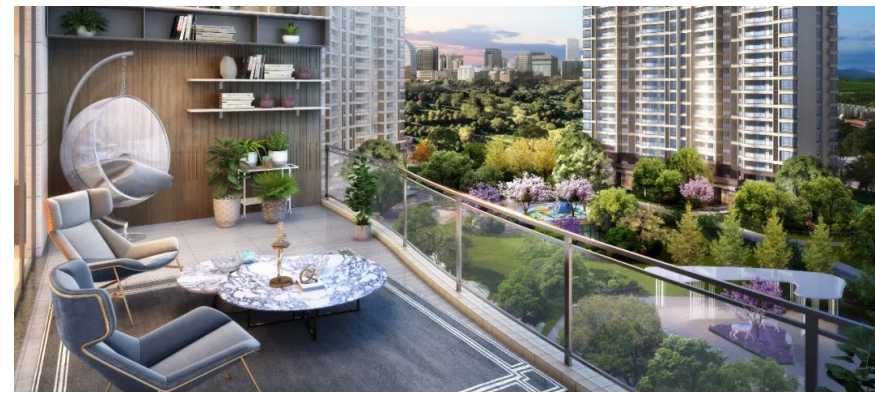
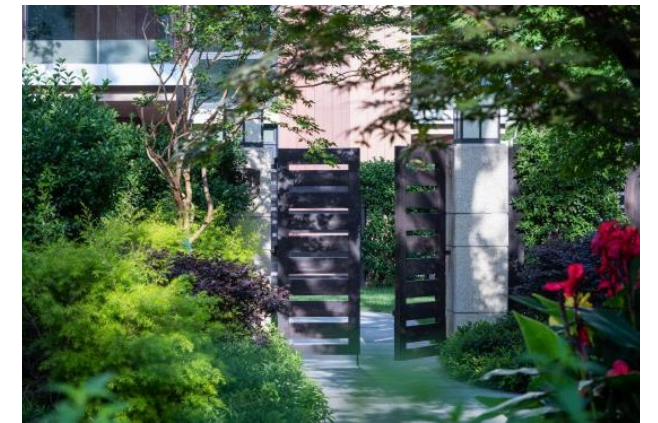
Exhibit  
案例

## 綠化景觀改造

## Green Landscape Renovation

朗詩在完善綠化景觀方面也保持著一絲不苟的態度。為了完善綠色社區建設，朗詩根據業主需求，對樹型配比進行了較大調整，為部分社區增設了便道，對中心園林和牆景進行了調整，使園區整體景觀得到較大提升。

Landsea also maintains a meticulous attitude in improving the landscape greening. In order to improve the construction of green communities, Landsea made major adjustments to the tree-type matching ratio according to the needs of property owners, added convenience for some communities, adjusted the central garden and wall landscape, and greatly improved the overall landscape of the park.



社區改造前後對比圖

Comparison before and after community transformation

綠色植物美化社區

Green plants beautifying the community



## 創新手段賦能城市低碳新生

### Innovative Means to Empower Cities with Low-carbon Regeneration



#### 綠色金融助力城市更新

Green Finance Supporting Urban Renewal

中國房地產行業正在從土地開發的增量模式，逐漸轉向城市更新的存量模式。在城市建設飛速發展的時代背景下，越來越使用效率低下的老舊建築在結構和功能方面已經無法滿足當下市場的最新需求。朗詩心系城市綠色發展，依託自身綠色建築技術優勢，借助綠色金融手段賦能急需改造的老舊建築，實現綠色金融與綠色技術協同作用於城市更新項目，讓老舊建築重煥綠色新生。

The real estate industry in China is gradually shifting from the incremental model of land development to the stock model of urban renewal. Under the background of rapid development of urban construction, more and more old buildings with low efficiency have been unable to meet the ongoing demands of the current market in terms of structure and functions. Landsea is concerned about the green development of cities. Leveraging on its own green building technology advantages, Landsea empowers old buildings urgently needed to be reconstructed with green financial means, and realizes the synergy between green finance and green technology for urban renewal projects, so that old buildings can be restored to green life.



朗詩青杉資本是朗詩旗下聚焦核心城市存量資產的地產基金平台，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被低估、建築老舊、運營水平差的存量資產，通過朗詩優勢綠色建築技術對老舊建築進行高品質的更新改造，提高建築使用效率、挖掘存量建築節能減排改造潛力，實現資產升值，為城市更新作出積極貢獻。

Landsea Green Fir Capital is Landsea's real estate fund platform focusing on the stock assets in core cities. Through the whole-process management of fundraising, investment, positioning, transformation and operation, Landsea Green Fir Capital explores the undervalued, old buildings and inadequately operated stock assets in the core areas of first-tier/strong second-tier cities. Through Landsea's advantageous green building technology, Landsea carries out high-quality renovation of old buildings, improves construction efficiency, explores the potential of energy-saving and emission-reduction transformation of existing buildings, achieves asset appreciation, and makes positive contributions to urban renewal.

朗詩青杉資本已具備成熟的「募投管退」業務邏輯下的一體化基金及資產管理能力，通過多元化的募資渠道，採用資產股權並購、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。

Landsea Green Fir Capital possesses mature integrated fund and asset management capabilities under the business logic of "fund raising, investment, management, and withdrawal". Through diversified fund-raising channels, Landsea Green Fir Capital acquires multiple types of projects through asset equity mergers and acquisitions, distressed asset packages, etc., and repositions the projects, carries out green transformation and asset management, and finally exits in diversified ways.

目前朗詩青杉資本已形成四條產品線，包括持有辦公類、持有公寓類、存量公寓 / 住宅更新類、困境資產收並購及重組類，先後投資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，覆蓋地產、長租公寓、辦公等多種類型的 20 多個城市更新項目，不僅豐富了朗詩的業務模式，更為多個城市煥發新生提供了專業、綠色、可持續的解決方案。

At present, Landsea Green Fir Capital has formed four product lines, including office holding, apartment holding, residence/generic renovation, merger, acquisition and reorganization of troubled assets. Landsea Green Fir Capital has successively invested in the creation of classic cases such as Shanghai Zhangjiang Landsea Center, Beijing Landsea Tower and Beijing Chaowai-Landsea Apartment, covering more than 20 urban renewal projects of various types such as real estate, long-term rental apartments and offices, which not only enriches the business model of Landsea, but also provides professional, green and sustainable solutions for the revitalization of multiple cities.

#### 2021 年關鍵績效 2021 Key Performance

# 12

支

擁有 12 支股權基金  
With 12 equity funds

# 6

個

6 個聯合投資平台  
6 joint investment platforms

# 120

億元

目前管理的股權基金資產規模已超過

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

# 20

餘個

共投資於國內一線和部分強二線城市的 20 餘個存量項目

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





## 老舊辦公樓迎來綠色更新 Old Office Building Meets Green Renewal

Exhibit  
案例

### 演繹綠色健康——北京朗詩大廈

Demonstrating Green Health – Beijing Landsea Tower

北京朗詩大廈的前身為北京船舶重工酒店，建築面積約 2.2 萬平方米，位於北京市東三環南路環線，距離國貿 4.8 公里，緊鄰十裡河地鐵站，三軌交匯。

Beijing Landsea Tower, formerly known as Beijing Shipbuilding & Heavy Industry Hotel, has a gross floor area (GFA) of approximately 22,000 sq.m. and is located on the Ring Road of East Third Ring Road in Beijing. It is 4.8 km away from Guomao. It is in close proximity to the Shilihe Metro Station with three tracks interchange.

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，堅持綠色差異化戰略，將昔日陳舊酒店重新定位為現代高質量綠色辦公樓，依託自身綠色建築經驗與資產管理優勢，克服建築形態差異、疫情反復等重重困難，為北京朗詩大廈融入「綠色健康」屬性。

Landsea Green Fir Capital, together with its partner Riverhead Capital, jointly acquired Beijing Landsea Tower, adhering to the green differentiation strategy, and repositioned the old hotel as a modern high-quality green office building. Relying on its own green building experience and asset management advantages, it overcame various difficulties such as differences in architectural forms and repeated outbreaks of the pandemic, and integrated the “green and healthy” feature into Beijing Landsea Tower.



大廈內部設有空氣質量監測系統對空氣進行實時監測，並在朗詩螢幕上進行直觀反饋；

The building is equipped with an air quality monitoring system to conduct real-time air monitoring and provide intuitive feedback on the Landsea Screen;



大廈設計充分利用自然光使空間更明亮舒適；

The building design makes full use of natural light to make the space brighter and comfortable;



整個大廈的裝修採用了嚴格的污染物管理措施，使用芬蘭 S1 級的甲醛污染物管控體系、高效的除霾新風系統使呼吸更加自由；

Strict pollutant management measures have been adopted for the decoration of the entire building, using a Finnish S1 level formaldehyde pollutant control system and an efficient smog removal fresh air system to make breathing more freely;



大廈的曲線設計與同樣充滿流動感的花壇路牌等設計交相呼應，使建築與戶外環境進行了良好的銜接，實現了樓宇與自然的融合；

The design of the curve of the building is in line with the design of flower boards with the same sense of mobility, which enables a good connection between the building and the outdoor environment and achieves the integration of the building and nature.



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，人本為先，優先考慮人在空間內的健康與舒適感，成功獲得 WELL 預認證。

The project is built in accordance with the WELL healthy building standards, making full use of green and environmentally friendly materials, putting people first, giving priority to the health and comfort of people in the space, and successfully obtained the WELL pre-certification.



北京朗詩大廈  
Beijing Landsea Tower



北京朗詩大廈  
Beijing Landsea Tower



## 老舊資產煥發活力——上海張江朗詩中心

Revitalizing Old Assets –Shanghai Zhangjiang Landsea Center

上海張江朗詩中心是朗詩青杉資本聯合平安不動產收購的位於上海張江高科技園區的辦公樓，其前身為落成於上世紀 90 年代的嘉利大廈，總建築面積約 1.1 萬平方米。與張江居民相伴二十幾年，樓宇已變得蒼老，其空間佈局與設備設施均已無法滿足現代辦公需求。

Shanghai Zhangjiang Landsea Center is an office building located in Zhangjiang Hi-Tech Park, Shanghai acquired by Landsea Green Fir Capital and Ping An Real Estate, formerly known as Jiali Building, which was completed in the 1990s with a total GFA of approximately 11,000 sq.m. For more than 20 years of accompany with Zhangjiang residents, its space layout and facilities cannot meet the needs of modern office.

朗詩青杉資本對項目進行了重新定位以及綠色改造，將健康、舒適、節能、環保、智慧、人文的產品理念深入到張江朗詩中心的建設中，打造出一座適用於現代辦公需求的花園式辦公樓。

Landsea Green Fir Capital has repositioned and carried out green transformation. The concept of healthy, comfortable, energy-saving, environmentally friendly, intelligent and humanistic products has been deeply rooted in the construction of Shanghai Zhangjiang Landsea Center, creating a garden-style office building suitable for modern office needs.

2020 年，張江朗詩中心以綠色辦公助力張江園區產業招商，真正賦能產業園區的升級與城市的迭代更新。此外，朗詩在城市更新方面的貢獻廣泛的受到權威認可，2021 年，上海張江朗詩中心獲英國皇家特許測量師學會（RICS）「年度城市更新項目優秀獎」，並於「亞太不動產 C2 峰會」獲得由 IREM China 頒發的「2021 潛力資產管理項目獎」，同時亦榮獲 WELL 認證、「2020 中國不動產資管新勢力·辦工資管典範獎」、「2020 城市更新十大創新突破獎」等多項榮譽。

In 2020, Shanghai Zhangjiang Landsea Center supported the industrial investment promotion of Zhangjiang Park with green office, truly empowering the upgrading of industrial parks and the iterative update of cities. In addition, Landsea's contributions to urban renewal have been widely recognized. The Shanghai Zhangjiang Landsea Center project has won a variety of prizes, such as the "Annual Urban Renewal Project Excellence Award" issued by the Royal Institution of Chartered Surveyors (RICS), the "2021 Potential Asset Management Project Award" issued by IREM China at the Asia-Pacific Real Estate C2 Summit, as well as the WELL certification, the "2020 China's New Force of Real Estate Asset Management •Model Award of the Office Asset Management" and the "2020 Top 10 Innovation & Breakthrough Award for Urban Renewal".



上海張江朗詩中心改造前後對比  
Shanghai Zhangjiang Landsea Center before and after renewal

### 綠色智能建築： Green Intelligent Building:



#### 外圍護性能改造降低運行能耗

The adoption of the building envelope helps reduce the consumed energy for keeping the system running



相較於改造前，制冷能耗降低約 20%，供熱能耗降低約 60%

Compared with the condition before the transformation, the cooling energy consumption was reduced by approximately 20%, and the heating energy consumption was reduced by approximately 60%



綠色智能實時監控系統 24 小時監測建築空氣質量

Green intelligent real-time monitoring system 24-hour monitoring of building air quality



#### 芬蘭 S1 級標準嚴格控制甲醛排放，打造健康環境

Finnish S1 standards strictly control formaldehyde emissions to create a healthy environment



LED 燈源、自然排煙系統、VRV 多連線系統、BA 智能控制系統等設計有效控制建築全年空調和採暖耗電量

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



對客戶、租金、能耗和物業管理等多項內容進行智能化管理

Intelligent management of customers, rent, energy consumption and property management

## 標誌性現代辦公建築——上海大寧朗詩大廈

Landmark Modern Office Building – Shanghai Daning Landsea Tower

上海大寧朗詩大廈矗立於上海市靜安區，交通便利，配套設施成熟。朗詩青杉資本利用其中環內稀缺的獨棟物業屬性以及配置成熟的地段，對原本的建築進行了改造，將其打造成可以滿足各類用戶需求的標誌性建築。

Shanghai Daning Landsea Tower is located in Jing'an District, Shanghai, with convenient transportation and well-developed ancillary facilities. Landsea Green Fir Capital has transformed the original buildings by taking advantage of the unique nature of the buildings that are scarce in the surrounding area and well-equipped locations, and developed them into iconic buildings that can meet the needs of various users.



上海大寧朗詩大廈  
Shanghai Daning Landsea Tower



# 02

## 社會篇：延伸更有溫度的社會價值

Social: Delivering Warmer Social Values

成為客戶溫暖的港灣

A Warm Harbor for Customers

與員工共創陽光職場

Creating a Positive Workplace with Employees

為社會貢獻美好

Contributing to a Better Society

與行業一道綠色生長

Green Development with the Industry





## 成為客戶溫暖的港灣

### A Warm Harbor for Customers

2021 年關鍵績效  
2021 Key Performance



92 分

准業主滿意度

Prospective Homeowners  
Satisfaction Rate reaches



99%

客戶投訴處理率

Customer Complaint  
Handling Rate reaches



### 提升客戶滿意度

Improving Customer Satisfaction

朗詩始終秉持「為人造房」的使命，致力於打造覆蓋售前、售中、售後的全週期客戶服務體系，通過尊重客戶需求、快速高效反應以及搭建多元化溝通渠道，為業主提供全方位的溫馨服務，營造人與環境和諧共生、鄰里和睦友好的美好社區。

Adhering to the mission of "Building Home for People", Landsea is committed to creating a whole-process customer service system covering the pre-sale, sale and after-sale services. By respecting customer needs, responding quickly and efficiently, and building diversified communication channels, Landsea provides homeowners with all-around warm services and diversified communication channels by efficiently responding to the various demands of the customers in a respectful manner, creating a harmonious and friendly community between the people and the environment.

2021 年，朗詩共計平穩交付 10,153 套房屋，客戶整體滿意度持續攀升，超過前兩年水平，准業主與老業主滿意度均在 90 分以上，繼續保持行業良好水平。

In 2021, Landsea smoothly delivered a total of 10,153 houses. The overall customer satisfaction rate continued to rise, exceeding the level from previous years. The satisfaction rates of prospective and existing homeowners were all above 90 points, maintaining a good level in the industry.



Exhibit  
案例

### 「總經理面對面」活動

"General Manager Face-to-face" Activities

2021 年，朗詩共舉行 62 次「總經理面對面」活動，有效搭建了項目管理層與客戶之間的溝通橋樑，傾聽客戶心聲，促進項目改進與客戶滿意度提升。

In 2021, Landsea held 62 "General Manager Face-to-face" activities, laid a solid foundation of communication between the project managements and the customers, listening to customers' opinions in an effort to improving projects and customer satisfaction.

上海、杭州、成都等各城市公司 2021 年均開展了「總經理面對面」活動，向業主代表細緻講解項目進度、戶內工藝做法、精裝成果等，幫助業主更好了解產品；同時，現場解決業主提出的問題，包括房屋質量、物業服務、居住舒適性等，增加了業主對朗詩項目的信任與認可度，收穫一致好評。

This year, the city companies in Shanghai, Hangzhou, Chengdu and other cities all carried out the "General Manager Face-to-face" activities to deliver the project progress, indoor processing practices, and the results of decoration to the owners' representatives, so as to help them better understand the products. Meanwhile, we managed to resolve the problems raised by homeowners in regards to housing quality, property services and living comfort, which has bolstered the trust and recognition of Landsea's projects by homeowners and won unanimous praise.



朗詩各城市公司紛紛開展「總經理面對面」活動  
"General Manager Face-to-face" activities initiated by Landsea's urban company in different cities.



多地開展「總經理面對面」活動  
Carrying out "General Manager Face-to-face" activities in different places





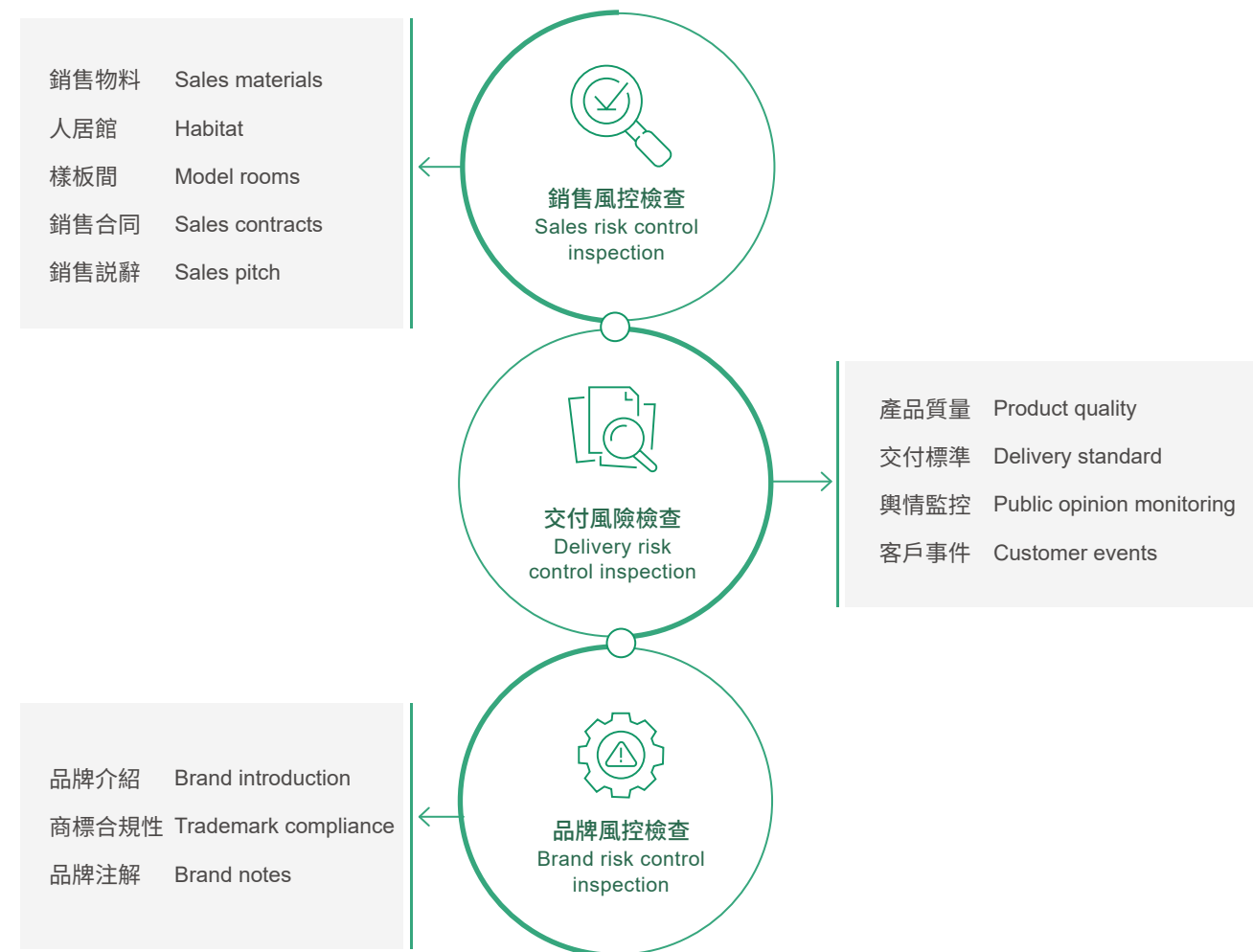
## 反向審查制度

### Reverse Review Mechanism

朗詩設立了反向審查制度識別與管控風險，定期對旗下所有銷售案場開盤項目、交付項目進行風險檢查，包括銷售風險、交付風險和品牌風險等，在交付高質量產品的同時，為客戶提供真實及完整的資訊。

Landsea establishes a reverse review mechanism to provide sales, delivery and brand risk inspection services for all of its sales opening projects and delivery projects, including sales risks, delivery risks and brand risks. We also provide customers with complete and authentic information while delivering high quality products.

#### 朗詩反向審查制度 Landsea Reverse Review Mechanism



## 多元化、信息化客戶溝通

### Diversified and Information-based Customer Communication

朗詩關注客戶價值，「以客戶為中心」，建立了多元化、信息化的客戶服務渠道，想客戶之所需，確保客戶意見反饋、溝通與處理始終暢通。

Landsea attaches great importance to customer value and has established diversified and information-based customer service channels to meet customer needs and ensure a smooth process of customer communication and handling.



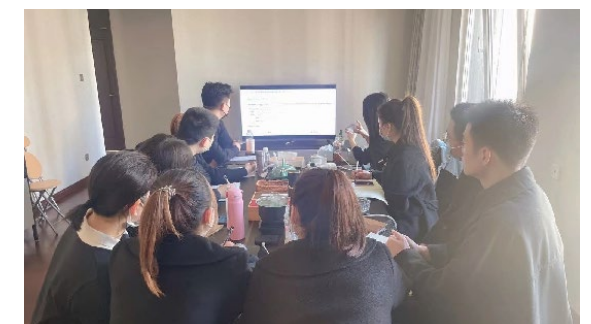
#### Exhibit 案例

#### 銷售案場神秘訪客調研

##### Investigation of Mystery Visitors at Sales Sites

朗詩 2021 年推行了銷售案場神秘訪客調研工作，根據評分表進行案場接待流程及銷售承諾風險培訓，並定期進行上崗說辭考核，提升銷售接待水平，保障客戶權益。

In 2021, Landsea carried out the investigation of mysterious visitors at sales sites, conducted on-site reception and sales commitment risk training according to the investigation outcomes, and regularly conducted on-the-job reference examinations to improve the performance of sales reception and protect the rights and interests of customers.



銷售案場神秘訪客調研  
Investigation of mystery visitors at sales sites



## 完善投訴應對機制

### Upgrading Complaint Handling Mechanism

朗詩尊重客戶意見反饋，通過不斷地探索，形成了一套完善、負責任的客戶投訴處理機制，明確應對客戶投訴的處理規範，在照顧客戶情緒的同時積極回應、及時溝通，嚴格落實相關糾正與整改措施，並在投訴處理完成後進行回訪，保證全流程處理高效有序完成。客戶可通過 400 熱線、電子郵件等多樣渠道向公司進行投訴與反饋。

Landsea respects customer feedback, establishes a thorough and responsible compliant handling mechanism from continuous explorations, which clarifies the handling procedures for customer complaints. While taking care of customer sentiment, we actively communicate with customers regarding their responses in a timely manner, strictly implements relevant corrective and rectification measures, and revisits after the completion of complaint to ensure an efficient and orderly process. Customers can make complaints and feedback to the company via different channels such as the 400 hotline and the email.

#### 朗詩投訴處理機制 Landsea Complaint Handling Mechanism

##### 第一步 Step 1

接聽客戶投訴，傾聽訴求，並安撫情緒，詳細記錄投訴信息（業主信息、細節描述、佐證資料等）

Answer customer calls, listen to their complaints, appease their emotions, and record their complaints (owner information, detailed description, supporting documents, etc.) in detail.

##### 第三步 Step 3

相關責任人收到投訴信息後，1 個工作日內核實投訴信息並響應，與客戶積極溝通處理

After receiving the complaint information, the responsible person will verify the complaint information, and actively communicate with the customer, making sure to respond within 24 hours.

##### 第五步 Step 5

投訴超過 7 日未關閉，投訴任務負責人書面反饋處理進展，通知客服負責人和項目總，並視情況上報公司總經理室

If the complaint is not resolved within 7 days, the person responsible for complaint handling shall inform the customer service in charge and the general project manager of the progress in writing, and report to the general manager's office as appropriate.

##### 第二步 Step 2

投訴任務分類，1 小時內指派受理責任人，抄送項目客服

Classify complaints, assign the responsible personnel for acceptance within 1 hour, and loop in the project customer services.

##### 第四步 Step 4

客服專員在每隔 24 小時後跟進處理進展，保證投訴及時處理

The customer service specialist will follow up the processing progress every 24 hours to ensure timely handling of complaints.

##### 第六步 Step 6

投訴任務處理完成後，由任務受理責任人將信息反饋至客服專員，24 小時內回訪

After complaints are resolved, the person responsible for complaint handling shall forward back the information to the customer service specialist and call back customers within 24 hours.

#### 服務熱線 Service Hotline

總部 400 客服熱線（4008811580）及城市公司服務熱線；  
400 customer service hotline of the Headquarters (4008811580) and service hotline of the city company;

#### 微信公眾號 WeChat Official Account

2021 年多個區域公司創建客服公眾號，向客戶發送通知、祝福、項目家書等，協助客戶辦理產證、落戶等事宜。

In 2021, a number of regional companies established the customer service official accounts, mainly used to sending notices, blessings, and project family books to customers and assisted them in handling property certification and settlement related matters.

#### 項目建設客戶家書 Project Construction Customer Home Book

以家書為窗口，持續向准業主展示未來家園的工程進展，增加客戶關注度與歸屬感，使購房後處於交房等待期的准業主滿意度大幅提升。

We constantly present the progress of housing projects to the prospective homeowners through the Home Book, creating a sense of belonging and retaining their focuses. As a result, the satisfaction level of prospective homeowners awaiting for property delivery has been greatly improved.

#### 「朗詩智慧客服」系統 Landsea Smart Customer Service system

以統一平台、統一語言、統一數據的理念打通客戶服務業務鏈條，實現標準管理，助力數字化客戶服務，及時回應和達成客戶需求，全面提升服務效率。

The company connects the customer service business chain with the concept of a unified platform, unified language and unified data, to realize standardized management, assists digital customer service, respond to and met customer needs in a timely manner, improving the overall service efficiency.

#### Exhibit 案例

#### 「朗詩匯小程序」上線

##### Launch of "Landsea Hui Mini Program"

為了給予客戶更好的服務體驗，2021 年 7 月 1 日，朗詩基於微信平台，上線「朗詩匯小程序」，其功能全面涵蓋線上繳費、報事報修、一鍵開門及諮詢投訴公告通知等，完成了服務號與朗詩匯小程序的融合。

On 1 July 2021, Landsea launched the "Landsea Hui Mini Program" on the WeChat platform to provide the customers with a better service experience. Its function covers online payment, reporting and repair, instant unlock and Q&A, complaint announcement, etc., and completed the integration of service and "Landsea Hui Mini Program".



「朗詩匯小程序」  
"Landsea Hui Mini Program"





## 健全隱私保護措施

### Advancing Privacy Protection Measures

尊重客戶個人隱私是朗詩的一項基本政策。我們深知個人信息對客戶的重要性，尊重並保護所有客戶的個人隱私權，並盡全力保護客戶的個人信息安全可靠。

Respecting the privacy of customers is one of Landsea's basic policies. We understand the importance of personal information to customers, respect and protect the personal privacy rights of all customers, and make every effort to protect customers' personal information security in a reliable manner.

同時，我們承諾，為避免客戶信息洩露，朗詩嚴格遵守《中華人民共和國消費者權益保護法》《中華人民共和國網絡安全法》等相關法律法規，並制訂了《保密制度》《保密協議》等內部商業秘密保護制度，明確員工需嚴格遵守各類規定，確保在所有運營中均以適當且安全的方式處理客戶資料，有效避免客戶信息洩露外流，切實保護客戶個人隱私與信息安全。

At the same time, we promise that in order to avoid customer information leakage, Landsea strictly abides by the *Law of the People's Republic of China on the Protection of Consumer Rights and Interests*, the *People's Republic of China Cyber Security Law* and other relevant laws and regulations, and has formulated internal business secret protection systems such as the *Confidentiality System* and the *Confidentiality Agreement* to clearly stipulates that employees must strictly abide by various regulations to ensure that customer information is properly and safely handled in all operations, effectively avoiding the leakage of customer information, and protect the personal privacy and information security.



## 保障全流程優質服務

### Ensuring Whole-process Quality Services

2021年，朗詩繼續堅持深入觀察客戶的痛點、全力洞察客戶的需求，售前、交付、售後階段都主動為客戶提供貼心服務，為客戶打造全流程的優質體驗。

In 2021, Landsea continued to thoroughly explore customers' pain points and fully understand customers' needs. In the pre-sales, delivery and after-sales stages, Landsea actively provides customers with considerate services to create a whole-process high-quality experience for customers.

### 售前服務

#### Pre-sale Service

針對已簽約購房、處於交房等待期的准業主，朗詩想業主之所需，充分理解准業主對房屋交付前的等待心理，定期組織開展工地開放日、綠色科技體驗等多樣化的項目體驗活動。這些售前服務不僅加深了等待期客戶對朗詩項目品質的了解，同時有助於朗詩收集客戶前期訴求、意見與回饋（例如業主搬家前量尺需求），交付讓業主更滿意的優質產品。

For those prospective homeowners who are urging for delivery, Landsea finds their expectation well, regularly organizes a variety of project-experience activities such as Open House Day and trips to experience green technology. These pre-sale services not only deepen the customers' understanding of the quality of Landsea's projects during the waiting period, but also help Landsea to comprehend customers' requests, opinions and feedback (such as the demand for scale measuring before moving the house) and deliver high-quality products to exceed the satisfaction of homeowners.

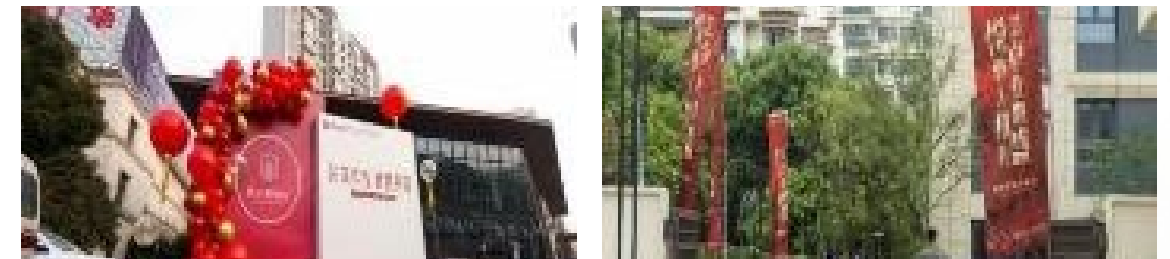
#### Exhibit 案例

### 朗詩上海公司工地開放日

#### Landsea Shanghai Open House Day

2021年，朗詩上海公司共舉辦5場工地開放與交付前業主看房活動，包括無錫新力朗詩熙華府、昆山周市朗悅花園、中建朗詩熙華雅園、昆山花橋朗綠花園、宜興新都府項目。對臨近交付的項目，朗詩組織工地開放活動，為業主提供提前看到新家的機會，讓眼鑒為實。活動過程中工作人員記錄下客戶的訴求，積極回應客戶需求並落實反饋，最終實現房屋後期完美交付的雙贏局面。

In 2021, Landsea Shanghai held a total of 5 Open House Day activities pre-delivery homeowners, including Wuxi Sinic Landsea Xihua Mansion, Kunshan Langyue Garden, China Construction Landsea Xihua Garden, Kunshan Huaqiao Langlv Garden and Yixing Xindu Mansion. For pre-delivery projects, Landsea organizes Open House Day activities to provide homeowners with opportunities to see new homes in advance. During the activities, the staff record the demands of customers, actively responded to customers' needs and implemented accordingly, and finally achieved a win-win situation of perfect delivery of houses in the later stage.



工地開放日活動順利舉行

Open House Day activities were held smoothly

#### Exhibit 案例

### 業主太湖行活動

#### Homeowners' Taihu Lake Trip

為增強客戶對朗詩科技住宅產品的認識與信心，朗詩武漢項目組織了業主綠色科技體驗之旅，邀約朗詩·熙華府業主以及准業主遠赴太湖之畔，參觀郎詩太湖研發基地、布魯克被動房、朗詩新郡等成熟社區。活動結束後，多名業主自發為項目代言發聲，踴躍轉發活動推文，讓更多的業主對未來新家有了期許。



太湖行活動收穫頗豐

Amazing Taihu Lake Trip

In order to strengthen customers' understanding and confidence in Landsea's technological residential products, Landsea Wuhan Project organized a green technology experience trip for homeowners, inviting homeowners of Landsea Xihua Mansion and potential homeowners to go visit the research and development base of Langshi Taihu Lake, the Bruck Passive House and Landsea New County. After the event, a number of homeowners spontaneously commented on the project's endorsement, and actively sharing to the public, considerate the expectation of the homeowners for the future homes.



## 交付服務

### Delivery Service

針對交付服務，朗詩科學規劃一站式交付流程，提前與業主進行溝通確認，移動與現場驗房手段並行，圓滿完成 2021 年各項目的集中交付活動。

In terms of delivery services, Landsea planned scientifically a one-stop delivery process, communicated and confirmed with homeowners in advance, and implemented both remote and on-site inspection processes to successfully complete the centralized delivery activities of all projects in 2021.



Exhibit  
案例

#### 北京翡翠瀾灣朗潤園交付活動圓滿完成

##### Completion of Delivery of Beijing Emerald Lan Wan

2021 年，北京翡翠瀾灣朗潤園於 2021 年 6 月 26 日至 6 月 29 日完成集中交付，按照朗詩一站式流程，開通公眾號進行線上預約交付，同步採用「智慧客服系統」進行移動驗房、公司高管參與現場帶驗房等，近距離接觸業主，傾聽業主心聲，順利完成了項目交付。

In 2021, the centralized delivery of Beijing Emerald Lan Wan was completed from 26 June to 29 June 2021. In accordance with the one-stop process of Landsea, the WeChat function was open for online reservation and delivery. At the same time, the "smart customer service system" was used for remote house inspection, and the company's senior management participated in the on-site house inspection, etc., to contact the homeowners closely, listen to the voice of the homeowners, and successfully completed the project delivery.



圓滿完成項目交付  
Completion of the project delivery

## 售後服務

### After-sale Service

針對已交付項目，朗詩持續提供售後服務，通過追蹤業主滿意度與實際居住體驗、組織豐富的社區活動，踐行承諾，為業主建設有溫度的綠色人文社區。

For the delivered projects, Landsea continues to provide after-sales services. By tracking homeowners' satisfaction and actual living experience, and organizing a wide range of community activities, Landsea is committed to building a warm, green and people-oriented community for homeowners.



Exhibit  
案例

#### 朗詩成都開展社區活動

##### Landsea Chengdu Initiated Community Activities

朗詩在成都開展了關愛老人、節日祝福、便民服務、節日送祝福等多項社區文化活動，為業主們增添節日氛圍，提供貼心關懷，構建和諧社區。

In Chengdu, Landsea carried out a number of community cultural activities, such as caring for the elderly, festival blessings, and convenience services, to create a festive atmosphere for homeowners, deliver a caring and harmonious community.



社區活動展關懷  
Community caring activities

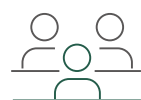




## 與員工共創陽光職場

### Creating a Positive Workplace with Employees

2021 年關鍵績效  
2021 Key Performance



2,146

員工總數

Total number of employees is



61%

女性員工佔比

Percentage of female employees is



21 小時

人均培訓時長

Average training hours per employee is



## 保障員工權益與福利

### Protecting of Employees' Rights and Benefits

2021 年，在房地產行業整體承壓的大背景下，我們始終銘記「人本」是朗詩的價值原點。通過建立穩健的人才管理體系、實施人性化的員工管理措施、搭建多元化溝通渠道積極與團隊交流，我們堅定擁抱長期主義，積極應對因短期外部環境變化所帶來的工作量飽和及團隊波動等僱傭風險，與全體朗詩人一道共克時艱，穩步穿越行業週期。

In 2021, bearing the general pressure on the real estate industry, we engrave the concept of "people-oriented" in mind as the origin of Landsea's value proposition. Through the establishment of a solid talent management system, the implementation of humanistic employee management measures, and diversified communication channels to actively communicated with the team. We firmly embraced the long-term strategy, while actively responded to the employment risks such as workload saturation and team fluctuations caused by short-term changes in the external environment, and worked with all Landsea employees to overcome difficulties and go through the hard time.

朗詩高度重視員工權益保障，積極營造健康、陽光的職場環境，嚴格遵守《中華人民共和國公司法》《中華人民共和國勞動法》等法律法規，通過一系列政策及措施保證規範嚴格僱傭、保障員工權益與福利。

Landsea attaches great importance to the protection of employees' rights and interests, actively creates a healthy and positive workplace environment, strictly complies with the *Company Law of the People's Republic of China*, the *Labor Law of the People's Republic of China (2018 Amendment)* and other laws and regulations, and adopts a series of policies and measures to strictly standardize and the employment, protecting the rights and benefits of employees.

#### 員工僱傭層面 Aspect of Employment

#### 招聘、解僱與晉升 Recruitment, Dismissal and Promotion

#### 相關政策及措施 Relevant Policies and Measures

制定《社會招聘作業指引》《入職管理作業指引》《職級管理制度》

Formulate the *Social Recruitment Guide*, *Guide of Management Methods of New Recruits' Onboarding*, *Rank Management System*

堅持公平招聘，依法與全體員工簽訂勞動合同

Adhering to fair recruitment principles and signing labor contracts with all employees in accordance with the law

招聘時核查員工年齡，禁止僱傭童工及任何形式的強制勞工

Validate the age of employees during recruiting, prohibit the employment of child labor and any form of forced labor

提供專業序列路徑和管理序列路徑兩種職業發展路徑

Provide two career development paths -- the professional development path and management development path

提供養老、醫療、失業、工傷、生育保險、住房公積金

Provide pension, medical, unemployment, work-related injury, maternity insurance and housing provident fund

執行法定節假日、婚喪假、產假、哺乳假，並提供高溫補貼等

Provide statutory holidays, wedding and funeral leave, maternity leave, breastfeeding leave, and high temperature subsidies, etc.

根據工作崗位、能力、業績和市場水平提供業內富有競爭力的薪酬

Provide competitive remuneration in the industry based on the job position, capability, performance and market level

提供優秀員工旅遊、額外帶薪年假、各類喜喪儀禮、節日禮金等額外福利

Provide extra benefits such as travelling for outstanding employees, extra paid annual leave, various types of gifts, etc.

為員工購買補充商業醫療保險，提供家屬醫療險渠道供員工自願投保

Purchase supplementary commercial medical insurance for employees and provide optional selection for family medical insurance

組織員工年度體檢

Provide annual physical examinations for employees

#### 薪酬與福利 Remuneration and Benefits

#### 工時與假期 Working Hours and Holidays

制定《考勤休假管理制度》，符合國家與地方法律法規規定

Formulate the *Attendance and Leave Management System* to comply with national and local laws and regulations

員工僱傭層面  
Aspect of Employment

平等、健康、多元化、  
反歧視  
Equality, Health,  
Diversity, Anti-  
discrimination

相關政策及措施  
Relevant Policies and Measures

堅持公平、透明、公開的人才甄選原則

Adhering to the principle of fair, transparent and open talent selection

拒絕性別、年齡上的歧視，創造機遇均等的工作環境

Eliminate any discrimination regarding the gender and age, create a working environment with equal opportunities.

保證員工健康與安全、鼓勵舉報非法或不道德行為

Ensuring the health and safety of employees by encouraging the reporting of illegal or unethical behaviors

員工個人發展基於員工的能力和所取得的成績

Personal development of employees is based on their capabilities and achievements

開通溝通郵箱：sustainability@landsea.cn

Set up a mailbox to listen to employees' voice: sustainability@landsea.cn

保障女性員工權益  
Protecting the Rights  
and Interests of  
Female Employees

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 in the recruitment process and do not ask female candidates questions involving personal privacy

按照國家管理規定的相關要求，保障女職工的健康

Protect the health of female employees in accordance with the relevant requirements of national management 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 female employees and provide them with more vacations and holiday benefits beyond statutory holidays

給予女性員工平等的職位發展通道和培訓、深造機會

Provide equal career development channels, training and further education opportunities for female employees

開展防騷擾培訓，並參與女性領導力會議

Carry out anti-harassment training and participate in female leadership meetings



## 守護員工職業健康與安全

## Safeguarding Occupational Health and Safety of Employees

朗詩堅持「以人為本」原則，關注每位員工的安全和健康。

我們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《員工手冊》《工程質量安全管理辦法》守護員工在工作過程中的職業健康與安全。

Landsea adheres to the "people-oriented" principle and pays attention to the safety and health of every employee. We strictly implement the national laws and regulations on occupational disease prevention and control, implement the policy of "prevention in the first place and integrating prevention with control", and protect the occupational health and safety of employees in the working process according to the *Employee Manual* and the *Control of Engineering Quality Safety*.

Exhibit  
案例

## 朗詩開展防暑降溫工作

## Landsea Carried Out Heatstroke Prevention and Cooling Activities

暑伏七月，熱浪來襲，多日的高溫天氣持續炙烤在施工一線的工友們。朗詩各公司工程與行政團隊分赴項目現場，為工友們帶來防暑降溫物資，並了解一線訴求，叮囑大家在堅守崗位的同時，注意防暑降溫，勞逸結合，以更好的狀態投入工作。通過送清涼活動，以關懷和文化入心，極大地鼓舞了一線員工的士氣與幹勁。

In July, the heatwave and the prolonged hot weather are disturbing the workers on the front line of construction. The engineering and administrative teams of Landsea went to the project sites to bring heatstroke prevention materials to workers, and reminded everyone to pay attention to heatstroke prevention, alternate work with rest. We have greatly bolstered the morale and enthusiasm of front-line workers by the activity of beverage giveaway.



炎熱夏日送清涼，一線工友「關懷入心」

Make the hot summer cooler, and take care of the front-line workers



## 朗詩「安全生產月」專題活動

## Landsea “Safe Production Month” Special Activity

2021 年，朗詩精心組織了「安全生產月」專題活動，根本目的在於強化安全生產意識，平穩度過高溫汛期，為全年經營目標的實現護航。

In 2021, Landsea organized the “Safe Production Month” special activity. The purpose was to strengthen the awareness of safe production, ensure a safe transition in flood season, and secure the realization of the annual business objectives.

朗詩各城市公司、各項目分級開展安全活動，並充分動員各參建單位管理力量，將安全管理要求傳達落實到各班組。各公司通過橫幅、現場廣播、微信群等多渠道，向一線作業人員宣貫朗詩安全管理要求及現場安全注意事項。

Landsea's city companies and projects carried out safety activities at different levels and fully mobilize all participating units to convey safety management requirements to all teams. Companies in all cities publicize the Landsea's safety management requirements and on-site safety precautions to front-line operators through various channels such as banners, on-site broadcasts and WeChat groups.

針對現場施工階段及安全隱患重點，各公司積極開展應急演練工作，通過一系列高效適用的消防演練、急救演練等，提高了一線工作人員的安全意識，也提升了現場應急處理能力。各公司工程團隊組成工作組，督促整改各項作業安全隱患。通過深入排查整治安全生產風險和隱患，營造安全穩定的發展環境，強化底線思維和紅線意識，確保安全生產無漏洞。

In response to on-site construction and safety hazards, each company actively carried out emergency drills. We successfully improved the safety awareness of front-line staff and the on-site emergency response capability through a series of efficient and appropriate fire drills and first-aid drills. The engineering teams of each company established a working group to urge the rectification of various operational safety hazards. Through in-depth investigation and rectification of safety production risks and potential hazards, the company created a safe and stable development environment, strengthened bottom-line thinking, and ensured safe production with no loopholes.



「安全生產月」活動順利開展

“Safe Production Month” was carried out smoothly



## 為員工搭建多元化成長渠道

## Building Diversified Development Channels for Employees

## 清晰的晉升路徑

## A Clear Career Development Path

朗詩打造獨有的人力資源體系，圍繞「選、育、用、留」四個方面，完善核心梯隊的組織建設並牢固能力基礎。

Landsea has built a unique human resources system, focusing on the four aspects of “Selection, Nurturing, Evaluation, Retention”, to improve the organizational foundation of the core echelon team and consolidate the capacity foundation.

“選、育、用、留” 晉升路徑  
“Selection, Nurturing, Evaluation, Retention” Career Development Paths



朗詩珍惜並尊重每一位員工對公司做出的無私貢獻，因而鼓勵員工們在公司的指導和幫助下，結合自身的能力特點和個人意願規劃專屬的職業發展計畫，並提供專業序列和管理序列兩種晉升通道，盡最大努力滿足員工的發展需求、助力員工實現個人職業發展目標。

Landsea treasures and respects the selfless contributions made by every employee to the company. Therefore, under the guidance and assistance of the company, employees are encouraged to formulate exclusive career development plans based on their own capabilities and personal wishes and provide professional and management development paths, to meet the needs of employees and help them achieve their individual career development goals.

### 專業序列和管理序列晉升通道 Professional and management development paths

專業序列 Professional Development Path	管理序列 Management Development Path
<p>適用於投資、運營、工程、暖通、前期、客服、設計、營銷、成本、採購、財務、人力資源、法務等專業崗位。相關崗位通過知識、技能、經驗的累積提升其工作價值。</p> <p>Applicable to professional positions such as investment, operation, engineering, HVAC, preliminary work, customer service, design, marketing, cost, procurement, finance, human resources and legal affairs. Employees in relevant positions improve their work value through an accumulation of knowledge, skills and experience.</p>	<p>相關崗位負責管理團隊、設定業務方向和協調相關資源，其工作績效主要通過團隊成果來體現。</p> <p>Employees in relevant positions are responsible for managing the team, setting business direction and coordinating relevant resources, and their work performance is reflected in the results of the team.</p>

## 高效完善的培訓體系

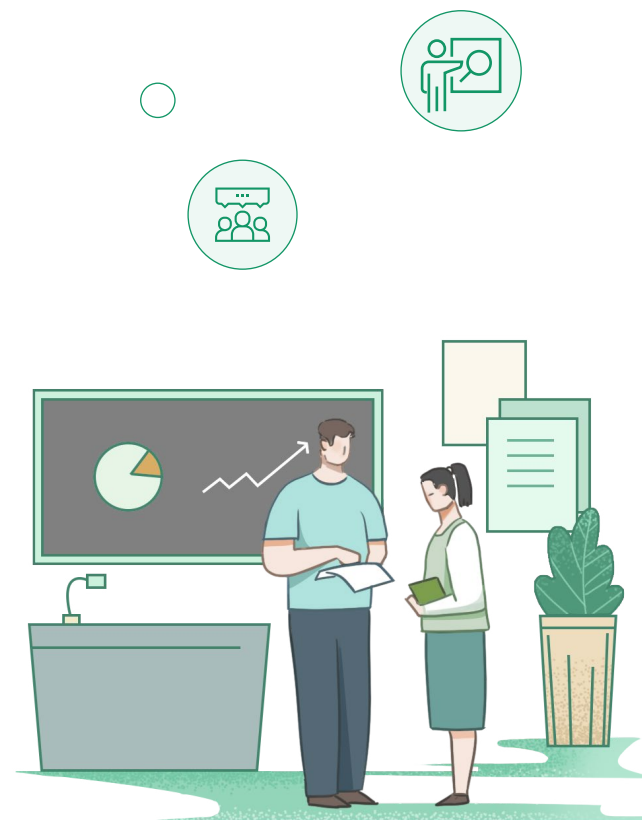
### An Efficient and Comprehensive Training System

朗詩秉持簡單、陽光的企業文化，希望將企業辦成一所「學校」，為員工提供多元的、有針對性的培訓，包括關鍵崗位專項培訓、專業提升系列培訓等，以滿足員工成長過程中的多樣化需求。

Adhering to a concise and positive corporate culture, Landsea is more of a school than a company in where to provide employees with diversified and targeted training, including special training for key positions and a series of professional improvement training, to meet the diverse needs of employees' development.

朗詩設置梯隊賦能、人才發展項目、專業力與產品力項目，為員工設計多元化的培訓課程，幫助各崗位員工相應提升市場與客戶研究能力、投融資能力、營銷能力、前期能力、合作管理能力、運營能力等，滿足人才隊伍建設的需求。

Landsea sets up projects related to echelon empowerment, talent development, professional capabilities, and product capabilities, and designs diversified training courses for employees in various positions to improve their capability in market and customer research, investment and financing, marketing, early-stage, cooperation management, and operations to meet the needs of talent team building.



### 人才發展與培養體系 Talent Development and Training System

梯隊賦能 文化融合 管理賦能：  
Echelon empowerment, cultural integration, management empowerment:

高層：多元能力、專業能力、管理能力、經營能力

Senior management: diversification, professional ability, management ability, and operation ability

中層管理：資深中層提升培訓、新任中層勝任培訓

Middle-level management: senior middle-level management promotion training, new middle-level management competency training

新員工：【新力量】社招培訓

New recruits: 【New Power】 Social recruitment training

人才發展項目關鍵崗位培養：  
Key positions training in talent development projectst:

管培生：【原動力】專項培養

Management trainees: 【Source Power】 Special training

項目總：【虎賁營】專項培訓

Project manager: 【Tiger Camp】 Special training

專業力 / 產品力 產品精選 專業提升：  
Professional strength/product strength/Product improvement and professional improvement:

產品：【暖通俱樂部】 【拾級而上設計俱樂部】

Products: 【Heating and Ventilation Club】 【Step Up Design Club】

營銷：【營銷訓練營】

Marketing: 【Marketing Training Camp】

工程：【魯班營】

Project: 【Luban Camp】

「文化中心」：  
[Cultural Center]:

老田面對面、亮劍學習、拆書幫、文化融合訓練等培訓 / 活動

Training / activities such as face-to-face Laotian learning, Liangjian learning, book-opening gang, cultural integration training, etc.

「素質提升」：  
[Competency improvement]:

職場技能、行業趨勢、素質提升等通用課程

Training on workplace skills, industry trends and quality improvement



## 定制化專業培訓項目

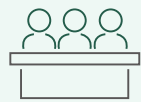
### The Customized Professional Training Program

2021 年，朗詩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，一線公司配合聚焦專業執行力提升的培訓項目。同時，朗詩持續推廣定制化線上學習平台「朗詩軍校」，構建與線下培訓相互補的學習體系，在「朗詩軍校」上線各類貼合公司現狀及業務的培訓課程供員工學習，有效提升了朗詩各個團隊的專業素質。

In 2021, Landsea launched echelon empowerment training, talent cultivation for key positions and professional training camps at the headquarters. The front-line companies also initiated training programs focusing on professional executive improvement. At the same time, Landsea continued to promote the customized online learning platform -- Landsea Training Academy to build a learning system complementary to offline training. Furthermore, Landsea launched various courses for employees to keep in line with the company's current situation and business, which effectively improved the professional quality of Landsea's various teams.

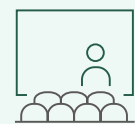
#### 2021 年員工培訓情況披露

##### Highlights of Employee Training in 2021



325 場

總計開展線上線下培訓  
Total online and offline training



2,146 人次

累計參與培訓人次  
Total number of participants



45,066

培訓總時數  
Total training hours



21 小時

人均受訓時長  
Average training hours per employee

Exhibit  
案例

### 關鍵崗位專項培訓

#### Special Training for Employees in Key Positions

2021 年，朗詩各專業訓練營開展各類專業培訓，參訓人員近千人次，課堂考試合格率 94%、課程滿意度達 96%，提升專業技能，促進體系內部分享交流，為打造更優質的產品奠定了堅實的專業基礎。

In 2021, Landsea's professional training camps carried out various professional training, with nearly a thousand participants. The passing rate of examinations was 94% and the satisfaction rate of courses reached 96%, which improved professional skills, promoted internal sharing and exchanges, and laid a solid professional foundation for creating better products.

#### 關鍵崗位專項培訓 Special training system for employees in key positions



魯班營【工程】  
Luban Camp【Engineering】

強化朗詩產品打造能力，提高產品實現品質及客戶滿意度，提升朗詩項目管理精益建造水平，朗詩軍校持續組織工程體系賦能培訓，開展「夯基礎、強體系」系列專題培訓。

To strengthen Landsea's product building capabilities, improve product quality, customer satisfaction, and the level of Landsea's project management construction, Landsea Training Academy continued to organize engineering system empowerment training, and carried out a series of special training on "Strengthening the Foundation and the System".



投資大練兵【投資】  
Grande Investment Training【Investment】

2021 年圍繞資產輕型化戰略導向，全面提升投資新老員工工作戰能力。各事業部協同作戰，以地產投行的標準提升朗詩投資團隊的專業素養，理解朗詩投資策略的內外因素及優勢，為業務拓展賦能，開展系列培訓。

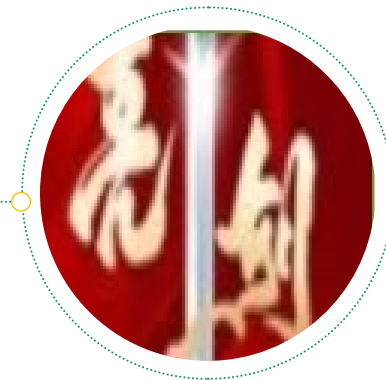
In 2021, centering on the strategic orientation of asset lightening, we comprehensively improved the combat capabilities of new and old employees. All business divisions worked together to improve the professional quality of Landsea's investment team based on the standards of real estate investment banks, understood the internal and external factors that shape the advantages of Landsea's investment strategy, empowered business development through a series of training.



強標準 築品質【設計】  
Strengthen Standards, Solidify Quality【Design】

強化朗詩產品設計能力，提升設計效率與管理能力，開展「強標準、築品質」系列培訓，課程圍繞品控管理、示範區打造專題、綠建與差異化專題等主題展開。

To strengthen Landsea's product design capabilities, improve design efficiency and management capabilities, and carry out a series of training on "Strengthen Standards and Solidify Quality".



彎刀營【營銷】  
Machete Camp【Marketing】

持續打造差異化營銷能力，實現差異化產品價值落地，銷售突擊隊為提升營銷操盤能力，持續沉澱專業必修，複盤提升。

Kept strengthening differentiated marketing capabilities, realized differentiated product value; the "sales commando team" improved its ability of marketing operations, continued implementing professional compulsory courses, making progress through reviewing.





## 百折不撓的攀登者文化

### A Culture of Perseverance

攀登者文化已融於朗詩血脈基因之中，這是朗詩人身體力行推廣的綠色生活方式，更是朗詩「志存高遠，腳踏實地，百折不撓」的價值觀體現。2021 年，在朗詩 20 歲成人禮之際，天南地北的朗詩小夥伴們，踏上不同的綠色之路，為朗詩慶生。全國各地的朗詩人紛紛以登山方式，打破地域的限制，一起為朗詩美好發展奮進，以步伐詮釋「永遠在路上」的朗詩精神。

The culture of climbing is embedded in the DNA of Landsea, which is a green lifestyle promoted by Landsea's employees. It is also reflected in the value of Landsea of "high ambition, down-to-earth, and perseverance". In 2021, at Landsea's 20-year-old ceremony, Landsea's employees across China embarked on different green roads to celebrate Landsea's birthday. Landsea's employees have broken the geographical constraints and worked together to forge ahead for Landsea's development, demonstrating the Landsea spirit of "always on the road".



朗詩 20 周年慶登山活動  
Landsea's 20<sup>th</sup> Anniversary Celebration



2021 年 5 月，朗詩營銷彎刀營強勢集結全國 56 位菁英於朗詩峰上阿裡本，朗詩人以山為梯，以夢想為路，用堅實的步伐與堅定的信念，展現出了過硬的個人意志和團結的團隊專業素養，彰顯「攀登者無畏，奮鬥者長青」的精神。朗詩成長的 20 年，朗詩人永遠在路上！

In May 2021, Landsea's Marketing Machete Camp brought together 56 elites across the country to the Ali. With a steady pace and firm beliefs, Landsea took mountains as the ladder, took dreams as the path, and showed strong individual spirit and team professionalism, demonstrating the spirit of "Climbers are fearless, Fighters are young forever". In the past 20 years of Landsea's growth, Landsea's employees are always on the road!



朗詩營銷彎刀營活動順利開展  
Landsea's Marketing Machete Camp was carried out smoothly



## 為社會貢獻美好

### Contributing to a Better Society



#### 袍澤計劃

Paoze Plan

朗詩堅信員工是企業可持續發展的基石。秉持著以人為本的理念，我們積極履行社會責任，注重對員工的關愛和幫扶。2021 年 12 月，正值朗詩地產成立二十周年，我們特別設立「袍澤基金」，對困難員工及其家屬開展幫扶救助，用實際行動踐行朗詩的社會責任價值，為朗詩獻上一份特別的生日禮物。

Landsea firmly believes that employees are the cornerstone of sustainable corporate development. Adhering to the “people-oriented” concept, we actively fulfill our social responsibilities and take care of our employees. In December 2021, at the 20<sup>th</sup> anniversary of Landsea, we set up the Paoze Fund to provide assistance to employees and their families in need, translate the value of social responsibility into reality. This is a special birthday gift for Landsea.

袍澤基金救助對象覆蓋廣泛，既包括朗詩及其所屬企業的員工及其未成年子女，也將曾在朗詩工作 5 年以上的離職員工納入其中。本基金旨在對遭遇突發、意外及特殊事件導致生活陷入困難並難以受到社會幫扶的員工及其家屬，給予經濟以及非經濟方面的幫扶救助，幫助他們渡過難關。

The Paoze Fund covers a wide range of beneficiaries, including employees and their children of Landsea and its subsidiaries, as well as employees who have worked for Landsea for more than 5 years. The purpose of the Paoze Fund is to provide economic and non-economic assistance to employees and their families who suffer from unexpected difficulties in life and do not have access to receive social assistance, so as to help them overcome difficulties.

朗詩創始人田明董事長捐資 1 億元，公司股東、高管、員工、各成員企業，以及其他利益相關方也將持續捐助「袍澤基金」，不斷壯大基金規模，使其能夠承擔更大的責任。未來，朗詩希望能夠承擔更多的社會責任，為生活困難人群貢獻應有的力量，將朗詩人的關懷延伸到更遠的地方。

Mr Tian Ming, the founder of Landsea, donated RMB 100 million. The company's shareholders, senior management, employees, member companies and other stakeholders will also continue to donate to the Paoze Fund to further expand the size of the Fund and shoulder greater responsibilities. In the future, Landsea hopes to undertake more social responsibilities, contribute to people in difficulties, and deliver care to more people.



「袍澤基金」成立  
Paoze Fund was established



#### 希望小學助力兒童教育

Hope Elementary Schools Supporting Children's Education

朗詩高度重視並且關注兒童教育問題，多年來，我們持續提供多種軟性幫扶，幫助孩子們跨越障礙、實現學業夢想。

Landsea attaches great importance to children's education. Over the years, we keep providing various kinds of assistance to help children overcome obstacles and realize their dreams.



2008 年汶川大地震發生後，朗詩在受災地區援建兩所「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並可抵禦 8 級地震的學校。

After the Wenchuan earthquake in 2008, Landsea helped build two primary schools in the affected areas, namely Landsea Wuquan Hope Elementary School and Labu Landsea Hope Elementary School. Labu Landsea Hope Elementary School is the first school in Yushu that was rebuilt and delivered after the disaster, which can withstand the 8-level earthquake.



多年來，朗詩堅持組織開展「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。該計劃從創立至今，收到愛心捐助逾百萬元。

Over the years, Landsea has been organizing “one-on-one help plan” to help students from low-income families to realize their dreams of reading and find ways to go out for education in remote areas. Since its inception, the programme has received over millions of yuan in charitable donations.



自 2018 年起，朗詩設立「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及鼓勵業績優秀的教職工，調動希望小學教職工的工作熱情和工作積極性。

Since 2018, Landsea has set up the teaching assistantship to help the teachers and their families of Wuquan Hope Elementary School who lived in poverty and encourage those with outstanding performance, so as to bolster their work enthusiasm.



朗詩心繫為朗詩五權和朗詩拉布希望小學的孩子們，每年均開展不同主題的公益助學活動，豐富孩子們的學習生活，例如為孩子們定製「朗詩筆」，希望孩子們能在朗詩筆下書寫詩意人生。

Landsea takes care of the children of the two schools and carries out public welfare activities every year to enrich the children's learning experience. For example, we sent custom-made the Landsea Pens to the children, hoping that the children can write their life poetries with Landsea.



## 綠色蓓蕾守護兒童成長

Green Bud Action to Safeguard Children's Growth

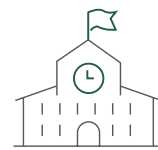
2021 年是朗詩公益基金會開展「綠色蓓蕾抗霾幼稚園公益行」行動（以下簡稱「綠色蓓蕾行動」）的第 5 年。綠色蓓蕾行動為項目幼稚園提供系統化除霾方案，包括新風換氣、高效除霾、智能監控、節能降耗、超低噪音五大功能，在高效改善室內空氣的同時，還配備了可視化的智能集成控制面板，實現了家長、老師對室內空氣質量的實時監控。「綠色蓓蕾行動」已相繼落地北京、天津、上海、蘇州、南京、合肥、杭州、成都、武漢和保定等 10 座城市，共計 12 家幼稚園，多家幼稚園已完成改造、正式投入使用，為兒童成長打造安全、健康環境。

2021 is the 5<sup>th</sup> year for Landsea Foundation to carry out the Green Bud Anti-Haze Public Welfare Action (the Green Bud Action). The Green Bud Action provided kindergartens with a haze removal solution with five key elements—fresh air ventilation, efficient haze removal, intelligent monitoring, energy saving and consumption reduction, and ultra-low noise. While improving indoor air efficiently, it is also equipped with a visual intelligent integrated control panel to enable parents and teachers to monitor indoor air quality in real time. The Green Bud Action has been launched in 10 cities, including Beijing, Tianjin, Shanghai, Suzhou, Nanjing, Hefei, Hangzhou, Chengdu, Wuhan and Baoding. A total of 12 kindergartens have been renovated and officially put into use, creating a safe and healthy environment for children's growth.



10 座

“綠色蓓蕾行動”已相繼落地北京、天津、上海、蘇州、南京、合肥、杭州、成都、武漢和保定等 10 座城市  
The Green Bud Action has been launched in 10 cities, including Beijing, Tianjin, Shanghai, Suzhou, Nanjing, Hefei, Hangzhou, Chengdu, Wuhan and Baoding



12 家

共計 12 家幼兒園，多家幼兒園已完成改造、正式投入使用

A total of 12 kindergartens have been renovated and officially put into use



## 與行業一道綠色生長

### Green Development with the Industry



## 綠色供應鏈

Green Supply Chain

在新經濟形勢下，面對「綠色發展」，中國房地產企業正在進行一場向綠色經濟持續邁進的行動。自 2016 年起，朗詩與阿拉善 SEE、中城聯盟、全聯房地產商會、萬科共同發起「中國房地產行業綠色供應鏈行動」（以下簡稱「綠鏈行動」），致力於推動上游企業的生產綠色化。

Facing "green development" under the new economic situation, China's real estate enterprises are taking action to move towards a green economy. Since 2016, Landsea, Society of Entrepreneurs and Ecology (SSE), CURA, China Real Estate Chamber of Commerce and Vanke have jointly launched the "China Real Estate Industry Green Supply Chain Action" (the "Green Supply Chain Action") to promote the green production of upstream enterprises.

## 朗詩繼續榮獲房地產領域綠色供應鏈 CITI 指數 TOP1

Landsea Awarded the CITI Index TOP1 in the Real Estate Industry

作為「綠鏈行動」發起方之一，朗詩以身作則，踐行綠色採購，堅持「不綠色，不採購」，推動上游企業的生產綠色化。

As one of the initiators of the "Green Supply Chain Action", Landsea takes the lead in green procurement, adheres to the principle of "only purchasing green materials", and promotes the green production of upstream enterprises.

2021 年 10 月 21 日，在 2021 綠色供應鏈暨氣候行動論壇上，公眾環境研究中心（IPE）發佈第八期綠色供應鏈 CITI 指數評價結果，朗詩連續第五年榮登房地產領域 CITI 指數 TOP1，位列所有品牌中大中華區 TOP5，繼續保持在中國綠色房地產行業的領先位置。

On 21 October 2021, at the 2021 Green Supply Chain & Climate Action Forum, the Institute of Public and Environmental Affairs (IPE) released the evaluation results of the 8<sup>th</sup> Green Supply Chain CITI Index. Landsea was listed in the CITI Index TOP1 in the real estate sector for the fifth consecutive year, ranking the TOP5 in Greater China among all brands, maintaining its leading position in China's green real estate industry.



### 行业前五名

排名	纺织皮革	电子电器	日化	造纸	食品饮料及酒	汽车	汽车零部件	制药化工	房地产	环保	光伏
1	Levi's	alibaba	花王	OJI	农夫山泉	比亚迪	博世	恒瑞医药	朗诗地产	碧水源	隆基
2	DA	foxconn	P&G	金鹰	Coca-Cola	长城汽车	德赛西谷	华润医药	万科	中国水务	晶澳科技
3	耐克	Microsoft	Unilever	金鹰	Nestle	奔驰	拓普集团	迈瑞医疗	招商局	光大环境	晶科能源
4	华彬集团	Huawei	L'OREAL	金鹰	星巴克	蔚来	德赛集团	迈瑞医疗	招商局	光大环境	晶科能源
5	华彬集团	华彬集团	金鹰	金鹰	金鹰	金鹰	金鹰	金鹰	金鹰	金鹰	金鹰

朗詩連續第五年榮登房地產領域 CITI 指數 TOP1

Landsea was listed in the CITI Index TOP1 in the real estate sector for the 5<sup>th</sup> consecutive year



## 「綠鏈行動」五周年

“Green Supply Chain Action” 5<sup>th</sup> Anniversary

2021 年 6 月 5 日，阿拉善 SEE 生態協會第八屆中國企業綠色契約論壇在北京順利召開，「綠鏈行動」五周年成果正式發佈。

On 5 June 2021, the 8<sup>th</sup> China Enterprises Green Compact Forum of the SEE Conservation was successfully held in Beijing, and the results of the “Green Supply Chain Action” were officially released.

五年以來，朗詩作為「綠鏈行動」的發起者、推動者和實踐者，聯合企業、政府和消費者等多方力量共同行動，積極聯動行業夥伴及供應鏈上下游企業，持續推動建材行業供應商改善環境表現，助力企業實現污染減排和碳減排，從而促進行業的綠色「淨化」及變革。

In the past five years, as the initiator, promoter and practitioner of the “Green Supply Chain Action”, Landsea has been working together with enterprises, governments and consumers to actively cooperate with industry partners and upstream and downstream enterprises in the supply chain, continuously promoting suppliers in the building materials industry to improve environmental performance, helping enterprises to achieve pollution reduction and carbon emission reduction, and thus promoting the green “purification” to reform of the industry.



在全面推動「綠鏈行動」朝著「下一個五年」繼續前行過程中，朗詩希望更多企業按下承諾的手印、踐行綠鏈之道，在供應端響應「不綠色，不生產」，在採購端實現「不綠色、不採購」，共同推動中國房地產行業的綠色發展。

In the process of comprehensively promoting the “Green Supply Chain Action” to move forward to the “next five years”, Landsea hopes that more enterprises will adhere to the green supply chain principle, respond to “no green, no production” on the supply side, and achieve “only purchasing green materials” on the procurement side, so as to jointly promote the green development of China’s real estate industry.



「綠鏈行動」五周年成果發佈會  
“Green Supply Chain Action” Fifth-anniversary Conference

### 數說「綠鏈行動」 The Achievements of the "Green Supply Chain Action"



**13** 大品類

綠色採購方案從 2016 年的 4 大品類擴展到 2021 年的

The green procurement plan expanded from 4 categories in 2016 to 13 categories in 2021



**3,874** 家

生產達到環保要求的「白名單」企業從 2016 年的 153 家擴大 2021 年的

The number of “white list” enterprises that meet the environmental protection requirements increased from 153 in 2016 to 3,874 in 2021



**100** 家

參與「綠鏈行動」的房地產企業從 2016 年的 48 家增加至 2021 年的

Real estate enterprises participating in the “Green Supply Chain Action” increased from 48 in 2016 to 100 in 2021





## 行業交流分享

Communicating and Sharing with the Industry

作為國內綠色先鋒企業，2021 年 5 月 18 日，田明董事長受邀於第 17 屆國際綠色建築與建築節能大會暨新技術與產品博覽會（簡稱「綠建大會」）主論壇發表主題演講，分享了朗詩加速實施雙碳戰略的主要思路，即秉承對用戶和對環境友好的綠色發展理念，綠色多元化業務加速、綠建研發升級、深化朗詩的供應鏈管理、積極推動行業供應鏈的綠色管理力度等。

On 18 May 2021, Tian Ming, the Chairman of Landsea, was invited to deliver a keynote speech at the main forum of the 17<sup>th</sup> International Green Building and Building Energy Saving Conference & New Technology and Products Expo (the Green Building Conference), sharing the main thoughts of Landsea to accelerate the implementation of the dual-carbon strategy: adhering to the green development concept of user and environmental friendliness, accelerating and upgrading green diversified businesses, deepening the supply chain management of Landsea, and actively promoting the green management of the industry supply chain.



田明董事長綠建大會開幕式致辭

Chairman Tian Ming's speech at the opening ceremony of the Green Building Conference

2021 年，正值朗詩成立二十周年，朗詩於綠建大會承辦兩場分論壇，全面展示朗詩二十年的綠色科技創新和實踐成果，也為中國建築行業實現碳中和提供可供借鑒的朗詩模式。同時，朗詩集二十年之大成的綠色科技展區也在大會期間精彩亮相，與行業交流分享綠色低碳技術創新成果。

In 2021, on the twentieth anniversary of Landsea's establishment, Landsea hosted two sub-forums at the Green Building Conference to fully demonstrate Landsea's green technology innovation and practice achievements for 20 years, and also provide a learning model for Landsea to achieve carbon neutrality in China's construction industry. At the same time, the green technology exhibition area of Landsea also made a wonderful appearance during the conference, sharing the achievements of green and low-carbon technology innovation with the industry.



朗詩承辦綠建大會分論壇及設立綠色科技展區  
Landsea sub-forum of Green Building Conference and the green technology exhibition area





# 03

## 治理篇：打造更具韌性的責任企業

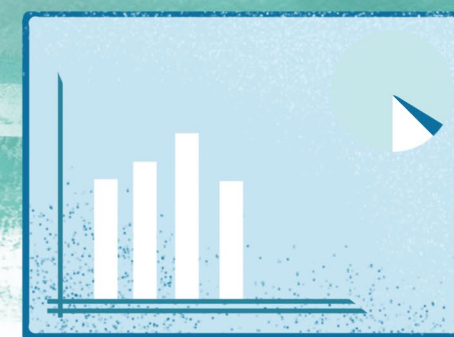
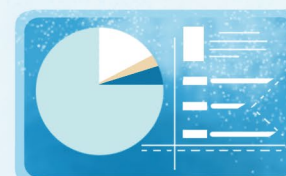
Governance: Becoming a More Resilient and Responsible Enterprise

傾聽利益相關方聲音  
Listening to Stakeholders' Voices

穩健合規經營  
Robust Compliance Operations

關鍵量化績效表  
Key Quantitative Performance Table

ESG





# 傾聽利益相關方聲音

## LISTENING TO STAKEHOLDERS' VOICES

### 利益相關方溝通

Communication with Stakeholders

「聆聽、回應、落實」是朗詩利益相關方溝通過程中的關鍵字。我們相信與利益相關方溝通是提升朗詩可持續發展能力的重要手段。目前，朗詩已建立了成熟的常態化溝通機制，深入了解股東及投資者、員工、客戶、供應商、社區、行業、政府及監管機構等利益相關方的重點關切和訴求。我們將各利益相關方關切的議題融入至公司的運營和決策過程中，以溝通引導管理，切實提升公司的 ESG 表現，並通過年度 ESG 報告及其他公開披露渠道，積極回應各方關切和期望，進一步提升各利益相關方對朗詩的認可度與信心。

“Listening, responding and putting into effect” are the key words of Landsea’s stakeholder communication process. We believe that communication with stakeholders is an important measure to enhance the sustainable development of Landsea. Landsea has established a well-developed and normalized communication mechanism to deeply understand the key concerns and demands of various stakeholders, such as shareholders and investors, employees, customers, suppliers, communities, industries, governments and regulators. We integrate the concerns from them into the company’s operation and decision-making process on a communication-driven basis and effectively improve the company’s ESG performance, and actively respond to the concerns and expectations of all parties through the disclosure of annual ESG report and other public channels, so as to further enhance the recognition and confidence of all stakeholders.

 股東與投資者 Shareholders and Investors	溝通渠道 Communication Channels	關注議題 Key Issues to Consider	措施 Measures
	股東大會 / 信息披露 / 路演 General Meeting of Shareholders/ Disclosure of Information/ Roadshows	合規運營 / 經濟績效 / 商業道德與反貪污 / 外部經濟環境挑戰 / 風險管理 / 保護知識產權 Compliance operations/Economic performance/Business ethics and anti-corruption/Challenges in the external economic environment/Risk management/Intellectual property protection	健全的 ESG 管理架構 / 合規經營 / 遵 遵守商業道德並加強反貪污管理 / 穩健經營 / 強化風險管理 / 完善知識產權保護機制 Sound ESG management structure/ Compliance operations/Comply with business ethics and strengthen anti-corruption management/Robust operations/ Strengthen risk management/Improve intellectual property protection mechanisms
 政府及監管機構 Government and Regulatory Agency			
	項目合作 / 日常管理 / 會議交流 / 監督檢查 Project Cooperation/ Daily Management/ Meetings and Exchanges/ Supervision and Inspection	合規運營 / 商業道德與反貪污 / 綠色建築 / 能源利用 / 排放物與廢棄物管理 / 水資源利用 / 應對氣候變化行動 / 城市更新與共建 Compliance operations/Business ethics and anti-corruption/Green building/ Energy utilization/Emissions and waste management/Water resource utilization/ Actions to address climate change/ Urban renewal and co-construction	合規經營 / 自上而下的 ESG 管理 / 遵守商業道德並加強反貪污管理 / 貫穿項目全生命週期的綠色 / 積極應對氣候變化 / 投資並改造老舊建築 Compliance operation/Top-down ESG management/Compliance with business ethics and enhanced anti-corruption management/ The green idea across the whole life cycle of the project/Actively respond to climate change/ Invest in and renovate old buildings

 客戶 Customers	溝通渠道 Communication Channels	關注議題 Key Issues to Consider	措施 Measures
	客戶滿意度調查 / 業主活動 / 會議溝通 / 媒體宣傳 Customer Satisfaction Survey/Homeowner Events/ Conference Communication/ Media Promotion	健康與安全的產品 / 負責任營銷 / 客戶服務 / 客戶信息與隱私保護 Healthy and safe products/ Responsible marketing/ Customer Service/ Customer information and privacy protection	綠色施工 / 裝修全流程綠色管控 / 先住後買試住體驗活動 / 冬日暖陽行動 / 打造可持續社區 / 遵守客戶信息與隱私保護制度 Green construction/ Green control of the entire renovation process/ "Trial occupancy before buying a house"/ "Sunshine in winter" activity/ Build a sustainable community/ Abide by the mechanism of customer information and privacy protection information and privacy protection system
 供應商 Suppliers			
	商務合作交流大會 / 戰略合作夥伴定期交流會 / 供應商評估 Business Cooperation Conference/Regular Strategic Partner Exchange Meetings/ Supplier evaluation	供應鏈環境、社會評估 / 本地化採購 Environmental and social evaluation of supply chain/ Localized procurement	陽光採購政策 / 供應商環境合規審核 / 履行「木製品採購承諾」 Transparent procurement policy/ Environmental compliance review of suppliers/Fulfill the "Wood Products Procurement Commitment"
 員工 Staff			
	員工培訓 / 員工溝通渠道 / 定期會議 / 投訴與回饋 / 績效管理 Staff Training/Staff communication channels/ Regular meetings/ Complaints and feedback/ Performance Management	員工權益與留任 / 員工培訓與發展 / 職業健康與安全 / 打造公平受尊重的工作環境 / 女性發展 / 人才多元化 Employee rights and retention/ Employee training and development/ Occupational health and safety/ Create a fair and respectful workplace/Female employee development/Talent diversification	尊重員工權益 / 完善的培訓體系 / 健康安全的施工環境 / 向上的攀登文化 Safeguard employees' rights and interests/ A comprehensive training system/ Healthy and safe construction environment/ The corporate culture of striving to be better
 行業 Industries			
	參與行業協會組織 / 參與房地產行業綠色供應鏈行動 Participation in industry associations/ Participation in the Green Supply Chain Initiative for the Real Estate Sector	綠色建築 / 應對氣候變化行動 / 綠色科技創新 Green building/Actions to address climate change/ Green technology innovation	推動綠色供應鏈發展 / 積極應對氣候變化 / 自主研發並應用綠色技術 Promote green supply chain development/ Actively respond to climate change/ Independently research and apply green technologies
 社區 Community			
	社區公益活動 / 定期溝通 / 媒體溝通 Community Benefit Activities/ Regular Communication/ Media Communication	社區和公益 Community and public welfare	持續資助朗詩希望小學 / 為全球兒童提供幫助 Continuous assistance to Landsea Hope Elementary School/ Provide support for children worldwide



# 實質性議題分析

## Material Issues Analysis

2021 年，參照香港聯合交易所有限公司最新版《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》，我們基於 2020 年度利益相關方調查結果，結合朗詩地產最新發展戰略、業務重點佈局和社會責任理念，對標國內外同行業優秀報告，識別並更新了實質性議題，共確認了 25 項公司和利益相關方關注的重要環境、社會與管治議題。

In 2021, referring to the latest version of the *ESG Reporting Guides* issued by SEHK and the *Guidelines of Sustainable Development Report*, issued by the Global Reporting Initiative (GRI), we identified a total of 25 important environmental, social and governance issues that the Landsea and stakeholders are concerned about. Based on the survey results of stakeholders in 2020, and taking into account the latest development strategy, business focus layout and our concept of social responsibility, we identified and updated material issues by benchmarking against domestic and international competitors

根據實質性議題甄別流程，朗詩對 2021 年實質性議題進行更新。

According to the materiality assessment process, Landsea updated the material issues in 2021.

### 朗詩實質性議題甄別流程

The Materiality Analysis Process of Landsea

#### 議題識別 Issue Identification

參考 GRI Standards 2016、聯交所 ESG 指引，行業政策分析、同行對標，2021 年篩選出 25 個與朗詩運營息息相關的 ESG 議題。  
With reference to GRI Standards 2016, the *ESG Reporting Guide* issued by SEHK, and through industry policy analysis and benchmarking, 25 ESG issues closely related to Landsea's operations were selected in 2021.

#### 排序 Prioritization

通過內部討論與利益相關方溝通，對 2021 年 ESG 議題的重要性進行排序。  
Through internal discussion and communication with stakeholders, the materiality of ESG issues in 2021 was re-ordered.

#### 驗證 Verification

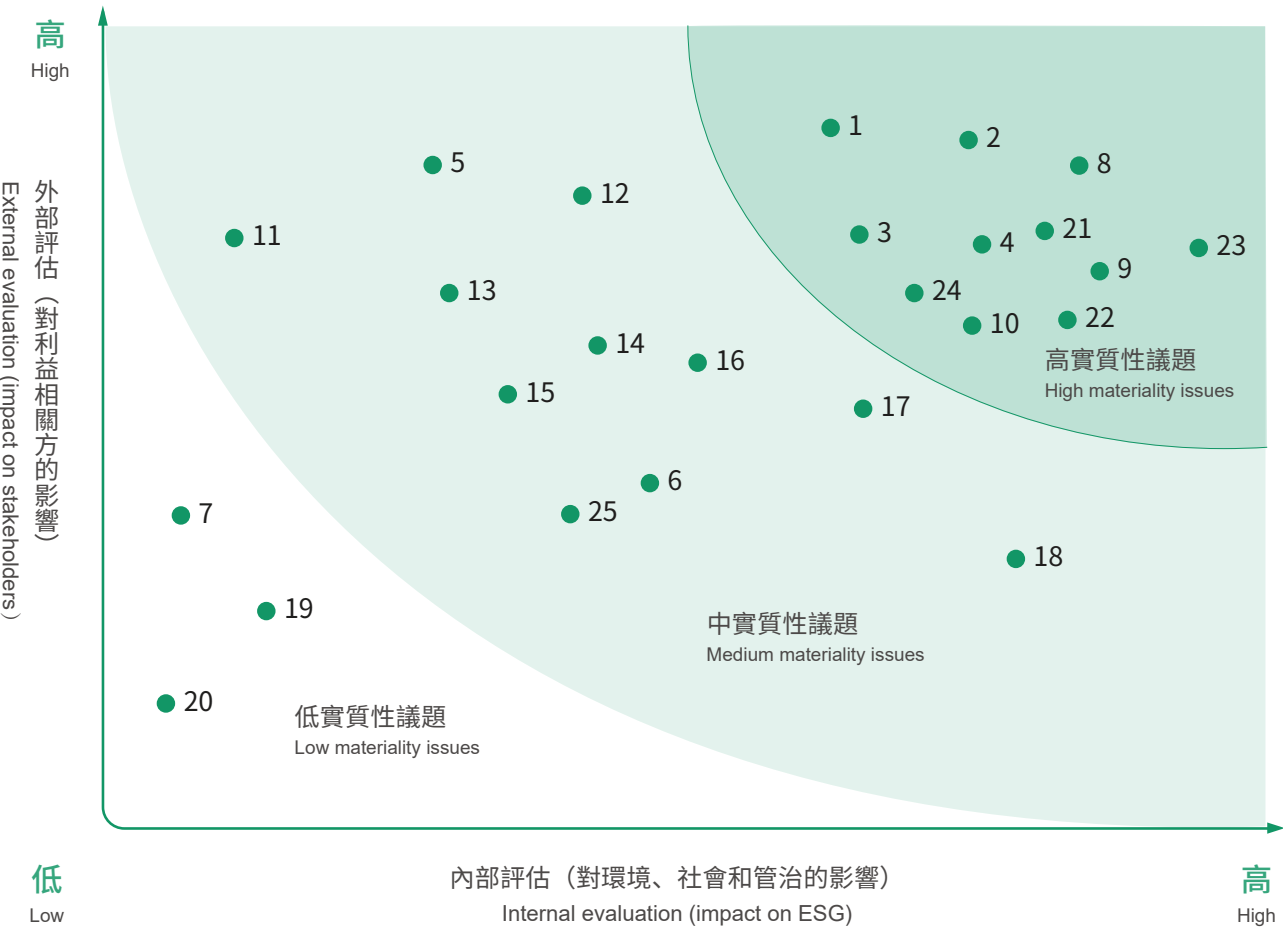
向專家諮詢專業意見，更新 2021 年實質性議題矩陣。  
經由管理層討論及董事局最終審閱，確認 2021 年高實質性議題。  
Consulting with experts to update the 2021 materiality matrix. Through the management discussion and final review by the Board, high material issues for 2021 were confirmed.

#### 報告披露 Report Disclosure

在 ESG 報告中披露重要性議題識別過程，並對高實質性議題進行重點回應。  
Disclose the process of identifying material issues in the ESG report, and focus on responding to high materiality issues.

### 朗詩實質性議題矩陣

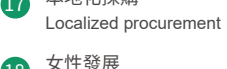
Landsea Materiality Matrix



- 1 能源利用  
Energy use
- 2 綠色建築  
Green buildings
- 3 應對氣候變化行動  
Actions to address climate change
- 4 綠色科技創新  
Green technology innovation
- 5 排放物與廢棄物管理  
Emissions and waste management
- 6 水及其他資源的利用  
Utilization of water and other resources
- 7 城市更新與共建  
Urban renewal and Co-construction



- 8 健康與安全的產品  
Healthy and safe products
- 9 供應鏈環境、社會評估  
Environmental and social evaluation of supply chain
- 10 客戶服務與隱私保護  
Customer service and privacy protection
- 11 員工權益與留任  
Employees' rights and retention
- 12 負責任營銷  
Responsible marketing
- 13 員工培訓與發展  
Employee training and development
- 14 社區和公益  
Community and public welfare
- 15 職業健康與安全  
Occupational health and safety
- 16 人才多元化  
Talent diversification



- 17 本地化採購  
Localized procurement
- 18 女性發展  
Female employee development
- 19 打造公平和受尊重的工作環境  
Creating a fair and respectful work environment
- 20 知識產權保護  
Intellectual property protection
- 21 合規經營  
Compliance operation
- 22 經濟績效  
Economic performance
- 23 外部經濟環境挑戰  
Challenges in the external economic environment
- 24 商業道德與反貪污  
Business ethics and anti-corruption
- 25 風險管理  
Risk management

(\* 加粗字體為高實質性議題)  
(\*bold type is for high materiality issues)

# 穩健合規經營

## Robust Compliance Operations

### 2021 年關鍵績效： 2021 Key Performance

反貪污訴訟事件數

Number of anti-corruption proceedings: 1

1 起



員工人均反貪污培訓小時數

Anti-corruption training hours per employee: 2

2 小時



註冊商標數量

Number of registered trademarks: 460

460 件



## 風險管理 Risk Management

### 風險管理架構

#### Risk Management Framework

朗詩十分重視風險管理，在董事局和內部管理層面持續完善和強化企業風險與 ESG 相關風險的識別、監控和防範等職能，搭建完備的風險管理架構、設立三道防線，逐層排查企業風險與 ESG 相關風險，並通過強化內部風險意識，將風險防控工作落實到一線管理團隊，整體提高朗詩的系統性風險防範能力。

Landsea attaches great importance to risk management. From the Board of Directors and internal management level, Landsea continuously improves and strengthens the identification, monitoring and prevention of corporate and ESG-related risks, establishes a complete risk management structure, sets up three lines of defenses, and investigates corporate and ESG-related risks at each level. By strengthening internal risk awareness, Landsea implements risk prevention and control work to the front-line management team and improves the overall systematic risk prevention capability of Landsea.



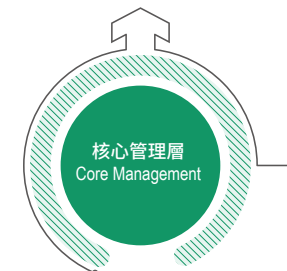
### 朗詩風險管理架構

#### Landsea Risk Management Structure



第三道防線：朗詩風險管理的最終決策層，負責訂立策略目標、包括 ESG 風險在內的風險偏好、管理策略等，評估朗詩達成目標時所願意接納的風險程度，確保設立及維持有效的風險管理系統，定期審視風險監控成效。

Third Line of Defense : The ultimate decision-making body of Landsea's risk management is responsible for setting strategic objectives and risk inclination, including ESG risks, management strategies, etc. The Board evaluates the level of risk that Landsea is willing to accept when achieving its goals, ensures the establishment and maintenance of an effective risk management system, and regularly reviews risk monitoring effectiveness.



第二道防線：負責設計、執行、監察及修訂風險管理系統，貫徹切實的企業風險與 ESG 相關風險的管理方向，定期向董事局彙報風險管理情況。

Second Line of Defense : Responsible for the design, implementation, monitoring and revision of the risk management system, implement the practical management direction of corporate risks and ESG-related risks, and regularly report the risk management to the Board.



第一道防線：設置專門風險管理人員，形成統籌高效的風險管理體系；廣泛持續收集內外部與企業風險及 ESG 風險相關的信息，分析並識別風險重要程度，配合管理層將風險管理功能融入業務運營及職能範疇之中執行。

First Line of Defense : Set up special risk management personnel to form a coordinated and efficient risk management system; We extensively and continuously collect internal and external information related to corporate risks and ESG risks, analyze and identify the importance of risks, and cooperate with the management to integrate risk management functions into business operations and functional areas.

## 風險識別

### Risk Identification

2021 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，識別經營管理過程中的各項企業風險與 ESG 相關風險，分析匯總各類風險因子、風險路徑，劃分風險等級，並進一步明確各項風險的主要監控措施及風險對策。其中，朗詩高度重視氣候變化、生態資源變化引起的潛在風險。為此，我們開展了廣泛的風險應對措施，努力減少相關風險對公司的影響。

In 2021, based on the company's organizational structure and business structure, combined with previous management experience, Landsea has identified various corporate risks and ESG-related risks in the process of operation and management, analyzed and summarized various risk factors and risk paths, classified risk levels, and further clarified the main monitoring measures and risk countermeasures. Among them, Landsea attaches great importance to the potential risks caused by climate change and changes in ecological resources. To this end, we have undertaken extensive risk response measures and worked to reduce the impact of related risks on the company.

### 朗詩風險識別體系

#### Landsea Risk Identification System





## 宏觀經濟與行業政策風險識別與應對措施

Risk Identification and Response Measures for  
Macroeconomic and Industry Policies

## 風險識別：Risk identification:

市場與政策緊密相連，任何一個政策的出台都會影響行業的發展。2021 年政府對房地產信貸政策、預售資金監管政策、房產稅試點、土地出讓政策等調整仍在持續，行業發展受宏觀政策調整影響較大。

The market is closely linked to the policies, and any implementation of policy will directly affect the development of the industry. In 2021, the governmental direction is still aiming at real estate credit policy, pre-sale fund regulatory, real estate tax pilot, land transfer policy, etc.

## 應對措施：Response measures:

- 朗詩持續保持對政策的高度敏感性，及時關注並研究相關政策，評估政策變化影響，按規則辦事；

Landsea continues to maintain a high degree of sensitivity to policies, focuses and studies relevant policies in a timely manner, and evaluates the impact of policy changes and follows rules;

- 朗詩在所有運營單位推行危機應變計劃，以確保業務能正常運作；

Landsea implements crisis contingency plans in all operating units to ensure proper business operations;

- 朗詩繼續積極發展綠色科技地產業務，推廣新研發的、有自主知識產權的「自由方舟」系列產品，引領行業變革；

Landsea will continue to actively develop green technology real estate business, promote the newly developed Free Ark products with intellectual property rights, taking the lead of industry reformation;

- 作為長期主義者，朗詩仍將堅持戰略定力，堅定「產品差異化、輕資產化運營、收益多樣化」的轉型升級戰略，安全、穩健發展，靜待時機。

With long-time practices, Landsea will continue to adhere to its strategic focus, the transformation and upgrading strategy of “product differentiation, asset-light operation, and revenue diversification”, and develop safely and promptly.

## 未來風險管理工作計劃

Future Plan for Risk Management

“

在 2022 年，根據企業管治守則及行業最佳實務，朗詩風險管理將繼續嚴格貫徹執行風險管理相關規定，進一步完善地產風險管理程序，並著重開展以下工作：

In 2022, according to the *Corporate Governance Code* and industry best practices, the risk management of Landsea's will continue to strictly follow the relevant guidelines, further improve the real estate risk management procedures, and focus on the following companies:



強化朗詩與各子公司、各分公司之間的風險溝通，提高風險意識，適時安排培訓，強調風險管理意識並加強合規文化的培養。

To strengthen risk communication between Landsea and its subsidiaries and branches, enhance risk awareness, arrange training in a timely manner, emphasize risk management awareness and strengthen the cultivation of compliance culture.



結合應對新冠肺炎疫情的工作經驗，積極開展線上新型業務，利用數字化、信息化手段使得風險控制和爭議處理過程和結果可視化。

Based on its experience in response to the COVID-19 pandemic, we actively developed new online businesses, and made use of digital and information measures to visualize the process and results of risk control and dispute handling.



積極回應國家大政方針，發展綠色科技地產，通過對多種業務模式的反思、總結及多種盈利模式探索、創新來沖淡企業風險，側面達到風險管控的目的。

Actively respond to the national policy, the company will develop green technology real estate, and mitigate corporate risks through reflection, summary and exploration and innovation of various business models, so as to achieve the purpose of risk management and control.



合規經營  
Compliance Operation

合規經營是朗詩開展穩健管理、履行社會責任的基石。朗詩歷年在環境、員工僱傭、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、產品和服務信息與商業標識、市場營銷等方面均保證依法合規經營。2021 年，朗詩的主要供應商在商業道德、環境保護、人權及勞工措施上均未出現重大違法違規經營事件。

Compliance operation is the cornerstone for Landsea to carry out stable management and fulfill social responsibilities. Over the years, Landsea has ensured compliance over environmental operations, employment, remuneration, benefits, anti-discrimination, equal opportunities, working hours, holidays, dismissal, occupational health and safety, product and service information and business logos, marketing and other related matters. In 2021, Landsea did not receive any significant violations of laws and regulations regarding business ethics, environmental protection, human rights and labor measures from major suppliers.

朗詩審計監察部定期針對各事業部、地產區域公司開展年度例行審計工作，及時檢查、識別各項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，並要求一線管理團隊防患於未然，積極應對潛在風險、補足缺陷漏洞、完善合規經營措施。2021 年，我們共計開展各類審計項目 7 項，累計提交內控改進建議及審計建議 150 餘條，有效提升公司合規管理水平。

The Auditing and Inspection Office of Landsea regularly conducts annual routine audits to all business divisions and real estate regional companies, timely inspects and identifies the defects in the design and implementation of process systems from various business processes, alerts operation and management risks, and requires the front-line management teams to take precautions against potential risks, make up for defects and loopholes, improving compliance operation measures. In 2021, we carried out a total of 7 audit projects, and submitted more than 150 internal control improvement suggestions and audit suggestions in total, effectively improving the compliance management level of the company.

領域 Field	朗詩遵守的主要法律法規名稱 Main Laws and Regulations that Landsea Has Complied 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》《中華人民共和國循環經濟促進法》等 <i>Environmental Protection Law of the People's Republic of China; Atmospheric Pollution Prevention and Control Law of the People's Republic of China; Law of the People's Republic of China on the Prevention and Control of Environment Pollution Caused by Solid Wastes; 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>Labor Law of the People's Republic of China; Labor 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>Labor Law of the People's Republic of China; Labor Contract Law of the People's Republic of China; Law of the People's Republic of China on the Prevention and Control of Occupational Disease, 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典》《中華人民共和國商標法》《中華人民共和國著作權法》等 <i>Urban Real Estate Administration Law of the People's Republic of China; Construction Law of the People's Republic of China; Advertising Law of the People's Republic of China; Anti-Unfair Competition Law of the People's Republic of China; General Provisions 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>

商業道德與反貪污  
Business Ethics and Anti-corruption

四不鐵律：

不行賄受賄、不做假賬、不偷稅漏稅、不欺騙客戶

Four Rules:

the rules against bribery, false accounts, tax evasion, and customer fraud



自朗詩創立以來，踐行「人本、陽光、綠色」的企業核心價值觀，對腐敗始終堅持零容忍原則，將「不行賄受賄、不做假賬、不偷稅漏稅、不欺騙客戶」的四不鐵律作為朗詩員工底線要求，調動內外部資源，加強商業道德宣貫、開展各項反貪污工作，營造公平競爭、誠信廉潔的良好氛圍。

Since its inception, Landsea has practiced the corporate core values of “People-oriented, Positive, and Green” and has always adhered to the principle of zero tolerance for corruption. The four disciplines of “the rules against bribery, false accounts, tax evasion, and customer fraud” have been taken as the bottom-line of Landsea's employees. The company has utilized internal and external resources, strengthened the publicity of business ethics, carried out various anti-corruption work, and created a sound environment of fair competition, integrity and honesty.

朗詩制定了《朗詩集團審計監察制度》《反腐敗條例》《廉潔從業規範手冊》等反腐敗相關制度和條例。

Landsea has formulated the Audit and Supervision System of Landsea Group, the Anti-corruption Regulations, the Standard Guide of Honest Practice and other anti-corruption related systems and regulations.

Landsea Homes 參照《反海外腐敗法》及朗詩控股集團反腐敗相關制度，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。

Landsea Homes has formulated the company's Code of Business Conduct and Ethics with reference to the Foreign Corrupt Practices Act and Landsea Group's anti-corruption related systems, and requires all senior management, management and employees to comply with the standards.

朗詩開設舉報郵箱、總裁信箱、舉報電話、微信公眾平臺等多種舉報渠道，對任何腐敗事件，一經覈實，即刻報案，絕不姑息。

Landsea has set up various reporting channels such as the reporting mailbox, the president's mailbox, the reporting hotline and the WeChat public platform. A reporting will immediatedly filled once corruption misconduct is verified, no exception will be guaranteed.

朗詩將涉事人員列入不廉潔員工黑名單，錄入陽光誠信聯盟和企業反舞弊聯盟的“失信員工”信息系統，並於朗詩綠色地產官方網站和企業微信號公開發布。

Landsea includes the personnel involved in the blacklist of dishonest employees, records them in the "dishonest employees" information system of the Trust and Integrity Enterprise Alliance and the Enterprise Anti-fraud Alliance, and publishes them on the official website of Landsea and the corporate WeChat account.



## 反貪污聯盟

### Anti-corruption Alliance

朗詩積極參與中國企業陽光誠信建設，與行業夥伴共同倡導企業誠信經營，加入了陽光誠信聯盟及企業反舞弊聯盟，並與聯盟成員共享失信人員及失信供應商名單，合力構建廉潔商業社會。我們也在朗詩內部成立職業道德委員會，營造陽光、誠信的職場氛圍，推廣廉潔與合規的文化，捍衛「人本、陽光、綠色」的企業核心價值觀。



Landsea actively participates in constructing China's enterprise trust and integrity and works with industry partners to advocate business integrity. We have joined the Trust and Integrity Enterprise Alliance and the Enterprise Anti-fraud Alliance and has shared the list of dishonest persons and dishonest suppliers with the members of the alliances to build a clean business society all together. We have also established a professional ethics committee within Landsea to create a positive and honest workplace environment, promote a culture of integrity and compliance, defending the core corporate values of "People-oriented, Positive, and Green".

## 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專責部門。為降低腐敗事件發生概率，審計監察部高度重視，定期對各事業部、區域公司開展例行監察，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，及時審查、識別內部控制漏洞，並相應進行整改和完善，守好朗詩監督防線。

Landsea has set up the Auditing and Inspection Office, which is in direct charge of corruption cases. To reduce the incidence of corruption, the Auditing and Inspection Office attaches great importance to the regular supervision of all business units, regional companies as well as conducting special audits on high-risk areas. It engages external agencies to audit the company's internal control, timely review and identify internal control loopholes, and make corresponding rectification and improvements to safeguard the supervision boundaries of Landsea.

2021 年，朗詩在營銷管理、採購管理、工程及成本管理等方​​面累計開展了 10 項監察項目，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 2021, Landsea conducted 10 supervisory projects in marketing, procurement, engineering, and cost, and more. In this process, Landsea promptly identified such issues as surround-bidding in procurement, inappropriate, pricing schemes and mis-calculated settlements, and perform corrective actions to prevent the corruptions.

2021 年，朗詩在營銷管理、採購管理、工程及成本管理等方​​面累計開展了監察項目

In 2021, Landsea conducted 10 supervisory projects in marketing

10 項



## 廉潔從業治理

### Integrity Governance

朗詩對腐敗始終堅持「懲教結合」，在公司企業文化中對於員工行為準則進行了詳細的規定，同時進行廉正宣講和案例分享。員工需簽訂《廉潔承諾書》承諾廉潔從業，與合作供應商簽訂《廉潔協議》，控制貪腐行為。同時，朗詩在內部系統中發佈廉正公告，並設立專門的廉正帳戶。員工在公務或社交活動中，因為各種原因發生收受禮金行為的，可將未能拒收的禮金存入廉正帳戶。

Landsea has always adhered to the principle of "combining punishment and education"the company has made specific regulations regarding the corruption and has made detailed provisions on employees' code of conduct in the company's culture. At the same time, we have carried out integrity publicity and case sharing. Employees must sign the Integrity Agreement to commit to integrity and sign the *Integrity Agreement* with cooperative suppliers to prevent corruption as required. At the same time, Landsea publishes integrity announcements in its internal system and sets up a particular integrity account. Under the circumstance of employees receiving cash for bribery purpose when involving the business or social activities, employee shall deposit the cash into the integrity account for those cannot be returned.

### 2021 年反貪污培訓情況披露

#### Disclosure of Anti-corruption Training in 2021

培訓對象涵蓋董事和員工  
Directors and employees participated in training for directors and employees



開展反貪污相關培訓  
Carrying out anti-corruption related training: 2 sessions

2 場



反貪污培訓覆蓋的董事局成員比例  
Proportion of Board members receiving anti-corruption training: 50%

50%



董事人均接受反貪污培訓  
Average anti-corruption training per director: 4 hours

4 小時



反貪污培訓覆蓋的員工比例  
Percentage of employees covered by anti-corruption training: 70%

70%



員工人均接受反貪污培訓  
Average anti-corruption training hours per employee: 2 hours

2 小時



在多重措施並舉的規範管理下，2021 年朗詩繼續堅決打擊商業賄賂和職務侵佔行為，捍衛綠色正道。

In 2021, under the standardized management of multiple measures, Landsea continued to resolutely crackdown on commercial bribery and duty encroachment to safeguard green justice.

### 2021 年反貪污情況披露 2021 Anti-Corruption Disclosure



## 知識產權管理 Intellectual Property Management

朗詩一貫重視知識產權管理工作，嚴格遵守《中華人民共和國民法典》《中華人民共和國商標法》《中華人民共和國專利法》《中華人民共和國著作權法》及《中華人民共和國反不正當競爭法》等相關法律法規，通過培訓、教育、檢查等多種方式開展知識產權宣傳普及工作，加強對專利、商標、著作權等知識產權的管理，鼓勵和保護公平競爭。

Landsea has attached great importance to intellectual property management and strictly abided 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 *Anti-Unfair Competition Law of the People's Republic of China* and other relevant laws and regulations. We have carried out intellectual property publicity through training, education, inspection, and other channels, strengthened the management of intellectual property rights such as patents, trademarks and copyrights to encourage and protect fair competition.



截至 2021 年底，朗詩及其控股股東朗詩集團股份有限公司共註冊 460 件商標：

As at the end of 2021, Landsea and its Controlling Shareholder, Landsea Group, had registered a total of 460 trademarks:

中國大陸地區註冊商標

Registered trademarks in Mainland China: 428

428 件

境外註冊商標

Registered trademarks from overseas: 32

32 件



### 朗詩注重自身知識產權的申請和保護

Landsea pays attention to the application and protection of its own intellectual property rights

- 重視商標的保護：朗詩基於自身經營情況，在中國大陸地區、香港和北美等均申請註冊相關商標，包括防禦性商標的註冊

Emphasis on trademark protection: Based on its own business conditions, Landsea has applied for the registration of relevant trademarks in Mainland China, Hong Kong and North America, including the registration of defensive trademarks.

- 重視自身品牌的保護：朗詩在許可項目使用品牌的過程中，對於品牌許可使用條件、範圍、限制及要求形成了標準化的制度

Attaching importance to the protection of its own brand: Landsea has established a standardized system for the conditions, scope, restrictions and requirements of brand licensing in the process of using the brand in the licensed projects.

- 重視自主專利權：基於開發綠色科技產品的定位，朗詩積極研發新產品並申請自主專利權，2020 年正式推出「自由方舟」產品

Attaching importance to patent rights: Based on the positioning of developing green technology products, Landsea actively develops new products and applies for independent patent rights. In 2020, the Freedom Ark product will be officially launched.

### 朗詩尊重他人知識產權

Landsea respects intellectual property rights

- 重視軟件正版化：朗詩每年均根據業務經營情況及對未來發展的預期購買多項辦公軟件

Attaching great importance to legitimate software: Landsea purchases a number of office software every year based on its business operations and expectations for future development

- 2021 年，朗詩購買 Windows 操作系統、微軟 Office、AutoCAD、Adobe 系列軟件等超過 250 套

In 2021, Landsea purchased more than 250 sets of Windows operating system, Microsoft Office, AutoCAD, Adobe series software, etc.



# 關鍵量化績效表

## KEY QUANTITATIVE PERFORMANCE TABLE

### 環境績效<sup>1</sup>

Environmental Performance<sup>1</sup>

指標 Indicator	單位 Unit	2019	2020	2021
資源使用 Resource Utilization				
辦公耗電量 Office power consumption	兆瓦時 MWh	2,041.07	1,873.79	1,666.49
辦公耗水量 <sup>2</sup> Office water consumption <sup>2</sup>	立方米 m <sup>3</sup>	15,797.90	16,892.05	9,052.83
天然氣消耗量 <sup>3</sup> Natural gas consumption <sup>3</sup>	立方米 m <sup>3</sup>	5,745.00	5,942.09	10,600.79
自有車輛汽油用量 Gasoline consumption of own vehicles	升 liter	80,760.00	76,203.00	76,566.00
自有車輛柴油用量 <sup>4</sup> Diesel consumption of own vehicles <sup>4</sup>	升 liter	0.00	0.00	2,388.00
單位面積耗電量 Power consumption per unit area	千瓦時 / 平方米 kWh/ m <sup>2</sup>	84.82	74.37	71.50
單位面積耗水量 Water consumption per unit area	千瓦時 / 平方米 m <sup>3</sup> / m <sup>2</sup>	0.66	0.67	0.39
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>	0.24	0.24	0.45
水資源迴圈利用量佔耗水量的比 Ratio of water resources recycling to water consumption	%	0.53	12.63	0.84

註：  
Note:

- [1]. 環境績效數據歷年披露範圍：2021 年、2020 年、2019 年環境數據與報告組織範圍一致。
- [1]. The environmental performance data to be disclosed each year: The environmental data of 2021, 2020 and 2019 were consistent with the reporting organization scope.
- [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 was municipal water, and there was no problem in obtaining applicable water sources.
- [3]. 2021 年天然氣消耗量較 2020 年有較大幅度上升，主要是由於公司業務規模擴張。
- [3]. Compared with that in 2020, the natural gas consumption had a relatively high increase in 2021 was mainly due to the expansion of the company's business scale.
- [4]. 2021 年自有車輛柴油用量較 2020 年有較大幅度上升，主要是由於 2021 年柴油車輛數量增加。
- [4]. Compared with that in 2020, the diesel consumption of own vehicles had a relatively high increase in 2021 was mainly due to the increase in the number of diesel vehicles in 2021.

指標 Indicator	單位 Unit	2019	2020	2021
排放物 Emissions				
溫室氣體排放總量 <sup>5</sup> Total GHG emissions <sup>5</sup>	噸二氧化碳當量 Ton of carbon dioxide equivalent	1,749.56	1,701.08	1,638.99
範圍一溫室氣體排放量 <sup>6</sup> Scope 1 GHG emissions <sup>6</sup>	噸二氧化碳當量 Ton of carbon dioxide equivalent	256.08	219.20	230.45
範圍二溫室氣體排放量 <sup>7</sup> Scope 2 GHG emissions <sup>7</sup>	噸二氧化碳當量 Ton of carbon dioxide equivalent	1,493.48	1,481.88	1,408.54
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	0.068	0.070

註：  
Note:

- [5]. 溫室氣體排放量包括範圍一和範圍二的溫室氣體排放。
- [5]. GHG emissions include greenhouse gas emissions in Scope 1 and Scope 2.
- [6]. 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，
- [6]. Scope 1 greenhouse gas emissions come from the company's consumption of natural gas, gasoline and diesel by its own vehicles.
- 2021 年、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：環境關鍵績效指標匯報指引》（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 and 2021 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：環境關鍵績效指標匯報指引》（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;
- [7]. 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，
- [7]. Scope 2 greenhouse gas emissions come from those generated by the company's purchased electricity.

- 2021 年排放係數採用全國電網平均排放因數 0.5810 kg CO<sub>2</sub>/kWh（數據源：中華人民共和國生態環境部（2022）），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；
- The 2021 emission factor adopted the national grid average emission factor of 0.5810 kg CO<sub>2</sub>/kWh (Source: Ministry of Ecology and Environment of the People's Republic of China (2022)), and the electricity emission factors in the International Energy Agency's *Energy Data Manual* were adopted for U.S. Real Estate division.
- 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：環境關鍵績效指標匯報指引》（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 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：環境關鍵績效指標匯報指引》（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*.

指標 Indicator	單位 Unit	2019	2020	2021
資源使用 Resource Utilization				
辦公產生有害廢棄物總量 <sup>8</sup> Total office hazardous waste discharged <sup>8</sup>	噸 ton	0.37	0.30	0.25
辦公產生無害廢棄物總量 Total office non-hazardous waste discharged	噸 ton	30.45	27.72	21.06
無害廢棄物回收及再利用的量 Total non-hazardous waste recycled and reused	噸 ton	1.30	1.27	1.13
無害廢棄物棄置量 Total non-hazardous waste treated	噸 ton	29.15	26.45	19.93
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>	0.016	0.012	0.106
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>	1.27	1.10	0.90

註：  
Note:

[8]. 有害廢棄物包括廢電腦、廢墨盒和廢棄電池。廢電腦作為電子產品回收處理，廢墨盒由租賃公司回收處理，廢棄電池由物業公司分類回收後處理。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。

[8]. 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 by property management companies.

## 社會績效

### Social Performance

#### 社會績效 Social Performance

指標 Indicator	單位 Unit	2019	2020	2021
員工僱傭 Employment				
員工總數 <sup>1</sup> Number of employees <sup>1</sup>	人 person	1,390	1,614	2,146
男性員工 Number of male employees	人 person	504	999	831
女性員工 Number of female employees	人 person	886	615	1,315
全職勞動合同工 Number of full-time contract workers	人 person	1,390	1,469	1,887

註：  
Note:

[1]. 2021 年員工總數增加，主要是由於公司業務發展而增加聘用員工人員所致。

[1]. In 2021, the total number of employees increased was mainly due to the business development of the company.

指標 Indicator	單位 Unit	2019	2020	2021
員工僱傭 Employment				
全職勞務派遣工 Number of full-time dispatched workers	人 person	78	144	258
兼職員工 <sup>2</sup> Number of part-time employees <sup>2</sup>	人 person	3	1	1
其他僱傭形式員工 <sup>3</sup> Number of other forms of employment <sup>3</sup>	人 person	8	0	0
50 歲以上的員工 Number of employees aged > 50	人 person	84	93	61
30 歲至 50 歲的員工 Number of employees aged 30-50	人 person	955	1,123	1,436
30 歲以下的員工 Number of employees aged <30	人 person	351	398	649
在中國大陸工作的員工 Number of employees working in Mainland China	人 person	1,186	1,373	1,784
在港澳台及海外工作的員工 Number of employees working in Hong Kong, Macau, Taiwan and overseas	人 person	204	241	362
中級管理層以上女性員工佔比 Proportion of female employees above middle management	%	21	23	15
員工流失率 <sup>4</sup> Employee turnover rate <sup>4</sup>	%	28	23	28
男性員工流失率 Male employee turnover rate	%	29	25	28
女性員工流失率 Female employee turnover rate	%	27	19	28
50 歲以上員工流失率 Turnover rate of employees over 50	%	16	31	33
30 至 50 歲員工流失率 Turnover rate of employees aged 30 to 50	%	30	20	26
30 歲以下員工流失率 Turnover rate of employees under 30	%	26	27	20
在中國大陸工作的員工流失率 Turnover rate of employees working in Mainland China	%	30	21	29
在港澳台及海外工作的員工流失率 Turnover rate of employees working in Hong Kong, Macau, Taiwan and overseas	%	0.49	0.37	22
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	0

註：  
Note:

[2]. 2021 年兼職員工數據範圍不包含美國地產。

[2]. In 2021, the data of number of part-time employees did not include the U.S. Real Estate.

[3]. 其他僱傭形式員工 2019 年為外包人員與物業掛靠人員。

[3]. Other forms of employment include outsourced personnel and property management-affiliated employees in 2019.

[4]. 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：社會關鍵績效指標匯報指引》（2020 年 3 月），2020、2021 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。

[4]. Calculation method of the employee turnover rate in 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 and 2021 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.



指標 Indicator	單位 Unit	2019	2020	2021
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	86	0	0
員工培訓 Employee training				
員工培訓覆蓋率 <sup>5</sup> Percentage of employees trained <sup>5</sup>	%	100	100	100
其中，培訓覆蓋的女性員工的比例 Percentage of female employees trained	%	100	64	39
其中，培訓覆蓋的男性員工的比例 Percentage of male employees trained	%	100	36	61
培訓覆蓋的高級管理層員工的比例 Percentage of senior management trained	%	100	7	5
培訓覆蓋的中級管理層員工的比例 Percentage of middle management trained	%	100	15	17
培訓覆蓋的基層員工的比例 Percentage of junior management trained	%	100	78	78
員工接受培訓平均小時數 Average training hours completed per employee	小時 hour	35	29	21
女員工接受培訓平均小時數 Average training hours completed by female employees	小時 hour	29	26	22
男員工接受培訓平均小時數 Average training hours completed by male employees	小時 hour	38	30	19
高級管理層接受培訓平均小時數 Average training hours completed by senior management	小時 hour	42	26	23
中級管理層接受培訓平均小時數 Average training hours completed by middle management	小時 hour	49	38	21
基層員工接受培訓平均小時數 Average training hours completed by junior management	小時 hour	33	27	21

註：  
Note:

[5]. 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：社會關鍵績效指標匯報指引》（2020 年 3 月），2020、2021 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。

[5]. Calculation method of the percentage of employees trained in 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 and 2021 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	2019	2020	2021
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	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	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	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	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	1,109	531	280
投訴處理率 Complaint resolution rate	%	100	100	99

註：  
Note:

[1]. 2021 年產品責任數據包含中國地產事業部、青杉資本；2020、2019 年產品責任資料包括中國地產事業部、美國地產及青杉資本。

[1]. The product liability data in 2021 included China Real Estate Division and Landsea Green Fir Capital. The data in 2019 and 2020 included China Real Estate Division, U.S. Real Estate and Landsea Green Fir Capital.

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

指標 Indicator	單位 Unit	2019	2020	2021
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	1	1	0
反貪污培訓覆蓋的董事局成員比例 Proportion of Board members receiving anti-corruption training	%	40	60	50
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	4
反貪污培訓覆蓋的員工比例 Proportion of employees receiving anti-corruption training	%	100	100	70
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	2
供應商管理 Supplier Management				
供應商總數 <sup>2</sup> Total suppliers <sup>2</sup>	家 Unit	3,300	3,012	2,841
其中，大陸地區的供應商數 By geographical region: Mainland China	家 Unit	1,988	1,457	1,227
海外及港澳台地區的供應商數 By geographical region: Hong Kong, Macao and Taiwan and other countries or regions	家 Unit	1,312	1,555	1,614
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 Number of suppliers receiving environmental, labor, and ethical performance assessment according to the Company's supplier evaluation system	家 Unit	197	205	953
通過環境、勞工、道德等方面評估的供應商數量 The number of suppliers assessed in terms of environment, labor, ethics, etc.	家 Unit	189	192	832

註：  
Note:

- [1]. 供應鏈數據包括中國地產事業部、美國地產及青杉資本。  
[1]. The supply chain data included China Real Estate Division, U.S. Real Estate, and Landsea Green Fir Capital.
- [2]. 供應商類別包括工程集采、設計、營銷、辦公運營等。  
[2]. The supplier categories included engineering collective procurement, design, marketing, and office operation.

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

指標 Indicator	單位 Unit	2019	2020	2021
社區公益投入金額 Total community philanthropic investment	元 yuan	1,057,000	815,000	315,827
員工志願服務人次 Number of volunteer services hours	人次 per volunteer	419	188	104
志願者活動小時數 Number of volunteers	小時 hour	1,266	382	438

註：  
Note:

- [1]. 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 included those of the Headquarters of China Real Estate Division and U.S. Real Estate.



附錄  
Appendices

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.	全生命週期綠色項目開發 Green House Development throughout Its Lifecycle 合規經營 Compliance Operation
KPIA1.1	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
KPIA1.2	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 energy indirect (Scope 2) greenhouse gas emissions (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	環境績效 Environmental Performance
KPIA1.3	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 tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	環境績效 Environmental Performance
KPIA1.4	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 tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	環境績效 Environmental Performance
KPIA1.5	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。 Description of emissions target(s) set and steps taken to achieve them.	ESG 目標管理與績效追蹤體系 ESG Target Management and Performance Tracking System 全生命週期綠色項目開發 Green House Development throughout Its Lifecycle
KPIA1.6	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。 Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.	ESG 目標管理與績效追蹤體系 ESG Target Management and Performance Tracking System 全生命週期綠色項目開發 Green House Development throughout Its Lifecycle

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)
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.	全生命週期綠色項目開發 Green House Development throughout Its Lifecycle
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。 Description of energy use efficiency target(s) set and steps taken to achieve them.	專題：朗詩的碳中和之路 Feature: Landsea's Path to Carbon Neutrality
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。 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them.	ESG 目標管理與績效追蹤體系 ESG Target Management and Performance Tracking System 全生命週期綠色項目開發 Green House Development throughout Its Lifecycle
KPI A2.5	製成品所用包裝材料的總量（以噸計）及（如適用）每生產單位估量。 Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced.	由於朗詩運營過程中使用的包裝材料很少，因此有關製成品包裝材料的關鍵績效指標 A2.5 不適用於朗詩。 Since there are very few packaging materials used in the Landsea's operation, the key performance indicator A2.5 relating to packaging materials for finished products is therefore not applicable to Landsea.
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 impacts on the environment and natural resources.	全生命週期綠色項目開發 Green House Development throughout Its Lifecycle
KPI A3.1	描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	2021 年，朗詩未對環境及天然資源產生重大影響 In 2021, Landsea has not made significant impacts on the environment and natural resources 全生命週期綠色項目開發 Green House Development throughout Its Lifecycle
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 identification and mitigation of significant climate-related issues which have impacted, and those which may impact, the issuer.	專題：朗詩的碳中和之路 Feature: Landsea's Path to Carbon Neutrality
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。 Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them.	專題：朗詩的碳中和之路 Feature: Landsea's Path to Carbon Neutrality

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 Subject Area B. Social		
僱傭及勞工常規 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、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 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.	保障員工權益與福利 Protecting of Employees' Rights and Benefits 合規經營 Compliance Operation
KPI B1.1	按性別、僱傭類型（如全職或兼職）、年齡組別及地區劃分的僱員總數。 Total workforce by gender, employment type (for example, full- or parttime), 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僱員流失比率。 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僱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.	守護員工職業健康與安全 Safeguarding Occupational Health and Safety of Employees 合規經營 Compliance Operation
KPI B2.1	過去三年（包括匯報年度）每年因工亡故的人數及比率。 Number and rate of work-related fatalities occurred in each of the past three years including the reporting year.	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, and how they are implemented and monitored.	綠色施工 Green Construction 守護員工職業健康與安全 Safeguarding Occupational Health and Safety of Employees

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)
層面 B3：發展及培訓 Aspect B3: Development and Training		
一般披露 B3 General Disclosure B3	有關提升僱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.	為員工搭建多元化成長渠道 Building Diversified Development Channels for Employees
KPI B3.1	按性別及僱員類別（如高級管理層、中級管理層）劃分的受訓僱員百分比。 The percentage of employees trained by gender and employee category (e.g. senior management, middle management).	社會績效 Social Performance
KPI B3.2	按性別及僱員類別劃分，每名僱員完成受訓的平均時數。 The average training hours completed per employee by gender and employee category.	社會績效 Social Performance
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.	保障員工權益與福利 Protecting of Employees' Rights and Benefits 合規經營 Compliance Operation
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.	保障員工權益與福利 Protecting of Employees' Rights and Benefits
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.	2021 年，無違規情況 In 2021, no violation 保障員工權益與福利 Protecting of Employees' Rights and Benefits
運營慣例 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	描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目，以及相關執行及監察方法。 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	綠色採購 Green Procurement 社會績效 Social Performance



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)
KPI B5.3	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。 Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	綠色採購 Green Procurement
KPI B5.4	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。 Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	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.	綠色營銷 Green Marketing 成為客戶溫暖的港灣 A Warm Harbor for Customers 合規經營 Compliance Operation
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.	完善投訴應對機制 Upgrading Complaint Handling Mechanism 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 Intellectual Property Management
KPI B6.4	描述質量檢定過程及產品回收程序。 Description of quality assurance process and recall procedures.	鍛造產品綠色基底 Forging the Green Bases of Products
KPI B6.5	描述消費者資料保障及私隱政策，以及相關執行及監察方法。 Description of consumer data protection and privacy policies, and how they are implemented and monitored.	健全隱私保護措施 Advancing Privacy Protection Measures
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.	合規經營 Compliance Operation 商業道德與反貪污 Business Ethics and Anti-corruption

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)
KPI B7.1	於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。 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序，以及相關執行及監察方法。 Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	商業道德與反貪污 Business Ethics and Anti-corruption
KPI B7.3	描述向董事及員工提供的反貪污培訓。 Description of anti-corruption training provided to directors and staff.	商業道德與反貪污 Business Ethics and Anti-corruption 社會績效 Social Performance
社區 Community		
層面 B8：社區投資 Aspect B8: Community Investment		
一般披露 B8 General Disclosure B8	有關以社區參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策。 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.	為社會貢獻美好 Contributing to a Better 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).	為社會貢獻美好 Contributing to a Better 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質量所需的報告原則 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	走進朗詩綠色地產 Into 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说明 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.	走進朗詩綠色地產 Into Landsea Green Properties
102-3	組織總部的位址 Location of the organization's Headquarters.	走進朗詩綠色地產 Into 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.	走進朗詩綠色地產 Into 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；服務的行業；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.	走進朗詩綠色地產 Into 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.	走進朗詩綠色地產 Into 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	
102-8	員工和其他工作者資訊 a. 按僱傭合同（固定和臨時）和性別劃分的員工總人數 b. 按僱傭合同（固定和臨時）和地區劃分的員工總人數 c. 按僱傭類型（全職和兼職）和性別劃分的固定員工總人數 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 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） f. 說明數據統計方法，包括做出的任何假設 Information on employees and other workers a. Total number of employees by employment contract (permanent and temporary), by gender. b. Total number of employees by employment contract (permanent and temporary), by region. c. Total number of employees by employment type (full-time and part-time), by gender. 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. 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). f. An explanation of how the data have been compiled, including any assumptions made.	社會績效 Social Performance
102-9	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 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.	綠色採購 Green Procurement
102-10	報告期內組織規模、架構、所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） Significant changes to the organization's size, structure, ownership, or supply chain, including: Changes in the location of, or changes in, operations; Changes in the share capital structure and other capital formation, maintenance, and alteration operations; Changes in the location of suppliers, the structure of the supply chain, or relationships with suppliers.	報告編制說明 Notes on the Report Preparation
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.	與行業一道綠色生長 Green Development with the Industry



《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	
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.	與行業一道綠色生長 Green Development with the Industry
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.	董事長致辭 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.	董事長致辭 Message from the Chairman 應對風險與把握機遇 Responding to Risks and Seizing Opportunities 風險管理 Risk Management
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.	可持續發展管理體系 Sustainable Development Management System
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.	可持續發展管治架構 Sustainable Development Management Structure
利益相關方參與 Stakeholder Engagement		
102-40	組織所參與的利益相關方列表 A list of stakeholder groups engaged by the organization.	傾聽利益相關方聲音 Listening to Stakeholders' Voices
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.	傾聽利益相關方聲音 Listening to Stakeholders' Voices
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制報告而進行 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.	傾聽利益相關方聲音 Listening to Stakeholders' Voices
102-44	通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利益相關方群體 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.	傾聽利益相關方聲音 Listening to Stakeholders' Voices

《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		
102-45	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	所提供信息的報告期（如財務年度或日曆度） 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	上一份報告的日期（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	可回答報告或其內容相關問題的連絡人資訊 The contact point for questions regarding the report or its contents.	報告編制說明 Notes on the Report Preparation
102-54	組織聲明報告編制依據 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 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，要求提供從略原因 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.	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，要求提供從略原因 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 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	
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>	獨立鑒證聲明 Independent Verification Statement
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資料，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>	走進朗詩綠色地產 Into 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, inkind, or pro bono engagements.</p>	走進朗詩綠色地產 Into 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	
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 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 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 d. 報告期內針對組織或其員工的腐敗行為的公開訴訟案件和案件審理結果</p> <p>a. Total number and nature of confirmed incidents of corruption. b. Total number of confirmed incidents in which employees were dismissed or disciplined for corruption. c. Total number of confirmed incidents when contracts with business partners were terminated or not renewed due to violations related to corruption. d. Public legal cases regarding corruption brought against the organization or its employees during the reporting period and the outcomes of such cases.</p>	商業道德與反貪污 Business Ethics and 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 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：構築更廣泛的綠色生態圈 Environment: Building a Broader Green Ecosystem
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 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</p> <p>a. An explanation of how the organization manages the topic. b. A statement of the purpose of the management approach. 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） An explanation of how the organization evaluates the management approach, including: the mechanisms for evaluating the effectiveness of the management approach; the results of the evaluation of the management approach; 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		
205-3	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) 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 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 c. 耗電量、耗熱量、耗冷量、耗汽量 c. Power consumption, heat consumption, cooling consumption, and steam consumption d. 售電量、售熱量、售冷量、售氣量 d. Power sales, heat sales, cooling sales, and gas sales e. 組織內部的能源消耗總量 e. Total energy consumption within the organization 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	環境績效 Environmental Performance
302-3	能源強度 Energy intensity 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 b. 強度比中包含的能源類型 b. Energy types included in the intensity ratio 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?	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
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，以及通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 (no violation)

《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	
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：延伸更有溫度的社會價值 Social: Delivering Warmer Social Values
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
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)

《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	
供應商評估 Supplier Evaluation		
414-2	<p>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</p> <p>a. 開展了社會影響評估的供應商數量</p> <p>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</p> <p>c. 經評估後同意改進的供應商百分比</p> <p>d. 經評估後決定終止關係的供應商百分比</p> <p>Actual and potential significant negative social impacts generated by the supply chain and the measures taken</p> <p>a. The number of suppliers that have conducted social impact assessments</p> <p>b. The number of suppliers identified with actual and potential significant negative social impacts and significant negative impacts</p> <p>c. Percentage of suppliers who agreed to improve after evaluation</p> <p>d. Percentage of suppliers who decided to terminate the relationship after evaluation</p>	社會績效 Social Performance
產品及服務標識 Product and Service Label		
417-2	<p>涉及產品和服務信息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</p> <p>The number of violations involving product and service information and labels. If no violations are found, just describe briefly</p>	社會績效 Social Performance
417-3	<p>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</p> <p>The number of violations of marketing, if no violations are found, just describe briefly</p>	社會績效 Social Performance
客戶隱私權 Customer Privacy		
418-1	<p>經證實的侵犯客戶隱私權及遺失客戶資料的投訴總數</p> <p>The total number of complaints received due to violation of customer privacy and loss of customer data</p>	社會績效 Social Performance



## 報告編制說明

### 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，並參考了全球報告倡議組織《可持續發展報告標準》（GRI Standards）核心方案指標（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).

**重要性：**朗詩通過重要性議題評估流程確認 ESG 相關事宜對內部及外部利益相關方的影響程度，董事局對 ESG 議題進行決策，環境、社會及管治委員會指導並檢視重要性議題的識別和排序；

**Materiality:** Landsea determines the impact of ESG-related issues on internal and external stakeholders through the materiality assessment process. The Board makes decisions on ESG issues, and the Environmental, Social and Governance Committee guides and reviews the identification and ranking of material issues;

**量化：**本報告有匯報排放量 / 能源消耗所用的標準、方法、假設、計算工具，以及轉換因素的來源；本報告中有關歷史數據的關鍵績效指標可予計量，部分目標可量化，ESG 政策及管理系統的效益可被評估與驗證；

**Quantitative:** This report has the standards, methods, assumptions, calculation tools, and source of conversion factors used to report emissions/energy consumption; Key performance indicators related to historical data in this report are measurable, with some targets quantifiable, and the effectiveness of ESG policies and management systems can be evaluated and validated;

**一致性：**本報告已對統計方法或關鍵績效指標的變更或任何其他影響有意義比較的相關因素進行披露。

**Consistency:** This report has disclosed changes in statistical methods or KPIs or any other relevant factors affecting a meaningful comparison.

**平衡性：**本報告除了披露正面績效之外，也披露了部分負面指標，並避免可能會不恰當地影響報告讀者決策或判斷的選擇、遺漏或呈報格式。

**Balance:** In addition to disclosing positive performance, this report also discloses some negative indicators and avoids selections, omissions, or presentation formats that may inappropriately influence a decision or judgment by the report reader.

### 報告時間範圍

#### Reporting Time Range

2021 年 1 月 1 日至 2021 年 12 月 31 日。為形成連續年度的可比數據，本報告中涵蓋部分 2020 年的數據。

From January 1, 2021 to December 31, 2021. To provide comparable data for consecutive years, the report covers part of the data in 2020 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」、「我們」或「公司」）及其財務報告合併報表範圍內附屬公司，2021 年較 2020 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 Properties, we or the company) and its subsidiaries within the scope of its consolidated financial statements. The reporting organization scope of 2021 did not change compared with that of 2020.

## 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 2021 年 6 月。

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

## 獲取方式

### Access

本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>.

## 意見反饋

### Feedback

我們期待各利益相關方寶貴的建議與意見，若您對此 ESG 報告有任何疑問，歡迎發送郵件至電子郵箱：

[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).



## 獨立鑒證聲明

致朗詩綠色地產管理層及利益相關方：

TÜV 南德認證檢測（中國）有限公司上海分公司（以下簡稱TÜV SÜD）受朗詩綠色地產有限公司（以下簡稱“朗詩綠色地產”或“公司”）之委託，對其《朗詩綠色地產有限公司2021年度環境、社會及管治（ESG）報告》（以下簡稱“報告”）進行了獨立的協力廠商鑒證工作。本次鑒證TÜV SÜD 鑒證團隊嚴格遵守與朗詩綠色地產的合同內容，按照雙方認可的協議條款且僅在合同中認可的職權範圍內執行了此次報告的鑒證工作。

本獨立鑒證聲明所基於的是朗詩綠色地產收集匯總並提供給TÜV SÜD的資料資訊，鑒證範圍僅限於相應資訊內容，朗詩綠色地產對提供資訊資料的真實性和完整性負責。

### 鑒證範圍

本次鑒證時間範圍：

- ❖ 報告中由朗詩綠色地產披露的在報告期2021年01月01日到2021年12月31日內的經濟/治理、環境、社會相關資訊和資料，實質性議題的管理方法及行動措施，以及報告期內組織的可持續發展績效表現。

本次鑒證物理範圍：

- ❖ 限於疫情原因，本場鑒證通過遠端方式開展。

以下資訊和資料不在本次的鑒證範圍內：

- ❖ 本報告報告期之外的任何相關資訊和內容；
- ❖ 朗詩綠色地產的供應商、合作夥伴以及其他協力廠商的資料和資訊；
- ❖ 本報告中披露的通過獨立協力廠商機構審計的財務資料和資訊，未進行重複鑒證。

### 局限性

- ❖ 此次鑒證過程是在報告範圍內地點進行的，鑒證過程中TÜV SÜD對報告中的資料和資訊採用了抽樣鑒證的方式，僅對組織內部的利益相關方進行了抽樣面談；
- ❖ 組織的立場、觀點、前瞻性聲明、預測性資訊及2021年01月01日以前的歷史資料均不在本次鑒證工作的範圍內。



# Independent Verification Statement

To the management team and stakeholders of Landsea Green Properties,

TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch (hereinafter referred to as "TÜV SÜD") has been engaged by Landsea Green Properties Co., Ltd., (hereinafter referred to as "Landsea Green Properties" or "the Company") to perform an independent third-party verification on Environmental, Social and Governance (ESG) Report 2021 of Landsea Green Properties (hereinafter referred to as "the Report"). During this verification, TÜV SÜD's verification team strictly abided by the contract signed with Landsea Green Properties and provided verification regarding the Report in accordance with the provisions agreed by both parties and within the authorized scope stipulated in the contract.

This Independent Verification Statement is based on the data and information collected by Landsea Green Properties and provided to TÜV SÜD. The scope of verification is limited to the said information. Landsea Green Properties shall be held accountable for authenticity and completeness of the provided data and information.

## Scope of Verification

Time frame of this verification:

- The Report contains the data disclosed by Landsea Green Properties during the reporting period from January 1<sup>st</sup>, 2021 to December 31<sup>st</sup>, 2021, including economic, environmental and social information and data, methods for management of material issues, actions/measures and the Company's sustainable development performance during the reporting period.

Physical boundary of this verification:

- Remote verification took place due to Covid-19 pandemic.

The following information and data are beyond the scope of this verification:

- Any information and contents beyond the reporting period of this Report;
- The data and information of Landsea Green Properties' suppliers, partners and other third parties; and
- The financial data and information disclosed in this Report that have been audited by an independent third party are not verified again herein.

## Limitations

- This verification was performed at aforementioned physical boundary, and no branch or subsidiary was visited during the aforesaid verification; and
- The Company's standpoint, opinions, forward-looking statements and predictive information as well as the historical data and information before January 1<sup>st</sup>, 2021 are beyond the scope of this verification.

## Basis for the Verification

This verification process was conducted by TÜV SÜD's expert team who are highly experienced in the corporate social responsibility, economic, environmental and other relevant issues and this team drew the conclusions thereof. The verification referred to the following standards:

- The Stock Exchange of Hong Kong Limited: the Environmental, Social and Governance Reporting Guide set out in Appendix 27 to the Main Board Listing Rules
- AA1000AS v3
- TÜV SÜD Procedure of Verification on Sustainability Report



## 鑒證工作依據

本次鑒證過程由TÜV SÜD 在企業社會責任、經濟、環境相關議題等方面具有資深經驗的專家團隊實施並得出相關結論，鑒證參考如下標準：

- ❖ 香港聯合交易所《主板上市規則》附錄二十七《環境、社會及管治報告指引》
- ❖ 《AA1000鑒證標準 v3》（AA1000AS v3）
- ❖ 《TÜV SÜD可持續發展報告鑒證程式》

為確保依照合同進行充分的鑒證活動並為結論提供合理保證，鑒證團隊主要進行了以下鑒證活動：

- ❖ 鑒證前對相關資訊進行前期調研活動；
- ❖ 確認高實質性議題及績效已呈現在該報告中；
- ❖ 遠端審驗朗詩綠色地產所提供的所有支援性文檔、資料和其他資訊，對關鍵績效資訊資料執行抽樣鑒證；
- ❖ 對朗詩綠色地產披露資訊的收集、整理和彙報有關的員工進行遠端訪談；
- ❖ 其他經鑒證團隊認定為必要的程式。

## 鑒證結論

經鑒證，我們認為朗詩綠色地產所編制的報告可靠、一致、具有實質性，資訊披露客觀、真實、完整、清晰，未發現系統性或實質性的問題，並據此出具了有限保證的鑒證意見。

關於本報告，鑒證團隊得出的具體結論如下：

重要性	朗詩綠色地產確立了實質性議題的優先順序確定流程，識別了與本行業高度相關的可持續發展議題並對議題優先順序進行了區分，披露了公司可持續發展戰略、管理行動和績效資料，報告內容具有實質性。
量化	朗詩綠色地產所披露的關鍵指標是可計量的。披露的環境資料已注明參考標準、計算方法。
一致性	朗詩綠色地產使用一致的披露統計方法，用連貫、可比較的資料反應在相關方面的持續表現。
平衡性	朗詩綠色地產在報告編制過程中，充分地考慮了報告平衡性，兼顧披露其產生的正面影響和負面影響。

## 持续改进建议

- ❖ 無。





In order to perform adequate verification in accordance with the contract and provide reasonable verification for the conclusions, the verification team conducted the following activities:

- Preliminary investigation of the relevant information before the verification;
- Confirmation of the presence of the highly material issues and performance in the Report;
- Remote review of all supporting documents, data and other information provided by Landsea Green Properties; tracing and verification of key performance information;
- Special interview with the representative of Landsea Green Properties; remote interviews with the employees related to collection, compilation and reporting of the disclosed information; and
- Other procedures deemed necessary by the verification team.

Verification Conclusions

According to the verification, we believe the Report prepared by Landsea Green Properties is material; the disclosed information and data of 2021 is authentic and traceable, no systematic or substantial problem has been detected; this Report can be used by the stakeholders of Landsea Green Properties.

The verification team has drawn the following conclusions on this Report:

Materiality	The Company has established a prioritization process for material issues, identified sustainable development topics that are highly relevant to the industry, prioritized the topics and disclosed the Company's sustainability strategy, actions and performance data. The content of the Report is material.
Quantitative	The key indicators disclosed by the Company are quantitative. Reference standards and/or calculation methods were indicated for the disclosed environmental data.
Consistency	The disclosure statistical method that the Company used is consistent. Consistent performance in relevant areas was reflected through consistent data.
Balance	During the process of preparing the Report, the balance of the Report was adequately considered, where both positive and negative impacts are disclosed.

Recommendations on Continuous Improvement

- Nil.

Statement on Independence and Verification Capability

TÜV SÜD is a trusted partner of choice for safety, security and sustainability solutions. It specializes in testing, certification, auditing and advisory services. Since 1866, TÜV SÜD has remained committed to its purpose of enabling progress by protecting people, the environment and assets from technology-related risks. Today, TÜV SÜD is present in over 1,000 locations worldwide with its headquarters in Munich, Germany. TÜV SÜD has been committed to sustainable development and actively promotes environmental protection related projects. Over the years, TÜV SÜD has been actively expanding its performance in energy management, renewable resources, and electric automobiles, etc., helping its customers meet sustainable development needs.

TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch is one of TÜV SÜD's global branches and has an expert team whose members have professional background and rich industrial experiences.



獨立性和鑒證能力聲明

作為一家安全、可靠和可持續發展解決方案等方面值得信賴的合作夥伴，TÜV南德意志集團提供測試、認證、審核及知識服務。自1866年以來，集團始終致力於通過保護人類、環境和資產免受相關技術風險的影響，從而實現進步。總部位於德國慕尼克的TÜV南德意志集團在全球設立了1,000多個辦事處。TÜV南德意志集團始終致力於可持續發展，積極宣導環境保護相關的專案。多年來，集團積極開拓能效管理、可再生資源，電動汽車等方面服務以說明其客戶滿足可持續發展需求。

TÜV南德認證檢測（中國）有限公司上海分公司作為TÜV南德意志集團的全球分支機構之一，擁有具有專業背景和豐富行業經驗的專家團隊。

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TÜV SÜD可持續發展授權簽字官

2022年4月25日 中國，上海

注：本鑒證聲明以繁體中文版為準，英文版僅供參考。



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**Signature:**

**On Behalf of TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch**

Zhu Wenjun  
TÜV SÜD Sustainability Authorized Signatory Officer

25<sup>th</sup> April, 2022                  Shanghai, China

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