

L.gem 綠景(中國)地產投資有限公司

LVGEM (CHINA) REAL ESTATE INVESTMENT COMPANY LIMITED

(於開曼群島註冊成立之有限公司)

(Incorporated in the Cayman Islands with limited liability)

香港聯交所股份代號：95 HKSE Stock Code: 95

2023 環境、社會及管治報告

ENVIRONMENTAL, SOCIAL AND
GOVERNANCE REPORT

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Environmental, Social & Governance Report

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ABOUT THIS REPORT

This Environmental, Social and Governance Report (this “Report”) is the eighth Environmental, Social and Governance Report released by LVGEM (China) Real Estate Investment Company Limited (“LVGEM (China)” or the “Company”), which aims to report on the strategies, management policies, measures and performance of the Company and its subsidiaries (collectively referred to as the “Group” or “we”) in environmental, social and governance (“ESG”) aspects in 2023, and focuses on responding to stakeholder concerns about the Group’s ESG performance.

REPORTING SCOPE

Scope of Business: Unless otherwise specified, this Report covers the scope of business directly controlled by the Group, including real estate development and sales, commercial property investment and operations, as well as comprehensive services.

Reporting Period: Unless otherwise specified, this Report covers the period from 1 January 2023 to 31 December 2023 (the “Reporting Period” or “2023”).

REPORTING GUIDE

The Group has prepared this Report in accordance with the Environmental, Social and Governance Reporting Guide (the “ESG Guide”) as set out in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). This Report complies with the “Mandatory Disclosure Requirements” and “Comply or Explain” provisions set out in the ESG Guide.

關於本報告

本環境、社會及管治報告(下稱「本報告」)為綠景(中國)地產投資有限公司(下稱「綠景(中國)」或「本公司」)欣然發佈的第八份環境、社會及管治報告，旨在匯報本公司及其附屬公司(統稱「本集團」或「我們」)於二零二三年度的環境、社會及管治(下稱「ESG」)方面的策略、管理方針、措施和表現，並重點回應利益相關方對本集團ESG方面的關注。

報告範圍

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

時間範圍：除非另有說明，本報告的時間範圍為二零二三年一月一日至二零二三年十二月三十一日(下稱「本報告期」或「二零二三年」)。

報告指引

本集團按照香港聯合交易所有限公司(下稱「香港聯交所」)證券上市規則附錄C2所載之《環境、社會及管治報告指引》(下稱「《ESG指引》」)編製本報告。本報告遵守《ESG指引》的「強制披露規定」及「不遵守就解釋」條文。

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REPORTING PRINCIPLE

報告原則

This Report is prepared in accordance with the reporting principles as set out in the ESG Guide, including:

本報告按照《ESG指引》中的匯報原則進行編製，當中包括：

Materiality 重要性	Quantitative 量化
<p>Through a materiality assessment, we identified material topics of the Group based on the stakeholder questionnaires and the judgment of the board of directors of the Company (the “Board”) and senior management and specifically highlighted the material topics in this Report.</p> <p>通過重要性評估，我們基於利益相關方問卷調查和本公司董事會(下稱「董事會」)及高級管理層的判斷，識別出本集團的重要性議題，並在本報告有針對性地進行回應。</p>	<p>The Group continuously records and discloses quantitative ESG performance indicators to enable stakeholders to better assess the effectiveness of the Group’s ESG policies and management systems. The Group also disclosed the standards and methodologies used in data calculation, as well as the sources of conversion factors used.</p> <p>本集團持續記錄和披露ESG量化績效指標，讓利益相關方更好地評估本集團ESG政策和管理成果。本集團亦披露了數據計算所採用的標準和方法，以及所使用的轉換因素來源。</p>
Balance 平衡	Consistency 一致性
<p>The Group disclosed its performance during the Reporting Period in an unbiased manner and reflected the operational conditions of the Group objectively.</p> <p>本集團不偏不倚地披露於本報告期內的表現，客觀地反映本集團的運營情況。</p>	<p>The Group used statistical and calculation methodologies that are consistent with those used in the previous reporting period for meaningful comparison of environmental and social quantitative performance.</p> <p>為更有意義地比較環境及社會量化績效，本集團採用與過往一致的數據統計及計算方法。</p>

REPORTING STATEMENT

報告聲明

This Report has been reviewed by the Board, which assumes responsibility for the authenticity and validity of the information disclosed to ensure the content of this Report is free of any false statements or misleading descriptions.

本報告經由董事會審閱並對資訊的真實性及有效性負責，確保內容不存在虛假記載和誤導性描述。

This Report is published in both Traditional Chinese and English. In the event of any discrepancies or inconsistencies between the Traditional Chinese and English versions, the Traditional Chinese version shall prevail.

本報告以繁體中文及英文兩種語言進行發佈。若繁體中文及英文兩個版本有任何抵觸或不相符之處，應以繁體中文版本為準。

REPORT ACCESSIBILITY

報告發佈渠道

This Report is published on the website of the Stock Exchange (www.hkexnews.hk) and the website of the Company (www.lvgem-china.com).

本報告於香港聯交所網站(www.hkexnews.hk)及本公司網站(www.lvgem-china.com)發佈。

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環境、社會及管治報告

CHAIRMAN'S MESSAGE

To all stakeholders,

On behalf of the Board, I am pleased to present the Group's "2023 Environmental, Social and Governance Report".

Looking back at 2023, the international situation remained complex and severe, influenced by inflation and geopolitical tensions, yet the global economy demonstrated resilience. Within China, national production has returned to normalcy, and the development of a new economic pattern has accelerated, with overall improvement in major indicators. Under the central government of China's general principle of seeking progress while maintaining stability, combined with the release of previously pent-up demand, support from policy measures, and the effect of a low base, the macroeconomic recovery in China showed a clear trend of growth.

As a crucial pillar of the national economy, the real estate industry in 2023 continued the loose policy stance that has been in place at the end of the previous year, with a clear policy direction aimed at supporting but not stimulating excessively. The integrated approach of "stimulating demand, preventing risks, protecting people's livelihood, transforming modes, and standardisation" worked together to help the real estate industry stabilise from its low point. However, after a brief "mini spring" in the first quarter, there were no significant improvements in the weakening demand for residential mortgage loans and the overall challenging financing environment for real estate companies. This led to a reduction in the industry's growth momentum, with continued pressure on real estate development investment, new construction area, etc., presenting a slow and difficult recovery period for the industry.

On 21 July 2023, the Executive Meeting of the State Council reviewed and approved the "Guidelines on Actively and Steadily Promoting the Transformation of Urban Villages in Mega and Super-Mega Cities". The meeting emphasised the need to fully leverage the decisive role of the market in resource allocation, enhance the role of the government, increase policy support for the transformation of urban villages, actively innovate transformation models, encourage and support the participation of private capital, strive to develop various new business forms, and achieve sustainable operations. This marks the implementation of policies driven by top-level design for the transformation of urban villages in mega and super-mega cities, presenting a historic development opportunity for the urban renewal business.

The Group has seized the opportunity presented by the normalisation of domestic economic production, actively advancing various urban renewal projects located in the core cities and areas of the Guangdong-Hong Kong-Macao Greater Bay Area. These projects have transitioned through significant business milestones as planned, gradually maturing, especially the Baishizhou District Urban Renewal Project in Shenzhen (Baishizhou Urban Renewal Project), known as the "Grand Urban Renewal Project". During the period, the first phase of this project progressed ideally, with sales officially starting in September 2023. A decade of preparation signifies that the launch of the first phase of the Baishizhou project marks a significant cash inflow, continuous growth, and improvement in asset quality. This indicates that LVGEM (China) is at the starting point of significant development, about to enter a new phase of rapid growth.

Leveraging the stable foundation of its business operations and a certain development prospect, the Group has once again been recognised by the industry and the market. In 2023, the Group was awarded titles such as "Top 10 Shenzhen Real Estate Development Enterprise in terms of comprehensive strength" and "2023 Shenzhen Real Estate Development Industry Social Responsibility Benchmark Enterprise", further enhancing its brand reputation.

Looking ahead, the Group will continue to adhere to the concept of sustainable operation, relying on its strategic planning of "Focusing on Core Cities and Cities' Core Areas". It aims to anchor the development landscape of the Greater Bay Area, continue regional deep cultivation, and fully commit to the successful development of the Baishizhou Urban Renewal Project. By timely acquiring other urban renewal projects in the Greater Bay Area to expand its existing land reserves, the Group will assist in the modernisation transformation of the core cities in the Pearl River Delta. At the same time, it aims to achieve sustainable business development and long-term value release, becoming a widely acclaimed creator of urban value in the Greater Bay Area.

主席寄語

致各利益相關方：

本人僅代表董事會欣然發佈本集團《二零二三年環境、社會及管治報告》。

回顧二零二三年，國際局勢在通脹和地緣政治緊張局勢影響下依然複雜嚴峻，但是全球經濟展現韌性。在中國國內，國民生產已恢復常態化，經濟發展新格局加快構建，主要指標總體改善。在中國中央政府穩中求進的工作總基調下，疊加前期積壓的需求釋放、政策性力量支撐和低基數效應的共同作用，中國宏觀經濟恢復性增長態勢明顯。

作為國民經濟的重要支柱，房地產行業二零二三年在政策層面延續去年末以來的寬鬆基調，托而不舉的政策導向明顯，「促需求、防風險、保民生、轉模式、規範化」五位一體協同發力，促進房地產行業觸底企穩。但同時，經過一季度短暫的「小陽春」之後，居民購房貸款需求走弱、房企整體融資環境艱難等情況未有顯著改善，行業增長動能減弱，房地產開發投資、新開工面積等持續承壓，行業呈現緩慢艱難的復甦爬坡期。

二零二三年七月二十一日，國務院常務會議審議通過了《關於在超大特大城市積極穩步推進城中村改造的指導意見》，會議指出要充分發揮市場在資源配置中的決定性作用，更好發揮政府作用，加大對城中村改造的政策支持，積極創新改造模式，鼓勵和支援民間資本參與，努力發展各種新業態，實現可持續運營，這標誌著超大特大城市城中村改造由頂層設計推動的政策已經落地，城市更新業務迎來歷史性的發展機遇。

本集團穩抓國內經濟生產常態化的機遇，積極推進位於粵港澳大灣區核心城市、核心區域的舊改項目，這些項目按計劃過渡重大業務節點，逐步走向成熟，特別是譽為深圳「舊改航母」的白石洲城市更新項目（「白石洲城市更新項目」）。期內，該項目一期建設進度理想，於二零二三年九月正式開售。十年磨一劍，白石洲項目一期正式啟航意味著將有大規模的現金實現回流，資產規模持續增量提質，這意味著綠景（中國）已站在大發展的起點上，即將迎來全速增長的嶄新階段。

憑藉穩健的公司經營基本面及確定性的發展前景，集團再獲行業及市場的認可。二零二三年，集團獲得「2023年深圳市房地產行業綜合實力十強」、「2023年深圳市房地產開發行業社會責任標杆企業」等榮譽稱號，品牌聲譽進一步提升。

展望未來，集團將繼續秉持永續經營的理念，依託「深耕核心城市，聚焦城市核心」的戰略規劃佈局，錨定大灣區發展版圖，持續區域深耕，傾力打造好白石洲城市更新項目，適時獲取大灣區其他舊改項目以擴充現有土儲，在助力珠三角核心城市向現代化蝶變的同時，實現自身可持續性的經營發展和長期價值釋放，在地產城市更新細分領域篤行致遠，成長為大灣區有口皆碑的城市價值創造者。

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環境、社會及管治報告

1. ABOUT LVGEM (CHINA)

LVGEM (China) was established in 1995, born with the gene of “urban renewal” and early entered the urban renewal field in the Guangdong-Hong Kong-Macao Greater Bay Area as a pioneer. It has successively created a series of highly representative urban boutique residential projects in core areas of core cities in the Bay Area, such as LVGEM Peninsula Community, LVGEM Chanson Garden, and LVGEM 1866 Garden, establishing a distinctive real estate brand and earning a good reputation as a well-known comprehensive real estate developer in the urban renewal sector. At the same time, the Company, along with its subsidiaries (the “Group”), has persisted in a “residential + commercial” dual-drive development model for many years, devotedly creating the “NEO” and “Zoll” commercial real estate series, enhancing the commercial atmosphere for residential projects, and growing in tandem with modern urban core areas. After three decades of resource accumulation and experience sedimentation, the Group has built higher competitive barriers and core competitiveness in the urban renewal field in the core cities of the Greater Bay Area, forming a deep moat for the Group’s development. LVGEM (China) has gradually grown into a pioneer in Shenzhen’s urban renewal and a leader in the urban renewal race in the Guangdong-Hong Kong-Macao Greater Bay Area, actively leading the iterative upgrade of urban residential and commercial products, continuously empowering the intrinsic value of cities, and providing substantial returns for investors.

1.1. Business Introduction



Property development and sales
房地產開發與銷售



Commercial property
investment and operations
商業物業投資與經營



Comprehensive services
綜合服務

1. 關於綠景(中國)

綠景(中國)成立於一九九五年，帶著「城市更新」的基因降生，及早以先行者之姿進入粵港澳大灣區城市更新領域，先後在深圳、珠海等灣區核心城市核心區域打造了綠景藍灣半島、綠景香頌花園、綠景公館1866等一系列極具代表性的城市精品住宅項目，建立起獨樹一幟的特色地產品牌，打響了城市更新領域知名綜合性地產開發商的良好口碑。同時，本公司連同其附屬公司(統稱「本集團」)多年來堅持「住宅+商業」雙輪驅動的發展模式，潛心打造了「NEO」及「佐佺」兩大商業地產系列，為住宅項目營造商業配套氛圍，與現代化城市核心區協同發展，共同成長。歷經三十年的資源積累與經驗沉澱，集團在大灣區核心城市的舊改領域上構築起較高的競爭壁壘和核心競爭力，為集團發展形成深厚的護城河。綠景(中國)已逐步成長為深圳舊改先鋒、粵港澳大灣區城市更新賽道上的領頭羊，積極引領城市住宅及商業產品反覆運算升級，為城市內生價值持續賦能，並為投資者提供豐碩回報。

1.1. 業務介紹

Environmental, Social & Governance Report

環境、社會及管治報告

Property Development and Sales

Property development and sales are the core business of the Group, with project layouts primarily located in the core areas of core cities within the Greater Bay Area. During the Reporting Period, the Group continuously advanced urban renewal projects with great potential, including the Baishizhou Urban Renewal Project, LVGEM Mangrove Bay No. 1 Project, LVGEM Liguang Project, Zhuhai Dongqiao Urban Renewal Project (Zhuhai Royal Bay Garden), LVGEM International Garden, and the Hong Kong Lau Fau Shan Project. According to data released by the authoritative organisation CRIC, the Group was ranked 83rd in the first quarter of 2023 for China's real estate enterprises' sales (by equity sales volume) and was listed 118th in the "Top 200 Chinese Real Estate Enterprises Sales Ranking for the First Half of 2023". The Group's flagship projects for sale, Zhuhai Royal Bay Garden and Huazhou International Garden, respectively won the highest sales amount in Zhuhai and Huazhou City, highly sought after by the market. In the context of a lack of follow-up demand for home purchases in the first half of the year, the Group's contract sales were sailing against the current, proving the appeal of the Group's brand and the good reputation for meticulously crafting high-quality products over the years, earning the trust of buyers in the market.

Commercial Property Investment and Operations

During the Reporting Period, the Group adhered to the "residential + commercial" dual-drive development model, which plays a crucial role in the development of mixed-use projects. The complementary nature of commercial real estate to residential projects creates a value-added effect of "1+1>2", contributing intrinsic momentum to urban development. The Group boasts two major commercial brands, "NEO" and "Zoll". These commercial brands encompass multiple projects, including the Shenzhen NEO Urban Commercial Complex, Hong Kong LVGEM NEO, LVGEM Zoll Shopping Mall, LVGEM 1866 Zoll Shopping Mall, LVGEM Zoll Hongwan Shopping Mall, LVGEM Zoll International Garden Shopping Mall, LVGEM Zoll Jinhua Shopping Mall, and LVGEM Zoll Yuexi Shopping Mall, among others. During the Reporting Period, the Group owned over 30 high-quality commercial property projects, with a total gross floor area of approximately 1.65 million square metres.

Comprehensive Services

The Group provides comprehensive services to its residential and commercial property customers and tenants, including property management services, hotel operations, and others. During the Reporting Period, the total gross floor area served by the Group was approximately 3.21 million square metres. In terms of hotel management, the Group operates and manages two high-end boutique hotels in Shenzhen and the United States. These include the LVGEM Hotel located in the central business district of Futian, Shenzhen, and the Vanlee Hotel in Covina, California, USA, which was acquired in 2017.

房地產開發與銷售

房地產開發與銷售是本集團的核心主營業務，項目佈局主要位於大灣區內核心城市核心區域。於本報告期內，本集團不斷推進具有巨大潛力的城市更新項目，包括白石洲城市更新項目、綠景紅樹灣壹號項目、綠景黎光項目、珠海東橋城市更新項目(珠海璽悅灣)、綠景國際花城以及香港流浮山項目。根據權威機構克而瑞發佈的數據顯示，集團獲登二零二三年第一季度中國房地產企業銷售百強(權益銷售額排行榜第83名)及「2023年上半年中國房企銷售排行TOP200」位列118。集團主力在售項目—珠海璽悅灣及化州國際花城分別獲得珠海市及化州市全城銷售金額第一名，備受市場追捧。在上半年購房需求後繼乏力的大環境下，集團合約銷售額逆水行舟，足証集團品牌的號召力及多年來匠心打磨高質量產品的好口碑，深受市場購房者的信賴。

商業物業投資與經營

於報告期內，集團秉持「住宅+商業」雙輪驅動的發展模式，作為綜合體項目開發中的重要一環，商業地產的配套與住宅項目相輔相成，將產生「1+1>2」的增值效應，為城市發展增加內生動力。本集團擁有兩大商業品牌代表，分別是「NEO」和「佐齡」。這兩大商業品牌涵蓋了多個項目，包括深圳NEO都市商務綜合體、香港綠景NEO大廈、綠景佐齡香頌購物中心、綠景1866佐齡薈、綠景佐齡虹灣購物中心、綠景佐齡國際花城購物中心、綠景佐齡錦華購物中心、綠景佐齡越溪購物中心等購物中心。於本報告期內，本集團持有超過30個優質商業物業項目，總建築面積約1.65百萬平方米。

綜合服務

本集團向其住宅及商業物業的客戶及租戶提供綜合服務，包括物業管理服務、酒店運營及其他。於本報告期內，本集團服務的總建築面積約為321萬平方米。在酒店經營方面，本集團在深圳和美國運營和管理著兩家高端精品酒店。其中包括位於深圳福田區中心商業區的綠景酒店，以及在二零一七年收購的美國加利福尼亞州Covina地區的Vanlee酒店。

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1.2. 2023 OPERATIONAL HIGHLIGHTS

1.2. 2023年度營運亮點

Business Highlights 經營業務亮點

- Success in development projects
開發項目傳捷報
- Soar of scale and profits
規模收益齊飛躍
- Bountiful harvest in commercial operations
商業經營迎豐收

Major Breakthroughs for the Baishizhou Urban Renewal Project 白石洲城市更新項目取得巨大進展

- Construction progressed smoothly, with over half of the main structure's construction completed. The first batch of towers planned for topping out is nearing completion (expected to be completed by 2024), with the fastest-constructed tower already reaching 52 floors. The goal of having all main structures topped out by the end of 2024 is achievable.
工程建設順利，整體工程主體建築施工過半。其中計劃首批封頂的塔樓接近封頂(預計二零二四年完成)，其他塔樓施工最快的樓棟已經達至52層。二零二四年末主體結構全部封頂目標可達。

High-quality and Abundant Land Reserves 土地儲備優質充裕

- Land reserves of approximately 16 million square metres, of which approximately 90% is located in key cities such as Shenzhen, Hong Kong, Zhuhai and Dongguan in the Greater Bay Area
擁有土地儲備約1,600萬平方米，其中約90%位於大灣區內的深圳、香港、珠海及東莞等核心城市核心地段
- Continues to acquire other urban renewal projects, empowering the Group's long-term development.
持續獲取其他舊改項目，賦能集團長遠發展

Business Cooperation 商業合作

- The LVGEM International Garden Huazhou Wanda Plaza, a collaboration with Wanda Group, grandly launched on 10 August 2023.
與萬達集團合作的綠景國際花城化州萬達廣場於二零二三年八月十日盛大啟航

1.3. CORE STRENGTHS

1.3. 核心優勢

Dual-core Layout

雙核佈局

“Regional layout: Core cities + Core areas”

「區域佈局：核心城市+核心地段」

- High commercial value of projects
- High-risk resistance capacity and high growth in business and efficiency



- 項目商業價值高
- 項目抗風險能力較高，業務和效益保持高成長性

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Focus on Urban Renewal

“Land acquisition: Urban renewal”

- Nearly 30 years of experience in urban renewal, with more than 10 urban renewal projects completed
- Cooperation with parent company: more than 16 million square metres of land reserves involving urban renewal projects
- Providing the Group with adequate land supply with a cost advantage



Two Wheels Driven

“Business mix: Residential + Commercial properties”

- The real estate development business offers a higher value with stable profit growth
- Sound operations of commercial properties, coupled with greater appreciation value of projects



Financing on Both Domestic and Foreign Markets

“Capital acquirement: Diversified onshore financing + Capital operation in Hong Kong”

- Having an international platform for capital operation
- Tapping the capital markets of both China and Hong Kong



1.4. CORPORATE CULTURE

Construction of an Honest and Harmonious Corporate Culture

Employees are the foundation of LVGEM's business and the most valuable resource of the Group. Every step of the Group's development is infused with the hard work and intelligence of its employees. Guided by the corporate belief of “Sincerity Builds Enterprise, Honesty Builds Man”, we always adhere to open, innovative, and mutually supportive employee relations. We place great emphasis on employees' cultural lives and motivational needs, regularly organising a variety of corporate cultural activities such as employee training, sports events, collective birthday parties, anniversary celebrations, and Spring Festival galas. These activities ensure that employees can fully realise their personal values and aspirations within a diligent, pragmatic, and efficiently progressive corporate environment.

專注城市更新

「土地獲取：城市更新」

- 擁有三十餘年舊改經驗，已開發舊改項目十多個
- 與母公司聯動：母公司超過1,600萬平方米舊改土地項目儲備
- 為本集團提供充足具有優勢的土地供應儲備

雙輪驅動

「業務組合：房地產開發+商業地產經營」

- 房地產開發業務的單項項目價值更高、利潤增長性相對穩定
- 商業經營更加穩健，且持有物業升值空間相對更大

兩地融通

「資金運籌：境內多元化融資+香港資本運作」

- 具備國際化的資本運作平台
- 可充分利用中港兩地融資平台，實現兩地資金融通

1.4. 企業文化

精誠，和諧共建企業文化

員工是綠景立業之本、是本集團最寶貴的資源。本集團的每一步發展，都凝聚著員工們的心血與智慧。在「精以立業，誠以立人」的企業信念指引下，我們始終奉行開放、創新、互助的員工關係，非常重視員工的文化生活與精神激勵，定期舉行員工培訓、文體活動、集體生日會、週年慶典、新春晚會等形式多樣的企業文化活動，使員工在勤勉務實、高效進取的企業環境裡充分實現個人價值與理想。

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Staying Agile and Innovative

Innovation is the foundation of our success in the market. Our rapid adaptability stems from our long-cultivated business instincts, and the innovative spirit that dares to break and establish is mainly from LVGEM Group's broad and profound corporate spirit. Relying on sharp business acumen, the Group continuously expands its industrial structure and operational modes. With real estate development at its core, and actively develops related industries such as property management, commercial operations, social healthcare, high-tech, and other related industries, forming a diversified and synergistic industrial layout.

機敏應變，銳意創新

創新應變，是我們在市場逐鹿中的立身之本。快速的應變能力來自我們長期積澱下來的商業本能，而敢破敢立的創新精神則更多源於綠景集團胸懷厚廣的企業氣魄。本集團依靠敏銳的商業觸覺，持續地進行產業架構和運營模式上的拓新，以房地產開發為核心，積極發展物業管理、商業經營、社會醫療、高新科技等相關產業，形成了多元化協調發展的產業佈局。

Vision 願景	Being the most respected city value-creator 做最受尊敬的城市價值創造者 Provide astonishing products and services that exceed customer expectations, generate social value, economic value, and cultural value for the cities 提供超越客戶期望和驚喜的產品和服務，創造城市社會價值、經濟價值和文化價值
Mission 使命	Continuously enhancing the value of cities 持續提升城市價值 Form quality with an international vision, elevate the professionalism of our own, pump never-ending energy to raise city value continuously 以國際視野打造精品，提升自身專業能力，為持續提升城市價值注入源源不斷的活力
Core Values 核心價值觀	Professionalism lays the foundation and mutual harmony leads to sustainable growth 專為本、和致遠 Emphasise professionalism, innovation, synergy, and foster mutual gains 強調專業、創新、協同、共贏

1.5. AWARDS AND HONOURS

The Group has been recognised and awarded by the market and the industry for its achievements in urban renewal project development and commercial property operations. Based on a highly certain growth path and long-term sustainable development prospects, the Group has once again been acknowledged, reaping numerous honours. It has successively won four major accolades from the Shenzhen Real Estate Association: "Top 10 Shenzhen Real Estate Development Enterprises in terms of Comprehensive Strength", "Shenzhen Real Estate Development Enterprise with Valuable Brand", and "Shenzhen Real Estate Development Enterprise with Social Responsibility". Notably, the Group has continuously been ranked among the "Top Ten Shenzhen Real Estate Creditworthiness" since 2009 and among the "Top 10 Shenzhen Real Estate Development Enterprises in terms of Credit" since 2011. Additionally, the Group has been recognised in property management, receiving the "Outstanding Enterprise in 40 Years of Development in the Guangdong Property Management Industry" within the year. Leveraging its industry-leading green building concepts and impressive performance in significant urban renewal projects, the Group was awarded the "Sustainable Development Award" at the fourth "Golden Grades Award" of the Guruclub — Greater China Excellent Listed Company Selection, showcasing its remarkable achievements in ESG corporate governance. The Group consistently commits to the urban renewal market in the Guangdong-Hong Kong Macao Greater Bay Area, adhering firmly to its strategy of deep regional cultivation and continuously enhancing its efficient operation capability in quality real estate. The journey is long and challenging, but by moving forward, we will reach our destination.

1.5. 獎項與榮譽

本集團在城市更新項目開發與商業物業運營方面，均獲得來自市場和業界的認可和嘉獎。基於高確定性的增長路徑和長遠可持續的發展前景，本集團再獲認可，榮譽滿身。先後摘得由深圳市房地產業協會頒發的「深圳市房地產開發企業綜合實力十強」、「深圳市房地產開發企業誠信(優質)企業」、「深圳市房地產開發企業品牌價值企業」、「深圳市房地產開發企業社會責任企業」四大殊榮。值得一提的是，本集團自二零零九年起蟬聯「深圳地產資信十強」，二零一一年起蟬聯「深圳房地產開發企業綜合實力十強」榜單。同時，本集團在物業管理方面亦獲認可，年內獲得「廣東省物業管理行業40年發展優秀企業」。本集團憑藉行業領先的綠色建築理念和在重大城市更新項目上的亮眼表現，在格隆匯第四屆「金格獎」-大中華區卓越上市公司評選中榮獲「可持續發展獎」，在ESG企業管治方面成效顯著。本集團始終堅守粵港澳大灣區城市更新市場，咬定區域深耕戰略不放鬆，持續提升品質地產高效運營能力。山高路遠，行則將至。

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The following shows some of the Group's award

以下展示了部分獎項：



2022 Shenzhen LVGEM Real Estate Development Industry Diligence Benchmark Enterprise
2022年度深圳市綠景房地產開發行業勤學標杆企業



2023 Shenzhen Real Estate Development Industry Social Responsibility Benchmark Enterprise
2023年深圳市房地產開發行業社會責任標杆企業



Top 10 Shenzhen Real Estate Development Enterprises in terms of Comprehensive Strength
2023年深圳市房地產開發行業綜合實力十強



Top 10 Investors in Nanshan District 2022
2022年度南山區投資十強



Top 10 Construction Areas in Shenzhen Real Estate Development Industry 2022
2022年度深圳市房地產開發行業施工面積TOP10



Shenzhen Real Estate Industry 2022 'Leading Award'
深圳市房地產業2022年度「扛鼎獎」



Supporting Rural Revitalisation Caring Unit
助力鄉村振興愛心單位

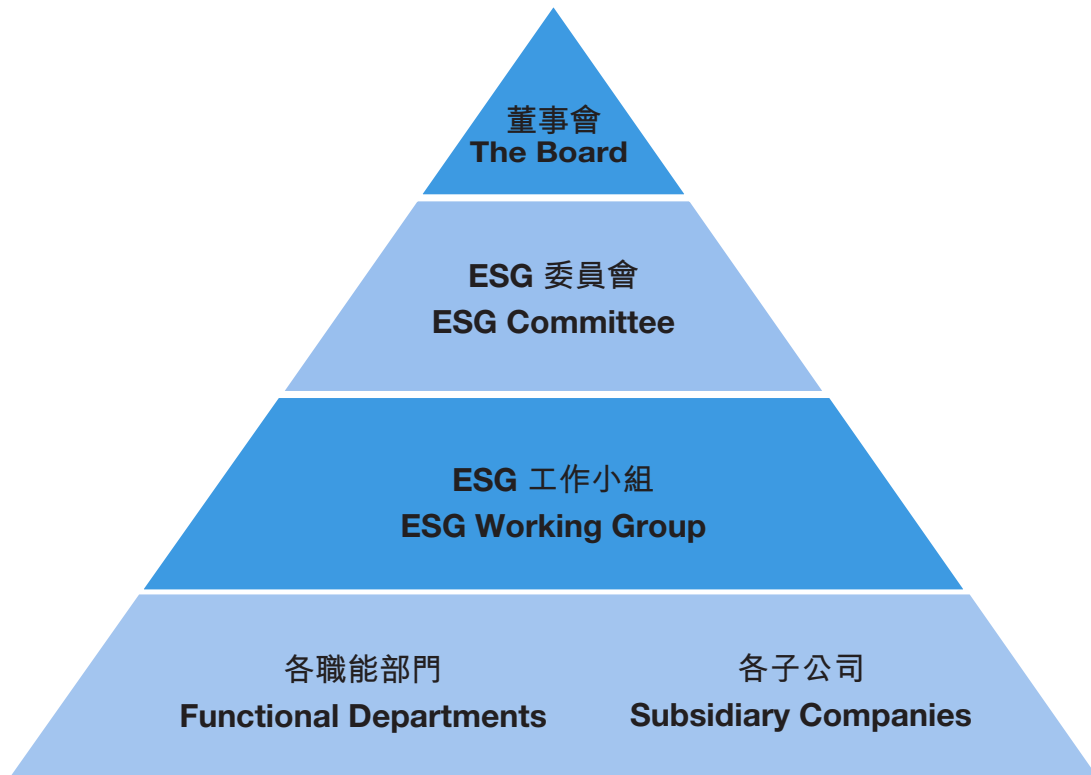
排名	企业名称	成交金额 (亿元)	成交套数 (套)	成交均价 (元/平方米)
1	万科集团	1000.0	10000	10000
2	碧桂园集团	800.0	8000	10000
3	融创中国	600.0	6000	10000
4	龙湖集团	500.0	5000	10000
5	金地集团	400.0	4000	10000
6	招商蛇口	300.0	3000	10000
7	保利发展	200.0	2000	10000
8	绿城中国	150.0	1500	10000
9	华润置地	100.0	1000	10000
10	远洋集团	80.0	800	10000
11	越秀地产	70.0	700	10000
12	建发房产	60.0	600	10000
13	中南置地	50.0	500	10000
14	阳光地产	40.0	400	10000
15	新城控股	30.0	300	10000
16	绿地控股	20.0	200	10000
17	融创中国	15.0	150	10000
18	融创中国	10.0	100	10000
19	融创中国	8.0	80	10000
20	融创中国	6.0	60	10000
21	融创中国	5.0	50	10000
22	融创中国	4.0	40	10000
23	融创中国	3.0	30	10000
24	融创中国	2.0	20	10000
25	融创中国	1.5	15	10000
26	融创中国	1.0	10	10000
27	融创中国	0.8	8	10000
28	融创中国	0.6	6	10000
29	融创中国	0.5	5	10000
30	融创中国	0.4	4	10000

LVGEM Group Ranked 118th in China's Real Estate Sales Ranking for the First Half of 2023
綠景集團榮獲2023年上半年中國房企銷售排行TOP118位

2. ESG MANAGEMENT

With the vision of “being the most respected city value creator”, the Group continuously enhances its comprehensive operational capabilities and brand reputation. Leveraging its rich experience and pioneering position in urban renewal, it injects new vitality into urban construction, creating greater convenience and value for property owners and clients. Additionally, in daily business operations, it places increased emphasis on sustainable development, responsibly creating more values for stakeholders.

2.1. ESG Governance Structure



The Board is responsible for leading and overseeing the sustainability development management of the Group, actively applying sustainable development strategies in daily operational practises. Under the Board, there is an ESG Committee chaired by the Chairman of the Board, with the CEO and CFO serving as members. The ESG Committee is responsible for supervising and reviewing ESG and climate-related matters of the Group, including but not limited to internal policies, strategies, plans, risk and opportunity assessments, and public disclosure of ESG reports.

董事會負責領導及監控本集團的可持續發展管理，並積極將可持續發展策略應用於日常運營實踐中。董事會下設ESG委員會，由董事局主席擔任ESG委員會主任，行政總裁、財務總監則擔任成員，負責監督、審閱本集團ESG及氣候變化相關事宜，包括但不限於相關內部政策、戰略、規劃、風險機遇評估結果以及ESG報告等公開檔案。

2. ESG管理

以「做最受尊敬的城市價值創造者」為願景，本集團不斷提升綜合運營能力和品牌聲譽，充分利用在舊改領域積累的豐富經驗和先鋒地位，為城市建設注入新的活力，為業主和客戶創造更多便利和價值。同時，在日常業務運營中更加注重可持續發展因素，以負責任的方式為利益相關方創造更多價值。

2.1. ESG管治架構

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The ESG Committee further establishes an ESG Working Group, consists of the CEO, CFO, Head of Audit and Supervision Centre, Head of Financial System Comprehensive Office, and Head of Hong Kong Integrated Management Department. The ESG Working Group is responsible for formulating ESG and climate-related strategies, plans, and issues consideration by the ESG Committee. Additionally, the ESG Working Group collects information required for ESG reporting, identifies and evaluates ESG and climate-related risks and opportunities, plans the Group's annual ESG work plan, and summarises the stage-specific goals related to ESG regularly to report to the ESG Committee.

The chairman of the ESG Working Group is the CEO of the Company, and other members include dedicated heads of functional departments. The chairman of the ESG Working Group may propose modifications to the composition of the group to the Board based on the actual situation of ESG and climate-related work to ensure the continuous and effective assistance of the group in overseeing ESG and climate-related matters. The ESG Working Group convenes meetings at least once a year, chaired by the chairman of the ESG Working Group, with at least two members of the ESG Working Group attending the meeting.

ESG委員會下設環境、社會及管治工作小組(下稱「ESG工作小組」)。ESG工作小組由行政總裁、財務總監、審計監察中心負責人、財務系統綜合辦負責人和香港綜合管理部負責人組成，負責制定ESG及氣候變化相關戰略、規劃、議題以提交ESG委員會審議。此外，ESG工作小組需要收集ESG報告所需資訊、識別及評估於本集團ESG和氣候變化相關的風險和機遇、規劃集團ESG年度工作計劃，並對ESG相關的階段性目標進行總結，以定期向ESG委員會匯報；

小組組長由本公司行政總裁擔任，其他小組成員為各職能部門的專門負責人。ESG工作小組組長可因應本公司ESG和氣候變化相關工作的實際情況，向董事會提交成員構成的修改建議，以確保工作小組能持續及有效地協助董事會監管ESG和氣候變化相關事宜；ESG工作小組每年至少召開一次會議，會議主席為小組組長，至少要有兩名ESG工作小組成員出席會議。

2.2. STAKEHOLDER ENGAGEMENT

The Group places great importance on the opinions of stakeholders. We identify key stakeholders based on two dimensions: “impact by the company” and “impact on the company”. Through various communication channels, we engage with stakeholders to understand their concerns and expectations regarding the sustainable development performance of the enterprise. We aim to provide timely and effective responses to their feedback.

Key Stakeholders 主要利益相關方

Communication Channels 溝通渠道

Shareholders and investors
股東及投資者

- Investor meetings
投資者會面
- Public information disclosure and regular company reports
公開資訊披露及公司定期報告
- Annual general meeting and results announcement
股東週年大會及業績發佈會

Employees
員工

- Employee training
員工培訓
- Employee performance evaluations
員工績效評估
- Daily work meetings
日常工作會議
- Employee interviews
員工訪談

Customers and the public
客戶與公眾

- Complaint channels, customer satisfaction surveys
投訴通道、客戶滿意度調查
- Property owner open days and community events
業主開放日及社區活動
- Customer social organisation “LVGEM Club”
客戶聯誼組織「綠憬會」
- Charitable activities
公益活動

Partners and suppliers
合作夥伴及供應商

- Supplier selection and review
供應商的篩選和審查
- Supplier performance evaluation
供應商表現評估
- Project activities
項目動員會
- Signing of cooperation agreements
簽署合作協議

2.2. 利益相關方溝通

本集團十分重視利益相關方的意見。我們基於「受企業影響程度」和「對企業影響程度」這兩個維度來對重要利益相關方進行識別，同時通過不同的溝通渠道與各利益相關方進行溝通，以了解他們對於企業可持續發展表現的關注點及期望，並做出及時、有效的回應。

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During the Reporting Period, the Group actively engaged in stakeholder engagement activities, maintaining communication with various stakeholders to sustain good relationships.

於本報告期內，本集團積極開展利益相關方參與活動，與各利益相關方保持溝通，維持良好關係。



Zoll Chanson – Comedy Performance Event for Property Owners during the Lantern Festival.
佐吟香頌—元宵節業主專場相聲演出活動



Zoll Hongwan – LVGEM Neighbour Coffee Lifestyle Festival
佐吟虹灣—綠景佐鄰咖啡生活節



Zoll Hongwan – Halloween Celebration Activities
佐吟虹灣—萬聖奇妙旅



Zoll Hongwan – Lantern Riddles Guessing Game for Lantern Festival
佐吟虹灣元宵猜燈謎



Zoll Fragrant Ode – Mid-Autumn Gift Sending Event
佐吟香頌中秋福利派送活動



LVGEM 1866 Garden – Owner Welfare Day Event
綠景公館1866業主福利節活動

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LVGEM NEO Headquarters – Building Plaque Presentation and 2023 Investment Exchange Conference
綠景NEO總部大廈授牌暨2023年招商交流會



LVGEM Garden Estate – Table Tennis Competition- The Garden Estate Cup
綠景山莊「山莊杯」乒乓球比賽活動



Amazing Plaza – International Women's Day Celebration Event
美景廣場—三八女神節活動



City Garden – Mid-Autumn Festival Community Cultural Event
城市立方「中秋佳節」社區文化活動

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2.3. MATERIALITY ASSESSMENT

With reference to the guidelines for materiality assessment in the ESG Guide, ESG issues concerned by peers and its development strategy, the Group identified a total of 27 ESG issues that related to the Group, which were divided into three major aspects, namely environmental, social and operation.

The Group invited key stakeholders, including the Board company management, shareholders and investors, employees, customers, the public, partners, and suppliers, to participate in a questionnaire survey, receiving a total of 435 valid responses. Subsequently, based on the dimensions of “importance to stakeholders” and “importance to the Group”, with scores exceeding 5 points (out of 10) for each dimension, material ESG issues were identified. These issues were then prioritised based on their relevance to stakeholders or their significance to the Group, which was reviewed by the ESG Working Group and submitted for confirmation by the ESG Committee and the Board.

Through the materiality assessment, the Group identified a total of 15 material ESG issues. We will elaborate on the Group’s management approach, measures, and performance related to these issues in the subsequent chapters of this Report.

2.3. 重要性評估

本集團參考《ESG指引》中對重要性評估的指引、同行關注的ESG議題和自身發展策略，識別出共27項與本集團相關的ESG議題，並將該等議題分為環境、社會及運營三大層面。

本集團邀請董事會、公司管理層、股東及投資者、公司員工、客戶與公眾及合作夥伴及供應商等主要利益相關方參與問卷調查，一共接獲有效問卷435份。其後，我們從「對利益相關方的重要性」及「對本集團的重要性」兩個維度下重要性得分均超過5分(滿分為10分)識別出環境、社會及運營層面的重要性議題，並按相關ESG議題對其自身或對本集團的重要性進行優先排序，由ESG工作小組審閱後交由ESG委員會及董事會進行確認。

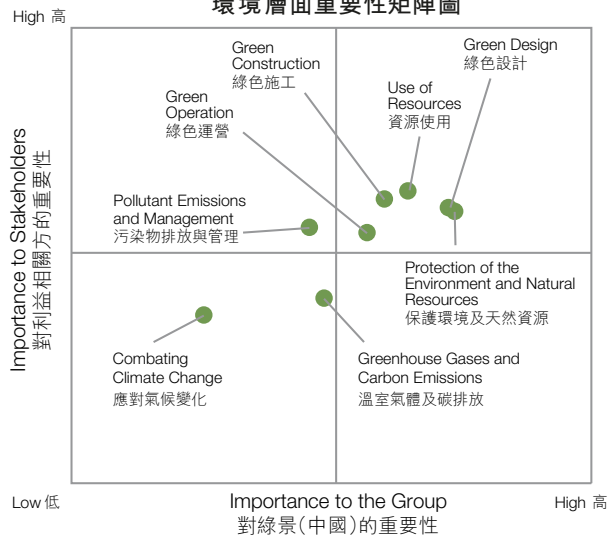
通過重要性評估，本集團共識別出15項環境、社會及運營層面的重要性議題。我們將在本報告隨後各章節中詳細披露本集團在該等議題下的管理方針、措施和績效。

Material Issues 重要性議題		
Environmental 環境	Social 社會	Operational 運營
<ul style="list-style-type: none"> Protection of the Environmental and Natural Resources 保護環境及天然材料 Green Design 綠色設計 Use of Resources 資源使用 Green Construction 綠色施工 Green Operation 綠色運營 	<ul style="list-style-type: none"> Employee Training and Development 員工培訓與發展 Integrity Management 廉潔管理 Responsible Governance 責任管治 Urban Renewal 城市更新 Community Involvement and Contribution 社區參與及貢獻 	<ul style="list-style-type: none"> Compliance with Laws and Regulations 遵守法律法規 Quality Management and After-sales Service 質量管理與售後服務 Customer Satisfaction 客戶滿意度 Business Ethics and Anti-corruption 商業道德與反貪污 Customer Privacy Protection 客戶隱私保護

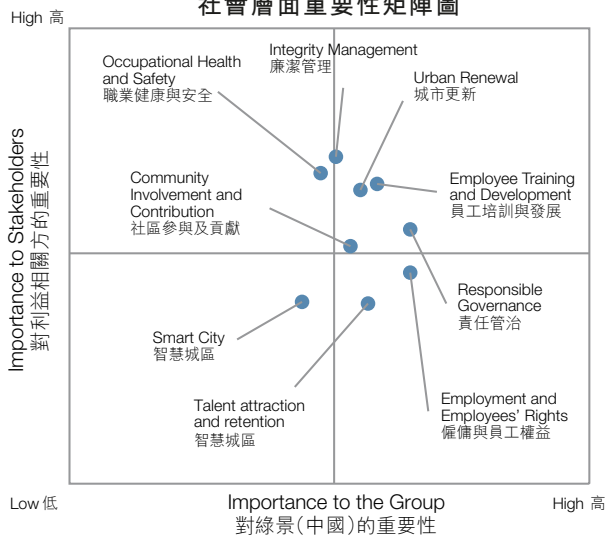
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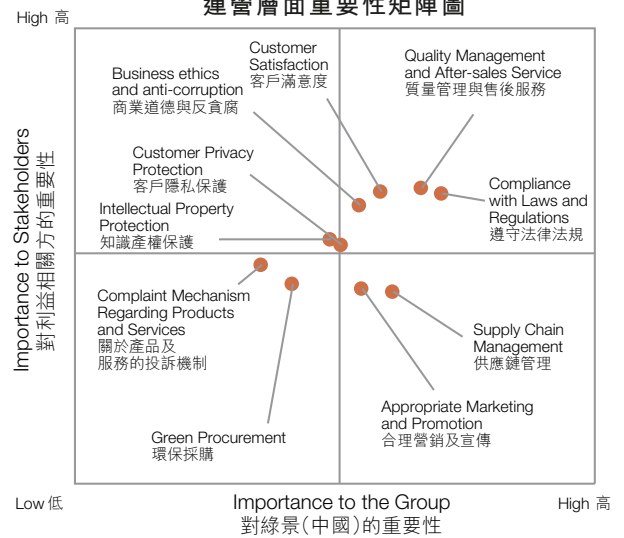
Materiality Matrix for Environmental Issues
環境層面重要性矩陣圖



Materiality Matrix for Social Issues
社會層面重要性矩陣圖



Materiality Matrix for Operational Issues
運營層面重要性矩陣圖



2.4. ESG RISK MANAGEMENT

The Group recognises that risk management is a crucial component of sustainable development for any business. We continuously strengthen our risk management framework to enhance our risk prevention capabilities and bolster our core competencies. Moreover, excellent risk management ensures the safety, stability, and sustained growth of the company. Therefore, we have established robust risk management and internal control systems to ensure the effective operation of governance systems.

The Group's risk management framework is led by the Risk Control and Audit Committee, which is responsible for overall deployment, guidance, inspection, and coordination of the Group's internal control and risk management efforts. Through the oversight of the Risk Control Working Group, the Audit and Supervision Centre, risk management specialists, and unit leaders at all levels, we collectively strengthen the risk management. During the Reporting Period, the Group's ESG Working Group conducted ESG risk assessments to assist the Board in assessing, prioritising, and managing significant risks, actively integrating ESG risks into the Group's risk management system.

Based on the results of the ESG risk assessment, we have identified significant ESG risks that are crucial to our operations and business. In response to these risks, we have reviewed relevant management measures to ensure effective control of the impact of these risks.

2.4. ESG風險管理

本集團認為風險管理是企業可持續發展的關鍵組成部分，並不斷加強本集團的風險管理建設以提升風險防範能力、增強核心競爭力。同時，卓越的風險管理還可以確保公司的安全、穩健和持續發展。因此，我們還建立穩健的風險管理和內部監控系統，以確保管治系統的有效運作。

本集團的風險管理架構由風控及審計委員會領導，負責整體部署、指導、檢查和協調本集團的內部控制與風險管理工作。通過風控工作小組、審計監察中心、風控專員和各級單位負責人的層層把關，共同加強風險管理。在本報告期內，本集團的ESG工作小組已開展了ESG風險評估工作，協助董事會評估、優先排序和管理重大風險，積極將ESG風險納入集團的風險管理體系中。

我們已根據ESG風險評估結果，確定並識別出了對我們營運和業務至關重要的重大ESG風險。針對這些風險，我們審視了相關管理措施，以確保能夠有效控制這些風險的影響。

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Risk Aspect 風險層面	Material ESG Risks 重大ESG風險	Internal Risk Management 風險應對措施
Environmental risks 環境層面風險	Climate Change and Extreme Weather – Physical Risks 氣候變化及極端天氣 – 物理風險	<ul style="list-style-type: none"> <p>The Group has established the “Major Emergency Response Procedure” to regulate the handling process of major emergencies, guiding relevant positions in standard operations and responses, ensuring the efficient control of emergencies to reach 100%. Types of emergencies include but are not limited to extreme heat, severe cold, storms, snow, dust storms, earthquakes, and other natural disasters.</p> <p>本集團制定了《重大突發事件處理流程》，規範重大突發事件處理流程，指導相關崗位規範操作與應對，使突發事件有效達到100%控制。突發事件的類型包括但不限於酷熱、嚴寒、暴風雨雪、沙塵、地震等自然災害。</p> <p>The Group has formulated the “Engineering Emergency Management Work Guidelines” and “Safety Management System” for construction projects, and the “Typhoon and Heavy Rain (Engineering) Emergency Plan” and “Identification of Hazardous Sources and Risk Assessment Control Procedures” for operational projects. Emergency plans for extreme weather conditions such as typhoons and heavy rain have been planned, with detailed arrangements for pre-preparedness, emergency measures, and post-incident handling for typhoons, heavy rain, fires, and other emergencies. Relevant supporting documents have been provided to enhance the project’s ability to respond to sudden extreme weather and emergencies.</p> <p>本集團對在建類項目制定了《工程應急管理工作指引》和《安全管理制度》；對營業類項目制定了《防颱風、防暴雨(工程)應急方案》和《危險源識別及風險評價管控流程》。規劃了颱風、暴雨等極端天氣情況的應急預案，有針對的對颱風、暴雨等極端天氣和火災等突發事件的事前準備、應急措施以及事後處理進行了詳細的部署，並配有相關配套檔案支援，提升了項目應對突然極端天氣與突發事件的能力。</p> <p>The Group also incorporates the handling and response of significant emergencies, as well as related systems, procedures, work guidelines, and plans into the daily training and promotion of departments, ensuring personnel in relevant positions to be familiar with and capable of responding promptly and appropriately.</p> <p>本集團還針對上述的重大突發事件處理應對及相關的制度、流程、工作指引、方案納入部門日常的培訓和宣貫，以促使相關崗位的人員熟悉並能快速相應地做出應對。</p>

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Risk Aspect 風險層面	Material ESG Risks 重大ESG風險	Internal Risk Management 風險應對措施
	Climate Change and Extreme Weather – Transition Risk 氣候變化及極端天氣 – 轉型風險	<ul style="list-style-type: none"> <li data-bbox="743 347 1430 519"> Facing the transition risks posed by climate change, such as government tightening policies and regulations related to real estate development, the Group has taken the following measures to actively address the risks: 面對氣候變化的轉型風險，例如政府收緊建築物業相關的政策和法律法規，本集團已有一下措施積極應對風險： <li data-bbox="743 551 1430 692"> Policy Tracking: The Group tracks policies related to real estate development, promptly takes responsive measures, and ensures compliant operations. 政策追蹤：本集團對房地產相關的政策進行追蹤，及時作出應對措施，確保公司合規運營。 <li data-bbox="743 724 1430 1134"> Green Building: The Group incorporates green building elements such as energy conservation, water conservation, use of renewable energy, and recyclable materials into project designs, contributing to the construction of buildings resilient to climate risks and creating a beautiful bay area with ecological safety, environmental beauty, and cultural prosperity. Additionally, the Group applies for green building certifications for development projects, evaluating the environmental performance of buildings through assessments by independent agencies. 綠色建築：本集團在項目設計階段融入節能、節水、使用可再生能源、可循環物料等綠色建築元素，助力建設具有氣候風險抵禦力的建築，打造生態安全、環境優美、文化繁榮的美麗灣區。此外，本集團亦會為發展項目申請綠色建築認證，透過獨立機構評價建築的環保表現。 <li data-bbox="743 1166 1430 1394"> Green Construction: The Group reduces emissions of construction pollutants and consumption of natural resources such as air, noise, and water pollution through various technologies and management measures, thereby minimising negative impacts on the ecological environment. 綠色施工：本集團通過各種技術和管理措施減少施工污染物排放和自然資源消耗，例如空氣、噪音、水污染等，從而減少對生態環境造成的負面影響。

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Risk Aspect 風險層面	Material ESG Risks 重大ESG風險	Internal Risk Management 風險應對措施
	<p>Environmental Pollution 環境污染</p>	<ul style="list-style-type: none"> The Group has formulated internal management policies, work guidelines, and action plans such as the <i>Engineering Management System, Safety and Civilised Construction Management Guidelines, and Housing Demolition Management Guidelines</i> in accordance with the <i>Environmental Impact Assessment Law of the People's Republic of China, Regulations on Environmental Protection Management of Construction Projects, Interim Measures for Environmental Protection Acceptance Inspection upon Completion of Construction Projects</i>, and relevant regulations. These measures are aimed at managing the negative environmental impacts during the construction phase of projects. 本集團根據《中華人民共和國環境影響評價法》、《建設項目環境保護管理條例》、《建設項目竣工環境保護驗收暫行辦法》及有關文件規定，制定了《工程管理制度》、《安全文明施工管理工作指引》、《房屋拆除管理指引》等內部管理政策、工作指引和方案計劃，以管理項目施工建設階段對環境造成的負面影響。 The Group strengthens green construction practises and adheres to various construction environmental protection standards, including the <i>Notice on Further Strengthening Dust Control Measures at Construction Sites and Roads issued by the Office of the Ministry of Housing and Urban-Rural Development, General Specifications for Building Energy Conservation and Utilisation of Renewable Energy, Standards for Environmental and Sanitary Conditions at Construction Sites, Quality Acceptance Specifications for Building Energy Conservation and Green Building Projects Construction in Guangdong Province, Regulations on Transport and Disposal Management of Construction Waste in Shenzhen, and Several Provisions on Strengthening Standardised Management of Safety and Civilised Construction of Construction Projects</i>. These measures are aimed at reducing and controlling the negative environmental impact of construction activities. 本集團加強綠色施工，遵守多項建築環保相關標準，包括《住房和城鄉建設部辦公廳關於進一步加強施工工地和道路揚塵管控工作的通知建辦質》、《建築節能與可再生能源利用通用規範》、《建設工程施工現場環境與衛生標準》、《廣東省建築節能與綠色建築工程施工質量驗收規範》、《深圳市建築廢棄物運輸和處置管理辦法》、《關於加強建設工程安全文明施工標準化管理的若干規定》等，以減少和管控建築施工對環境的負面影響。
	<p>Energy Use and Efficiency 能源使用及效益</p>	<p>The Group has established goals for energy use efficiency and is currently executing the following action plans: 本集團設立能源使用效益的目標，並正執行如下行動計劃：</p> <ul style="list-style-type: none"> Purchasing appliances with energy labels to reduce office energy consumption. 通過購買具有能源標籤的電器，減低辦公室能耗。 Conducting energy audits for offices, developing annual energy audit plans, and formulating energy-saving measures. 對辦公室進行能源審計，制定年度能源審核計劃，制定節能措施。 Monitoring energy use in commercial properties, regularly recording metre readings for commercial property energy consumption, and summarising and analysing energy usage. 對商業物業用能進行監測，定期抄錄商業物業用能計量表讀數，並匯總分析用能狀況。 Incorporating green building design concepts into architectural design. 在建築設計融入綠色建築設計理念。

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Risk Aspect 風險層面	Material ESG Risks 重大ESG風險	Internal Risk Management 風險應對措施
Social Risks 社會層面風險	Regulations and Compliance 法律及合規	<ul style="list-style-type: none"> <li data-bbox="743 314 1431 638"> <p>The Group has established a robust risk management and internal control system, and the Audit Committee takes the lead to deploy, guide, inspect, and coordinate the Group’s internal controls and risk management. The Audit Committee has reviewed the effectiveness of risk management and internal control systems in 2023 and found no significant risks or serious internal control issues.</p> <p>本集團設有穩健的風險管理和內部監控系統，由審核委員會牽頭對本集團的團內控制與風險管理工作進行總體部署、指導、檢查與協調管理。審核委員會已審閱回顧二零二三年的風險管理及內部監控制度的成效，於二零二三年沒有發現重大風險或嚴重內部控制問題。</p> <li data-bbox="743 670 1431 864"> <p>The Group has formulated the “Risk Management System” and developed the “Risk Inspection and Assessment Guidelines” to provide guidance for risk management promoting standardisation, institutionalisation, and professionalisation of risk management.</p> <p>本集團規定了《風險管理制度》，並通過編製《風險檢查評估工作指引》為開展風險管理工作提供指導，促進風險管理工作規範化、制度化、專業化。</p> <li data-bbox="743 896 1431 1306"> <p>The Group has established various systems, including the “Internal Audit System”, “Supervision and Reporting Management System”, “Employee Behavior and Performance Management System”, and “Special Investigation Work Guidelines”, to strengthen corporate governance and internal control, and firmly prevent bribery, extortion, fraud, and money laundering. Additionally, the Group conducts integrity training seminars across the organisation to uphold integrity, self-discipline, compliance with laws, and protect the legitimate rights and interests of the enterprise and shareholders.</p> <p>本集團制定了《內部審計制度》、《監察與舉報管理制度》、《員工行為及履職管理制度》、《專項調查工作指引》等制度，強化公司治理和內部控制，堅決杜絕有關賄賂、勒索、欺詐及洗黑錢等情況。同時向全集團舉行廉潔教育講座，共同維護廉潔自律、遵紀守法的工作作風，保護企業和股東的合法權益。</p> <li data-bbox="743 1338 1431 1483"> <p>The Group also promotes integrity, self-discipline and law-abiding working style through integrity education lectures, and prohibits unauthorised use of inside information.</p> <p>本集團也通過廉潔教育講座促進廉潔自律、遵紀守法的工作作風，並禁止未經授權使用內幕消息。</p>
	Community Harmony and Engagement 社區和諧及參與	<ul style="list-style-type: none"> <li data-bbox="743 1515 1431 1951"> <p>The Group adheres to national and local regulations and guidelines, such as the “Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area”, “Implementation Rules for Shenzhen Urban Renewal Regulations”, “Shenzhen Special Economic Zone Urban Renewal Regulations”, and “Shenzhen Urban Renewal Regulations”. Through the development of urban renewal projects, the Group aims to improve the living environment, promote the conservation and efficient use of land, energy, and resources, facilitate sustainable community development, and ultimately create vibrant and thriving new communities.</p> <p>本集團遵循國家和地方的規範和指導檔案，如《粵港澳大灣區發展規劃綱要》《深圳市城市更新辦法實施細則》《深圳市經濟特區城市更新條例》《深圳市城市更新辦法》等，通過發展城市更新項目改善人居环境，推進土地、能源、資源的節約利用，促進社區可持續發展，創造全新社區。</p>

2.5. COMPLIANCE OPERATION

The Group believes that conducting business with integrity is the foundation for achieving sustainable development. Therefore, it strictly complies with the legal requirements of the regions where it operates to ensure lawful and compliant operations. To strengthen corporate governance and internal controls, the group has established the *Internal Audit Management System*, *Supervision and Reporting Management System*, *Employee Conduct and Duties Management System*, *Procurement Operation Guidelines*, *Special Investigation Guidelines*, *General Internal Audit Guidelines*, and *Audit File Management Guidelines*. These measures aim to prevent bribery, extortion, fraud, money laundering, and other misconduct. Additionally, all employees are required to sign an *Employee Integrity Commitment Letter* and participate in integrity education seminars to uphold a culture of integrity, lawfulness, and compliance, thereby safeguarding the legitimate interests of the Company and shareholders.

During the Reporting Period, the Group was not involved in any corruption litigation cases.

To prevent, detect, and minimise any improper, non-compliant, or fraudulent activities within the operation of the Group, we encourage directors, employees, and external stakeholders involved in the Company's operations to report any concerns either openly or anonymously. This is aimed at safeguarding the Company's interests from any harm. We provide various convenient channels for reporting, including telephone, email, mail, and in-person meetings.

All reported information is strictly managed by the Group's Audit and Supervision Centre to ensure timely and effective handling of reported incidents. The Audit and Supervision Centre rigorously manages the reported materials, registering basic information, main content, and investigation status of each report. Additionally, the staff responsible for handling reports will conduct preliminary verification of the reported matters and determine whether they should be pursued further, following the prescribed procedures for approval. Matters that are temporarily not ready for review and are not urgent can be temporarily stored for future investigation. For anonymous reports, the Audit and Supervision Centre will assess the facts and evidence provided to determine whether further investigation is warranted.

2.5. 合規經營

本集團相信誠信經營是實現企業可持續發展的根基，因此嚴格遵守業務所在地區的法律法規要求，確保經營合法合規。為強化公司治理和內部控制，本集團制定了《內部審計管理制度》《監察與舉報管理制度》《員工行為及履職管理制度》《採購作業工作指引》《專項調查工作指引》《內部審計通用工作指引》《審計檔案管理工作指引》等制度與相關指引，堅決杜絕有關賄賂、勒索、欺詐及洗黑錢等情況的發生。另外，我們要求所有員工須簽署《員工廉潔自律承諾書》，參與廉潔教育講座等，共同維護廉潔自律、遵紀守法的工作作風，以保護企業和股東的合法權益。

於本報告期內，本集團並不涉及任何貪污訴訟案件。

為預防、查處和減少本集團於經營過程中的各種不當、違規或舞弊行為，我們鼓勵董事、員工及與公司經營相關的外部利益相關方採取實名或匿名舉報，以保護公司利益不受侵害。我們提供多種便捷的舉報方式，包括電話、電郵、信件、面談等。

所有的舉報資訊都由本集團審計監察中心嚴格管理，確保舉報事件得到及時有效的處理。審計監察中心要嚴格管理舉報材料，逐項登記舉報的基本情況、主要內容和調查情況等。此外，受理舉報的工作人員會對舉報事項進行初步核實，確定是否立項，按規定程式報批。對暫時不具備審查條件且不緊急的事項，可暫存待查；對於匿名舉報，審計監察中心將視所反映的事實和證據情況確定是否立項進行調查核實。

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環境、社會及管治報告

Our “*Supervision and Reporting Management System*” establishes a confidential investigation procedure. The Audit and Supervision Centre strictly enforces confidentiality measures for whistleblowers. Any violation of the regulations regarding the disclosure of reporting information or any retaliatory actions taken against whistleblowers or investigators will be reported by the Audit and Supervision Centre to the Company for severe disciplinary action. If any legal violations occur, they will be referred to judicial authorities for appropriate legal proceedings.

In addition, during the Reporting Period, the Group provided training sessions on corporate values and the Group’s institutional regulations to all new employees and directors. The training emphasised the importance of integrity, compliance with company rules, and adherence to professional ethics. We strictly oppose corruption, bribery, and any other illegal activities, and we enforce severe penalties and accountability measures against such behaviors. During the Reporting Period, a total of 352 employees (including directors) participated in anti-corruption training sessions.

我們的《監察與舉報管理制度》確立了保密的調查程式。審計監察中心將對舉報人實行嚴格的保密措施，如有違規洩露舉報資訊或對舉報人員、調查人員採取打擊報復的行為，審計監察中心將報告公司給予嚴厲的處分，觸犯法律的，移送司法機關依法處理。

此外，本集團於本報告期向所有新入職員工及董事傳遞企業精神、就集團制度規定進行培訓、明確廉潔自律要求、規範職業道德操守，嚴格反對貪污腐敗、違法違規的行為，並執行嚴厲的處罰追責措施。於本報告期內，合共352名員工(包括董事)參與反貪污培訓。

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

3. COMMUNITY BUILDING

With the gradual progress of urbanisation, and the construction of the Greater Bay Area continues to deepen, rapidly developing cities are facing the challenge of insufficient land resources. Therefore, urban renewal projects are becoming increasingly important as a key way to solve this problem. As a pioneer in the urban renewal industry, LVGEM (China) upholds the historical mission of “promoting urban upgrading and redevelopment”. Guided by the basic strategy of “Focus on Urban Renewal in the Greater Bay Area, Develop a Brand New Smart City”, we are committed to developing high-quality urban renewal projects. Additionally, the Group also focuses on operating residential and commercial property projects, continuously creating value, and providing residents, communities, and cities with safe, comfortable, and healthy living and working environments.

3.1. CREATING NEW COMMUNITIES

With over 20 years of extensive experience in urban renewal, the Group has actively explored methods to enhance urban comfort and unlock the value of premium land resources through unique land reserve approaches and high-value project area layouts. We are committed to creating ideal cities that prioritise comfort and sustainability. Moreover, we adhere to relevant national and local regulations and guidelines, such as the “*Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area*”, the “*Implementation Regulations of Shenzhen City’s Urban Renewal Measures*”, the “*Regulations on Urban Renewal in Shenzhen Special Economic Zone*”, and the “*Urban Renewal Measures of Shenzhen City*”. By conducting urban renewal projects to improve living environments, promote the efficient use of land, energy, and resources, and facilitate sustainable community development, we aim to create entirely new communities.

3. 共建社區

城市化進程的逐漸隨時代推進，大灣區建設也不斷深化，快速發展中的城市面臨著土地資源不足的問題。因此，城市更新項目的重要性與日俱增，成為解決這一問題的關鍵方法。綠景(中國)作為城市更新行業的先驅，秉持著「促進城市升級改造」的歷史使命，以「聚力灣區大舊改，打造智慧新城區」的基本戰略為指導，致力於開發高品質的城市更新項目。此外，本集團還專注於經營住宅和商業物業項目，持續創造價值，為居民、社區和城市提供安全、舒適和健康的生活及居住環境。

3.1. 創建全新社區

本集團積累了二十餘年的豐富城市更新經驗，以獨特的土地儲備方式和高價值的項目區域佈局，積極探索提升城市舒適度的方法，釋放優質土地資源的價值，打造理想的都市。同時，本集團遵循國家和地方的相關規範和指導檔案，如《粵港澳大灣區發展規劃綱要》、《深圳市城市更新辦法實施細則》、《深圳市經濟特區城市更新條例》、《深圳市城市更新辦法》等，通過開展城市更新項目改善人居環境，促進土地、能源和資源的節約利用，推動社區可持續發展，創造全新的社區。

Case: Shenzhen Baishizhou Urban Renewal Project

案例：深圳白石洲城市更新項目

Background of Project

項目進展

The Shenzhen Baishizhou Urban Renewal Project is located along Shennan Avenue in Nanshan District, adjacent to the Science and Technology Park and the Overseas Chinese Town area. With a planned area of approximately 3.58 million square metres, it is regarded as the “Grand Urban Renewal Project” by the industry in Shenzhen, being the largest, most prominent, and representative urban renewal project in the city. The project is divided into four phases for implementation, aiming to address historical land tenure issues promptly, ensure the interests of the shareholders and the broader community, and mitigate the impacts of the COVID-19 pandemic. By completing the project in phases, it facilitates the implementation of essential public infrastructure and minimises the risk of social instability.

深圳白石洲城市更新項目位於深圳市南山區深南大道，毗鄰科技園及華僑城片區，計容面積約358萬平方米，被深圳業界稱為「舊改航母」，是深圳市規模最大、關注度最高、最具代表的城市更新項目。項目改造總共實施分期為四期完成，以便於解決土地歷史遺留信訪維穩問題，儘快完成實施主體，保障股份公司及廣大村民的利益。項目分期還有利於減輕疫情帶來的影響，儘早落實公共配套建設，推動項目實施，避免發生社會穩定風險。

The first phase of the Baishizhou Urban Renewal Project mainly consists of residential apartments, totaling 2,746 units. The main unit sizes range from 110 to 125 square metres, gradually catering to the market’s released demand for housing upgrade. In mid-2023, the Baishizhou marketing centre and model homes were opened to public, serving over 5,000 visiting customers. The popularity reflects the high recognition of potential homebuyers for the Baishizhou location, facilities, product design, and the reputation of the Group.

白石洲城市更新項目一期以住宅和公寓產品為主，總計2,746套，住宅主力戶型在110–125平方米之間，逐步承接市場釋放的改善型購房需求。二零二三年中，白石洲營銷中心暨樣板房已對外開放，接待到訪客戶5,000餘組，高漲的人氣背後彰顯出購房者對於白石洲地段、配套、產品設計以及集團品牌的高度認可。

According to the plans for the first phase of the project, the commercial area spans over 50,000 square metres. The Group has gradually initiated commercial operations preparations, with strategic cooperation agreements established with over 300 brands. With the continuous completion of commercial properties in Baishizhou over the next eight to ten years, the Group’s commercial area will steadily increase, further solidifying the development model of combining commercial and residential properties. This will continue to enhance the quality and value of the Group’s assets, promoting the stable and sustainable development of the Group.

就項目一期規劃，商業面積5萬餘平方米，集團已陸續開啟商業運營籌備，儲蓄戰略合作品牌三百餘個。隨著未來八到十年白石洲項目商業的陸續落成，集團的商業面積將穩步增長，進一步夯實商住並舉的發展模式，持續為集團資產增量提質，促進集團行穩致遠。

Case: Shenzhen Baishizhou Urban Renewal Project

案例：深圳白石洲城市更新項目

The Phase I of the project

項目一期計劃：

- ◆ Opening for sales: September 2023
二零二三年九月開盤
- ◆ Topping out: 2024
二零二四年封頂
- ◆ Completion and delivery: 2025
二零二五年竣工交付

During the Reporting Period, Phase One of the project progressed rapidly, with the schedule significantly ahead of schedule and expected to be delivered ahead of time. Currently, the project has achieved 100% completion in terms of contracts and demolition. The underground structure and podium have been completed ahead of schedule, and construction of the tower is underway. The main building construction of Phase I of the Baishizhou Urban Renewal Project in 2023 progressed smoothly and met presale standards, the project officially opened for sales in September 2023.

於本報告期內，項目一期處於快速推進狀態，進度大幅提前，並有望提前交付。地下室、裙樓結構提前完成，正在進行塔樓施工。二零二三年白石洲城市更新項目一期主體建築工程進展順利，並達到預售標準，於二零二三年九月正式開盤入市。

The Phase III of project

項目三期計劃：

- ◆ Commence of construction: 2025
二零二五年開工
- ◆ Opening for sale: 2027
二零二七年開盤
- ◆ Completion and delivery: 2030
二零三零年竣工交付

During the Reporting Period, Phase III of the project achieved simultaneous demolition and contracting, significantly accelerating the urban renewal process. The completion rate of contracts reached nearly 95%, with plans to finalise all contracts by 2024 and commence construction in 2025.

於本報告期內，項目三期實現拆除與簽約同步，更新舊改工作全面提速。簽約完成率近95%，計劃二零二四年內簽約完成，二零二五年啟動開工建設。

The Phase II of the project

項目二期計劃：

- ◆ Commencement of construction: 2024
二零二四年開工
- ◆ Opening for sale: 2026
二零二六年開盤
- ◆ Completion and delivery: 2027
二零二七年竣工交付

During the Reporting Period, the signing process for Phase II of the project is nearing completion, and the development and construction have been initiated ahead of schedule. Currently, the signing rate has reached 100%, and the necessary procedures to confirm the implementation entity are being processed. The plan is to commence construction within 2024.

在本報告期內，項目二期簽約工作接近尾聲，開發建設也提前啟動。目前，簽約率已經100%，正在辦理確認實施主體相關事宜，計劃二零二四年內開工。

The Phase IV of project

項目四期計劃：

- ◆ Commence of construction: 2026
二零二六年開工
- ◆ Completion and delivery: 2032
二零三二年竣工

During the Reporting Period, Phase IV of the project is nearing completion of contracting, while demolition and design work are progressing simultaneously. Currently, the completion rate of contracts is close to 98%, with plans to finalise all contracts by 2024.

於本報告期內，項目四期的簽約即將完成，同時，拆除工作和設計工作也將同步推進。目前，簽約完成率近98%，計劃二零二四年完成簽約。

Case: Shenzhen Baishizhou Urban Renewal Project

案例：深圳白石洲城市更新項目

Healthy Building Design

健康建築設計

The Baishizhou Urban Renewal Project will pursue international Fitwel Health Community certification for all residential communities, and all residential and public buildings will adhere to the Green Building Evaluation Standard GB/T50378-2019, with a rating of two stars or higher. Fitwel certification is a well-known international health-focused building design evaluation system, which includes assessments of site, entrances, walkways, air quality, water quality, exercise facilities, and convenience of daily living. Additionally, the new version of the *Green Building Evaluation Standard* followed by this project also includes requirements for air quality, water quality, noise, light, and thermal comfort.

白石洲城市更新項目所有居住社區都將進行國際Fitwel健康社區認證，居住建築及公共建築全部執行《綠色建築評價標準》GB/T50378-2019二星級以上標準。Fitwel認證是國際知名的健康建築設計評價體系，包含對於場地、出入口、步行系統、空氣、水質、運動、生活便捷等方面的評估要求。此外，本項目遵循的新版《綠色建築評價標準》也包含了關於空氣質量、水質、聲、光、熱方面的要求。

The project is currently being developed in phases, with a focus on creating a healthy community in Baishizhou. The Baishizhou Phase I (BSZ Phase I) project integrates design measures for site health, safety, community gathering spaces, activity areas, air quality, water quality, and more. In September 2023, it achieved a Fitwel Community 3 Star Rating certification, demonstrating its commitment to promoting health and wellness within the community.

目前項目正在分期建設，致力於打造白石洲健康社區，白石洲一期(BSZ PHASE I)項目在設計階段融入了對場地健康、安全、社區交流場地、活動場地、空氣、水質等多方面的設計措施，並且已於二零二三年九月取得Fitwel社區認證三星級認證(Fitwel Community 3 Star Rating)證書。

Smart Construction

智慧建設

The residential projects in Baishizhou have all been equipped with the UOP property management system. Building upon this system, the Baishizhou Smart City Phase I project integrates over 70 smart scenarios, deeply integrating with architectural designs to design the future smart living for residents. The Baishizhou Smart City Operations Command Centre 1.0 has been established in the LVGEM Baishizhou Marketing Centre to showcase the future smart living to residents. The Baishizhou Smart Construction Integrated Dispatch Command Centre has further applied services to achieve centralised management and dispatching of dashboards for multiple projects within the Group, intelligent dispatching of project sites, and providing smart decision-making for project management. Additionally, Jingyue Technology and China Unicom jointly released the “*Smart City Unified Operation Guide White Paper*”, which is based on the planning experience of the Baishizhou Urban Renewal Project and aims to provide reference opinions for the future development of smart cities.

白石洲的住宅項目均已覆蓋UOP物業管理系統，在該系統的基礎上，白石洲智慧城區一期項目落地內容融合70+個智慧場景，深度融入圖紙設計，為居民設計未來智慧生活。於綠景白石洲營銷中心落地智慧城區運營指揮中心1.0，向居民展示未來白石洲智慧生活。白石洲智慧建造綜合調度指揮中心深化應用服務，實現集團多項目看板集中管理調度，智慧指揮項目現場調度，為項目管理提供智慧決策。此外，景悅科技與中國聯通聯合發佈《智慧城區統一運營指導白皮書》，該文件依據白石洲城市更新項目規劃經驗編寫，旨在為未來智慧城區發展提供參考性意見。

Case: Shenzhen Baishizhou Urban Renewal Project

案例：深圳白石洲城市更新項目

In terms of community traffic operation business, the Group utilises data analysis from the UOP property management system to understand residents' needs and provide greener and more convenient life services. For example, the Group has installed charging pile facilities in all LVGEM projects to increase parking space utilisation. Projects where charging pile facilities have been implemented include: LVGEM City Garden, LVGEM Peninsula Community, LVGEM 1866 Garden, LVGEM Chanson, and LVGEM NEO. The Group also plans to introduce mobile car washing services for all LVGEM projects. Compared to traditional car washing services, mobile car washing significantly reduces water usage. Currently, the mobile car washing service has been implemented at LVGEM Amazing Plaza.

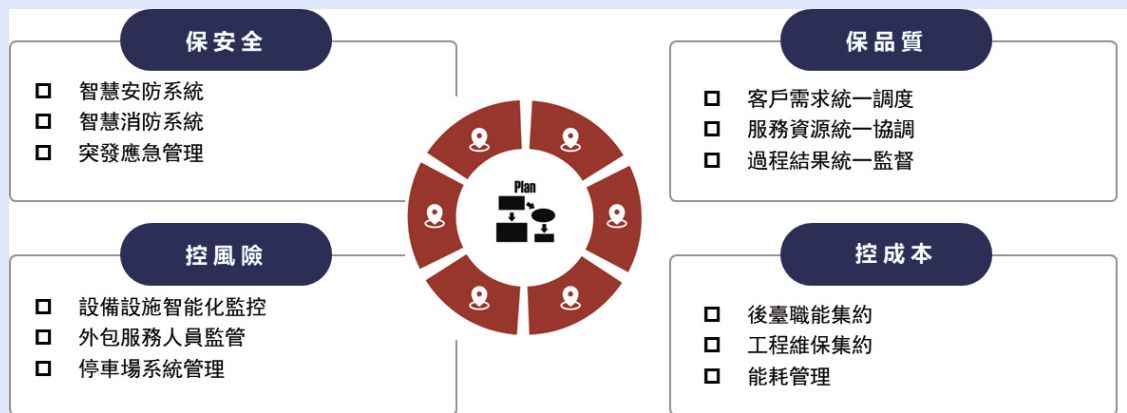
在社區流量運營業務方面，本集團通過UOP物業管理系統數據分析，瞭解住戶需求，為住戶提供更綠色更便利的生活服務。如為綠景集團所有項目增設充電樁設備，提高車位利用率，現已落地充電樁設備的項目包括：綠景城市立方、綠景藍灣半島、綠景公館1866、綠景香頌、綠景NEO。本集團還擬為綠景集團所有項目增設移動洗車業務，相較傳統洗車業務，移動洗車的用水量大幅降低，目前已在綠景美景廣場落地移動洗車的業務。

To cultivate talent for intelligent operation teams, the Group's property company Quality Operation Centre, in collaboration with Jingyue Technology Company, is fully responsible for organising and implementing the training of the Baishizhou Smart Operation Team. The Property Comprehensive Office provides support for the training of the smart team, conducting training in the form of "centralised training + case study + on-the-job practice + field learning".

在智慧化運營團隊人才培養方面，本集團的物業公司品質運營中心聯合景悅科技公司全面負責組織實施白石洲智慧運營團隊培養工作，物業綜合辦公室對智慧團隊培養工作提供支援，以「集中培訓+案例研討+崗位實踐+考察學習」的形式進行培訓。

Based on the positioning of the Intelligent Urban Operations Dispatch Centre, and from the perspective of resource coordination, the implementation of intelligent systems and centralised management models plays a crucial role in achieving the Baishizhou project's objectives in terms of safety, quality assurance, risk control, and cost management. These efforts contribute to the project's high-quality and high-efficiency operation.

基於智慧城區營運調度中心的定位，從資源統籌的角度出發，通過智慧化系統的搭建與集約化管理模式的落地，在保安全、保品質、控風險、控成本等四個方面為白石洲項目實現重要作用，並幫助項目實現高品質、高效益的運營。



Environmental, Social & Governance Report

環境、社會及管治報告

Case: Shenzhen LVGEM Liguang Urban Renewal Project

案例：深圳綠景黎光城市更新項目

The Shenzhen LVGEM Liguang Urban Renewal Project is a comprehensive high-end industrial park integrating residential, commercial, and industrial components. Located in Liguang Village, Guanlan Town, Longhua District, Shenzhen, it is adjacent to the Liguang Clubhouse of the Guanlan Lake Golf Club, boasting a superior ecological environment. The project covers an area of approximately 80,000 square metres, with a total gross floor area of about 400,000 square metres. The project's plan integrates the surrounding community environment and residential needs, with a distinctive commercial street planned to the south of the community, while a large green area to the east is designated as the Liguang Ecological Park. During the Reporting Period, the signing rate of the project has reached 100%, and it is currently in the stage of confirming the main construction body. After confirming the main construction body, the Group will proceed to initiate construction based on cash flow arrangements.

深圳綠景黎光城市更新項目為集住宅、商業及工業於一體的綜合性高端產業園項目。項目位於深圳市龍華區觀瀾鎮黎光村，毗鄰觀瀾湖高爾夫球會黎光會所，生態環境優越。項目佔地面積約8萬平方米，總建築面積約40萬平方米。項目規劃將結合社區周邊環境和居住需求，在社區南面規劃一條特色商業街，東面的大片綠地則規劃為黎光生態公園。該項目於報告期內簽約率已達100%，目前處於確認施工主體的階段，確認施工主體後，集團將根據現金流鋪排擇機開工。



Project Rendering of Shenzhen LVGEM Liguang Urban Renewal

深圳綠景黎光城市更新項目效果圖

Case: Zhuhai Dongqiao Urban Renewal Project

案例：珠海東橋城市更新項目

The Zhuhai Dongqiao Urban Renewal Project has been officially renamed as “LVGEM Royal Bay Garden”, marking it as a key urban renewal project in Zhuhai City. Located in the Nanwan area of Xiangzhou District, Zhuhai City, the project is situated at the bridgehead of the Hong Kong-Zhuhai-Macao Bridge, as well as in a traditional luxury residential area, strategically positioned along the city's central axis of development. The project has a planned total construction area of approximately 765,000 square metres, encompassing high-end residences, distinctive hotels, cultural districts, and other diversified formats. The North District of the project commenced sales in October 2021 and has been highly recognised and sought after by the market since its launch. During the Reporting Period, the project contributed contract sales of approximately RMB3 billion, securing the top spot in Zhuhai's property sales (online signed sales) volume with its superior location and high-quality residential design.

珠海東橋城市更新項目正式改名為綠景璽悅灣，是珠海市城市更新的重點項目。項目位於珠海市香洲區南灣片區，地處港珠澳大橋橋頭堡，又處傳統豪宅片區，扼守城市發展中軸線，地理位置優越。該項目規劃總建築面積約76.5萬平方米，包含高端住宅、特色酒店、文化街區等多重業態，項目(北區)已於二零二一年十月開售，入市以來，備受市場認可和追捧。於報告期內，本項目合約銷售約人民幣30億元，以優越的地理位置、高品質的人居設計摘得珠海市樓盤銷售(網簽銷售)額第一名。



Project Rendering of Zhuhai Dongqiao Urban Renewal

珠海東橋城市更新項目效果圖

Case: Shenzhen Shazui Phase II Project (Shenzhen Mangrove Bay Phase II)

案例：深圳沙嘴二期項目(深圳紅樹灣壹號二期)

The LVGEM Mangrove Bay Phase I Project is one of the Group's representative urban renewal projects in recent years. The project is located in the central business district of Futian District, Shenzhen, at the intersection of Shazui Road and Jindi Road to the southeast, with convenient transportation. It includes three high-quality residential buildings and a high-quality complex consisting of Grade A offices, hotels, and apartments. The project covers an area of approximately 24,000 square metres, with a total planned gross floor area of approximately 3,050,000 square metres, including a residential area of approximately 1,190,000 square metres. The Phase II residential project boasts unobstructed sea-view landscapes along the coastline, offering rare value propositions, with main unit sizes ranging from 110 to 143 square metres, targeting the increasing demand for upgraded residences in the market. During the Reporting Period, the signing rate of the Shenzhen Shazui Phase II project has reached 100%, and the construction progress meets the pre-sale standards. The Phase II residential units were officially launched on 27 August 2023, with over 80 units available for pre-sale. The project achieved successful sales within the Reporting Period, demonstrating high market recognition.

綠景紅樹灣壹號項目是集團近年具代表性的城市更新項目。項目位於深圳福田區中心商業區、沙嘴路和金地一路交匯處東南側，交通便利，包括三座優質住宅樓宇及一座甲級辦公室、酒店和公寓的優質綜合體。項目佔地面積約為24,000平方米，規劃總建築面積約為3,050,000平方米，其中住宅部份建築面積約為1,190,000平方米。二期住宅項目為一綫永久無遮擋樹林濱海景觀，價值稀缺，主力戶型110-143平方米之間，主要針對市場日益釋放的改善型需求。在本報告期內，深圳沙嘴二期項目簽約率已達100%，建設進度滿足預售標準。二期住宅於二零二三年八月二十七日開盤，預售房源80餘套。報告期內實現清盤，彰顯市場高度認可。



Project Rendering of Shenzhen Mangrove Bay Phase II

深圳紅樹灣壹號二期項目效果圖

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Quality Management

The Group considers building quality management as the most critical aspect of daily operations, striving to construct high-quality properties with craftsmanship. We adhere to the mission of “continuously enhancing city value” by implementing the “Guidelines for Construction Quality Management Work”. Additionally, we have established a robust engineering quality management and monitoring system to rigorously manage and control construction quality, ensuring that construction projects comply with national and local regulations and technical standards. Furthermore, we continuously utilise innovative technologies to enhance engineering quality and have developed multiple operation manuals to provide clear guidance to our teams, ensuring quality control and management throughout the construction process. These manuals include “Operation Manual for Complete Steel Support System”, “Operation Manual for Prefabricated Buildings”, “Prefabricated Building Scoring Sheet”, “Prefabricated Building Execution Sheet”, and “Review Form for the Implementation of Expert Opinions on Prefabricated Buildings”, among others, to further standardise engineering operations.

質量管理

本集團將建築質量管理視為日常工作中最重要的環節，以匠心工藝建造優質物業。我們通過制定和落實《建築工程質量管理工作指引》，履行「持續提升城市價值」的使命。本集團還建立了穩健的工程質量管理和監控系統，嚴格管理和控制工程質量，確保建築工程符合國家及地方的相關規範和技術標準。另外，本集團不斷使用創新技術提升工程質量，並制定多個作業指導書為我們的團隊提供了明確的指引，確保工程進行過程中的品質控制和管理，如《成套鋼支撐體系作業指導書》《裝配式建築作業指導書》《裝配式評分表》《裝配式執行表》《裝配式建築專家評審意見執行情況審查表》等，以進一步規範工程作業。

Management Structure 管理架構	Quality Inspection 質量檢查	Accident Handling 事故處理
<p>During the stages of project design, contractor selection, project construction, completion inspection, and project delivery, the Group is responsible for management and supervision in accordance with the <i>Guidelines for Construction Quality Management Work</i>. To achieve this, we have established an engineering management framework consisting of key units such as the project department, engineering management department, and engineering management centre.</p> <p>在項目設計、選聘承建商、項目施工、竣工驗收和項目交付等階段，本集團負責依照《建築工程質量管理工作指引》進行管理和監督。為此，已建立由項目部、工程管理部 and 工程管理中心等主要單位元組成的工程管理架構。</p>	<p>During the project construction phase, the Group conducts regular quality measurements based on the “Guidelines for Physical Quality Measurement Operations”, “Residential Quality Control Classification Index Requirements and Reward and Punishment Measures”, and “Construction Quality Standard Control Guidelines for Civil Engineering Professionals”. These measurements objectively reflect the engineering quality level at each stage of the project, promoting timely improvement of physical quality, and striving to achieve the goal of one-time qualification. To enhance project management quality, the Group has established the “<i>Project Engineering Inspection Work Guidelines</i>”. Through the implementation of on-site problem rectification and preventive control measures, we eliminate potential safety hazards and quality risks, thereby improving the quality of the Group’s products and customer satisfaction.</p> <p>本集團在項目建設階段，根據《工程實體質量實測操作工作指引》《住宅質量控制分類指標要求及獎懲辦法》《土建專業施工質量標準控制指引》，定期進行質量測量，客觀反映項目各階段的工程質量水準，以促進實體質量的及時改進，並致力於實現一次性合格的目標。為提升項目管理質量，本集團設有《項目工程巡檢工作指引》，通過落實現場問題整改和預防控制措施，消除潛在的安全隱患和質量風險，從而提高本集團產品質量和客戶滿意度。</p>	<p>The Group has formulated the “Guidelines for Handling Engineering Quality Accidents”, “Guidelines for Safe and Civilized Construction Operations”, and “Key Points of Quality Management for LVGEM Group Construction Projects and Related Punishment Measures”, to standardise the handling methods of engineering quality accidents at different levels and minimise the impact of quality accidents. Additionally, the Group continuously summarises and analyses the experience and lessons learned from engineering quality management, and applies them as references in the development of other projects to further enhance engineering quality.</p> <p>本集團針對工程質量問題制定了《工程質量事故處理工作指引》《安全文明施工作業指導書》《綠景集團建築工程質量管理要點及相關懲處措施》，規範不同級別的工程質量事故處理方式，以最大程度地減少質量事故帶來的影響。此外，本集團持續總結和分析工程質量管理的經驗和教訓，並在後續開發其他項目時加以借鑒，進一步提升工程質量。</p>

3.2. CUSTOMER-CENTRIC APPROACH

Striving to enhance customer satisfaction has always been an important goal of the Group. We consistently prioritise customer needs and actively listen to and address their concerns. To achieve this goal, we continuously improve service standards and optimise service management mechanisms.

SMART PROPERTIES

The Group relies on information technology and intelligent techniques, combined with effective risk control measures, to efficiently manage operational projects. To achieve this, our subsidiary, Shenzhen LVGEM Property Management Co., Ltd. (“LVGEM Property”), actively undergoes intelligent transformation by installing smart monitoring systems to grasp the real-time status of each project. Additionally, we strive to enhance on-site management and service quality. To improve management efficiency, we have established the *LVGEM Property Intelligent Monitoring System Management System*.

During the Reporting Period, the Group continued to advance the construction of smart cities, utilising UOP smart service platform to provide services to residents, comprehensive property management services, full-cycle online system services, and intelligent services. Currently, all residential projects of the Group have been integrated into the UOP property management system, achieving the integration of property management and financials. The platform’s data is autonomously secure and controllable, optimising services and reducing costs while enhancing efficiency in property management. The system comprises a system middle platform and two mobile applications. Enjoy Living and Jingyue Housekeeper, serving residents and property management personnel respectively. With over ten functional modules, the system covers operational management services throughout the entire lifecycle, from financial management to personnel management and maintenance management. This allows residents and operators to enjoy intelligent services starting from the inspection phase. The Group has also completed the revision of the “*Property Intelligent System Platform Management System*”, conducting monthly statistics, analysis, and assessment of the work orders on the UOP management platform.

3.2. 以客戶為中心

努力提升客戶滿意度是本集團一直以來的重要目標。我們始終以客戶需求為導向，積極聆聽和回應客戶關注。為實現這一目標，我們不斷提高服務水準，並持續優化服務管理機制。

智慧物業

本集團依託資訊化和智慧化技術，結合有效的風險防控措施，對運營項目進行高效管理。為此，我們的附屬公司深圳市綠景物業管理有限公司（「綠景物業」）積極進行智慧化改造，安裝智慧監控系統以實時掌握各項目的狀態。同時，我們還努力提升項目現場管理和服務質量。為此，我們為了提高管理效率，建立了綠景物業智慧化監控系統管理制度。

於本報告期內，本集團持續推進智慧城區建設，利用UOP智慧服務平台提供住戶服務、物業管理全業態服務、全週期系統線上化服務以及智慧化服務。目前，本集團所有住宅項目均已上線UOP物業管理系統，實現物業管理業財一體化，平台數據自主安全可控，優化服務，物業管理降本增效。系統包含一個系統中台、兩個移動端產品：悅享住、懋悅管家，分別服務於小區住戶與物業管理人員。系統包含十多個功能模塊，覆蓋從財務管理、人事管理、報事報修管理等全生命週期的運營管理服務。讓住戶和運營方從驗房的環節開始就享受智慧化的服務。本集團還完成《物業智慧化系統平台管理制度》的修訂，每月對UOP管理平台工單進行統計、分析、考核。

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UOP Management Backend Interface

UOP Smart Management Solution

UOP管理後台介面 UOP智慧化管理方案



The first phase of the UOP platform has been launched on PC, employee and owner apps respectively, and has been applied in 23 UOP projects, including residential projects in Shenzhen, Huazhou, Zhuhai, Yiyang, and Suzhou. The team continues to follow up on optimising and adjusting functional modules, laying a solid foundation for the smart city construction of LVGEM Baishizhou Urban Renewal Project.

UOP平台一期已分別於PC端、員工及業主APP上線，並已應用在23個UOP項目，包括深圳、化州、珠海、益陽及蘇州住宅項目。團隊亦持續跟進功能模塊優化調整，為綠景白石洲城市更新項目智慧城市區建設奠定堅實的基礎。

The PC Interface

The Interface of the Employee-side App (left) and the Property Owner-side App (right)

PC端介面 員工端APP(左)及業主端APP(右)介面



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CUSTOMER SERVICE

The Group emphasises customer service and customer relationship management, actively listening to customer concerns and meeting their needs. Through various communication channels, we establish close relationships with customers, understand their needs, address feedback in a timely manner, and strive to provide customers with the highest quality service.

客戶服務

本集團注重客戶服務與客戶關係管理，積極聆聽客戶關注、滿足客戶需求。我們通過各種溝通渠道與客戶建立緊密關係，瞭解客戶需求，及時處理反饋，致力為客戶提供最優質的服務。

<p>Customer Service Hotline 客戶服務熱線</p>	<p>The Group has established management documents such as the “Customer Service and Quality Management System” and the “Customer Service 400 System Management Guidelines” to specify the handling procedures for various types of customer feedback such as inquiries, complaints, and commendations, as well as the responsibilities of relevant personnel in handling feedback. For customer complaints, we have developed the “Complaint Handling Procedures” and the “400 Customer Service Complaint Hotline Supervision Management System” to strengthen the management of the complaint handling process. We classify complaints based on their severity, coordinate dedicated personnel to follow up continuously, conduct routine inspections of task progress weekly, and ensure a 100% response rate by the end of each month. During the Reporting Period, the Group received a total of 132 complaints regarding products and services and achieved a 100% complaint resolution rate.</p> <p>本集團針對客戶服務管理制定了《客戶服務與品質管理制度》《客服400系統管理工作指引》等管理文件，以列明各類詢問、投訴、表揚等客戶反饋的處理操作規範，以及相關人員在反饋處理方面的職責。針對客戶投訴，我們制定了《投訴處理操作流程》及《400客服投訴熱線監督管理制度》，加強投訴處理流程的管理，針對不同投訴情況進行分級處理，協調專職負責人員持續跟進，每週例行檢查任務處理進度，每月回覆及時率需達到100%。於本報告期內，本集團共接到有關產品及服務的投訴132宗，投訴解決率達100%。</p>
<p>Customer Satisfaction Survey 客戶滿意度調查</p>	<p>The Group highly values customer feedback and regularly conducts customer satisfaction surveys based on the “Customer Satisfaction Survey Program”. Through these surveys, we assess customer satisfaction with our services and gather their opinions to continuously improve service standards. During the Reporting Period, the Group conducted satisfaction surveys for merchants and consumers of the Zoll series through both online and offline channels, as well as for office tenants, industrial park tenants, and property residents. The satisfaction rates were as follows: Zoll series merchants 89.66%, consumers 94.13%, office tenants 98.8%, industrial park tenants 100%, and property residents 88.03%.</p> <p>本集團非常重視客戶反饋，定期根據《客戶滿意度調查方案》開展客戶滿意度調查，藉此評估客戶對我們服務的滿意度並收集其意見，從而持續提升服務水準。於本報告期內，本集團結合線上及線下方式對佐聆系列的商戶和消費者、寫字樓客戶、產業園區租戶、物業住戶進行滿意度調查。其中，佐聆系列商戶滿意度為89.66%，消費者滿意度為94.13%，寫字樓客戶滿意度為98.8%，產業園區客戶滿意度達100%，物業住戶滿意度為88.03%。</p>
<p>Customer Follow-up 客戶回訪</p>	<p>To improve the quality of customer service, the Group has formulated the “Customer Service Operation Manual” to standardise the procedures for customer service personnel to conduct follow-up visits. The purpose of the follow-up visits is to understand customer feedback and address issues, with a requirement for a 100% follow-up rate. Different arrangements and time requirements for follow-up visits are made for different situations, such as complaint incidents and maintenance services.</p> <p>為提升客戶服務質數，本集團制定《客服作業指導書》，規範客服人員回訪作業流程。回訪的目的是瞭解顧客反饋並解決問題，回訪率要求達到100%。針對不同的情況，如投訴事件、維修服務等，有不同的回訪安排和時間要求。</p>
<p>“LVGEM Club” Networking Association 聯誼組織「綠憬會」</p>	<p>“The LVGEM Club” is a customer fellowship organisation initiated and established by the Group. By adhering the motto “Blissful LVGEM, Lifelong Neighbourhood”, it is committed to fostering harmonious neighborhood relationships and creating a warm community life.</p> <p>「綠憬會」是由本集團發起成立的客戶聯誼組織，秉承「幸福綠景，一生友鄰」的宗旨，致力於建設融洽和諧的鄰裡關係，營造溫馨的社區生活。</p>

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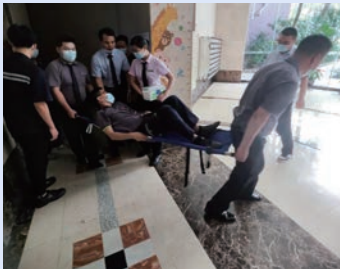
The Group places great emphasis on the health and safety of both the community and hotel guests, and has established a series of safety-related regulations and systems. These include the “*Parking Lot Management Regulations*”, “*Patrol Post Management Regulations*”, “*Duty and Patrol Work Guidelines*”, “*Fire Safety Management Regulations*”, “*Hotel Fire Inspection System*”, “*Elevator Malfunction Emergency Rescue Procedures*”, “*Key Site Fire Management Guidelines*”, “*Fire Emergency Equipment Configuration Guidelines*”, “*Fitness and Recreation Area Safety Inspection Operation Guidelines*”, “*Security and Monitoring System Management Guidelines*”, “*Accommodation Industry Health Standards*”, and “*Implementation Rules for Hygiene Management in Public Places*”, among others, all aimed at safeguarding the health and safety of customers.

本集團十分注重社區及酒店住客的健康與安全，並制定了一系列的安全相關的規章制度，其中包括《停車場管理制度》《巡邏崗管理制度》《值班及巡邏工作指引》《消防安全管理規定》《酒店防火巡查制度》《電梯故障應急救援規程》《重點部位防火管理指引》《消防應急器材配置指引》《健身游樂區安全巡查作業指引》《安防監控系統管理指引》《住宿業衛生規範》《公共場所衛生管理條例實施細則》等，保障客戶的健康與安全。

Case: Emergency Drill for Elevator Entrapment

案例：電梯困人應急演模擬演練

LVGEM Property coordinated emergency drills for elevator entrapment in each project.
綠景物業統籌各項目進行電梯困人應急模擬演練。



Case: Fire and Riot Drill

案例：消防及防暴演習

To ensure the safety of property owners/residents, LVGEM Property conducted fire drills and safety riot training. This training aimed to enhance the property management team's ability to respond to fires, including handling alarms, firefighting, evacuation, and rescue. Additionally, the training focused on improving the team's ability to handle violent incidents.

為確保業主／住戶的生命財產安全，綠景物業舉行消防演習和安全防暴技能培訓。這項培訓旨在增強物管團隊在火災發生時的應變能力，包括處理報警、滅火、疏散和搶救等方面。同時，培訓還注重提高團隊面對暴力事件的處理能力。



According to the "Hotel Fire Prevention and Education Training System", we conducted fire emergency response drills during the Reporting Period to enhance employees' ability to respond to fires. This drill was conducted to ensure the safety of guests and played a crucial role in hotel operations.

根據《酒店消防宣傳教育培訓制度》，我們在本報告期間舉行了消防應急處置演練，以提高員工在面對火災時的應變能力。這項演練是為了確保住客的安全，在酒店運營業務方面有著非常重要的作用。



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REASONABLE MARKETING AND PROMOTION

The Group strictly adheres to the principles of objectivity, effectiveness, and accuracy. We have formulated and implemented policies such as the “*Project Sales Management System*” to regulate the use of data and advertising in sales projects and marketing services, thereby avoiding misleading information. Additionally, to protect the Group’s image and intellectual property, we have implemented the “*Brand Management System*” to strictly regulate the operation and use of “brand core visual symbols” such as English names, trademarks, and brand identity language. Such standardised management helps prevent infringement or misuse of trademarks or other “brand core visual symbols”.

To ensure the accuracy of information on the official website, the Group has established the “*LVGEM China Official Website Management Operation Guidelines*”. The Investor Relations Department conducts monthly inspections of the website content and submits reports and updates as required. If any failure to report or update according to the requirements is discovered, the relevant situation will be internally reported. Employees who violate the system regulations will be subject to corresponding penalties in accordance with the provisions of the “*Employee Behavior and Performance Management System*”, with the severity of the penalty determined based on the seriousness of the situation.

CUSTOMER PRIVACY

The Group has established an information security responsibility system and formed a Network and Information Security Emergency Leadership Team. Additionally, the Group has formulated relevant systems such as the “*Information Security System Management System*” and the “*Information Operation and Maintenance System*” to effectively prevent the occurrence of network and information security incidents and safeguard the privacy and business interests of the Group’s customers and partners.

In addition, the Group attaches importance to customer privacy protection, requiring all employees to strictly maintain the confidentiality of customer information. It has established the “*Customer File Information Management System*” and the “*Customer Service 400 System Management Work Guidelines*”, which outline the responsibilities of relevant management personnel in customer privacy protection.

The customer file management of the Group is mainly handled by operational officers who collect, archive, and utilise the information, with regular inspections conducted by the operations director. All written documents related to customers must be preserved as originals or copies and stored in customer files, with strict confidentiality observed. Without written authorisation from the owner or their authorised representative, it is not allowed to provide any file data or other related information of the owner or their authorised representative to others. If non-operational personnel need to access information related to owners or their authorised representatives for work purposes, approval from the project manager is required. After confirming the scope of access approved by the leadership, operational officers may allow the authorised personnel to access relevant information. Unauthorised removal, copying, or browsing of data related to owners or their authorised representatives is strictly prohibited.

合理營銷及宣傳

本集團嚴格遵守客觀、有效和準確的原則，制定並實施了《項目銷售管理制度》等政策，規範銷售項目和行銷服務的數據採用和廣告宣傳，以避免誤導性資訊的發生。同時，為了保護本集團的形象和知識產權，我們還實施了《品牌管理制度》，用於嚴格規範英文名稱、商標和品牌標識語等「品牌核心視覺符號」的操作和使用。這樣的規範化管理有助於防止商標或其他「品牌核心視覺符號」被侵權或盜用。

為確保官網資訊的準確性，本集團制定了《綠景中國官方網站管理作業指引》。投資者關係部會對網站內容進行月度巡查，並按要求提報和更新內容。如果發現有未按要求提報或更新的情況，相關情況將進行內部通報。對於違反制度規定的員工，本集團將根據《員工行為及履職管理制度》的規定，給予相應處罰，處罰的嚴重程度將根據情節輕重來確定。

客戶隱私

本集團已建立資訊安全責任制，成立網絡與資訊安全應急領導小組；本集團還制定了《資訊安全系統管理制度》《資訊化運維制度》等相關制度，切實有效的預防網絡與資訊安全事件的發生，維護本集團客戶、合作夥伴的隱私和商業利益。

此外，本集團重視客戶隱私保護，規定所有員工必須嚴格保密客戶資料，制定有《客戶檔案資訊管理制度》和《客服400系統管理工作指引》，列明相關管理人員在客戶隱私保護方面的職責，並其實保護有關客戶投訴相關的信息。

本集團的客戶檔案管理主要由營運專員收集、歸檔及使用，由營運主任定期查驗。對於客戶相關資訊的所有書面文檔，均需保存原件或複印件存入客戶檔案，並嚴格保密，未經業主或業主授權人書面授權，任何人無權向他人提供業主或業主授權人任何檔案資料及其他相關資料。營運以外人員如因工作需要查閱業主或業主授權人相關資料，必須經項目負責人批准。營運專員在確認領導批准的查閱範圍後，方可讓查閱人查閱相關信息。嚴禁查閱人自行領出、複印或翻查業主或業主授權人資料。

3.3. SUSTAINABLE SUPPLY CHAIN

The Group believes that building a sustainable supply chain is a crucial aspect of promoting our sustainable development. To achieve this, we continuously improve our supplier management model, collaborate with suppliers to ensure the stability of engineering and operational quality, and identify, assess, and control environmental and social risks in the supply chain. The Group has established systems and guidelines such as the “Supplier Management System”, “Supplier Information and Review Form”, “Procurement Management System, Group Procurement Management Authorisation Manual”, “Supplier Evaluation Work Guidelines, and Supplier Inspection Work Guidelines” to regulate the supplier selection and management processes. We evaluate suppliers’ capabilities from multiple perspectives such as quality, cost, compliance, and system certification, and are committed to promoting environmentally friendly procurement. Currently, we have 758 suppliers in our database, covering various categories including engineering, equipment, services, design, and marketing, excluding financing-related suppliers. The Supplier Management System has been implemented for all 758 suppliers.

SUPPLIER SELECTION

Following the principles of “fairness, impartiality, and transparency”, the Group establishes processes for supplier prequalification, selection, evaluation, and supplier database management. These processes aim to provide the Group with long-term, stable, and high-quality supplier resources to ensure that purchased products meet the required standards and quality. Simultaneously, they facilitate resource conservation and ensure the achievement of quality, safety, schedule, and cost goals in engineering projects.

In the supplier selection process, the Group opts for open tendering or invitation for bidding and conducts investigations and interviews with suppliers to ensure their quality. In addition to considering the suppliers’ business qualifications and service experience, we also review their environmental and social performance, including whether they have obtained ISO 9001 quality management system certification, ISO 14001 environmental management system certification, as well as other professional qualifications, safety production permits, energy-saving certifications, etc.

At the same time, we adhere to the principle of integrity and public service, requiring employees involved in bidding activities not to use their positions or powers for personal gain. If suppliers engage in bribery, provide other improper benefits to the Group, collude in the procurement process, provide false information, or manipulate performance records, they will be blacklisted by the Group.

SUPPLIER MANAGEMENT

To avoid potential environmental and social risks in the supply chain, the Group chooses suppliers with good performance in environmental and social aspects as our partners. To ensure that suppliers meet procurement requirements, we will conduct assessments on them accordingly. The Cost Contract Centre is responsible for compiling supplier evaluation work guidelines, formulating evaluation plans, and collaborating with departments related to design, engineering, marketing, and costs to assess supplier performance according to relevant requirements.

3.3. 可持續供應鏈

本集團認為打造可持續供應鏈是促進我們可持續發展的重要環節。為此，我們不斷改進供應商管理模式，與供應商攜手合作，確保工程和運營質量的穩固性，同時識別、評估和控制供應鏈中的環境和社會風險。本集團通過制定《供應商管理制度》、《供應商資審及資訊表》、《採購管理制度》、《集團採購管理授權手冊》、《供應商評估工作指引》、《供應商考察工作指引》等制度和Work指引，來規範供應商的篩選和管理過程。我們從質量、成本、合規情況、體系認證等多個角度評估供應商的能力水準，並致力於推廣環保採購。目前，我們庫內共有758個供應商，涵蓋工程類、設備類、服務類、設計類和營銷類，但不包括融資類供應商。我們已向758個供應商實施《供應商管理制度》。

供應商遴選

按照「公平、公正、公開」原則，本集團通過供應商入圍、選擇、評價以及供應商庫管理等流程，為集團提供長期、穩定且優質的供應商資源，以確保採購產品的標準和品質符合要求，同時實現資源節約，並確保工程的質量、安全、進度和成本目標的達成。

在供應商的遴選過程中，本集團選擇公開招標或邀請招投標的方式，並對供應商進行考察和約談，以確保供應商的質量。除了考慮供應商的經營資質和服務經驗外，我們還審核供應商的環境和社會績效，包括是否取得ISO 9001質量管理體系認證、ISO 14001環境管理體系認證以及其他專業資質、安全生產許可證、節能認證等。

同時，我們堅守廉潔奉公原則，要求參與招標工作的員工不得利用職務或職權謀取私利。若供應商存在向本集團行賄、提供其他不正當利益、在採購過程中圍標、提供虛假資料或業績等不正當行為，本集團將其列入黑名單。

供應商管理

為避免供應鏈受到潛在的環境和社會風險的影響，本集團選擇在環境及社會層面表現良好的供應商作為我們的合作夥伴。為確保供應商能夠滿足採購要求，我們會對供應商進行考察。成本合約中心負責編製供應商評估工作指引、制定評估計劃，並與設計、工程、營銷、成本相關的部門合作，按照相關要求評估供應商的表現。此外，本集團以巡檢、回訪和評估等三種方式加強供應商動態管理，以促進供應商持續改進。

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The Group selects suppliers who demonstrate good performance in environmental and social aspects to avoid potential risks in the supply chain. The supplier assessment work is managed by the Cost Contract Centre, which is responsible for compiling supplier evaluation guidelines and developing evaluation plans. We ensure that suppliers meet procurement requirements through inspections and assessments. Additionally, the Cost Contract Centre collaborates with departments related to design, engineering, marketing, and costs to evaluate supplier performance according to relevant requirements. Furthermore, the Group strengthens dynamic supplier management through three methods: inspection, follow-up visits, and evaluations, to drive continuous improvement among suppliers.

本集團選擇與在環境及社會層面表現良好的供應商合作，以避免供應鏈受到潛在的環境和社會風險的影響。供應商評估工作由成本合約中心負責，編製供應商評估工作指引並制定評估計劃。我們通過對供應商進行考察與評估，確保其能夠滿足採購要求。同時，成本合約中心與設計、工程、營銷和成本相關的部門合作，按照相關要求評估供應商的表現。此外，本集團通過巡檢、回訪和評估等三種方式加強對供應商的動態管理，以推動供應商持續改進。



We provide trainings to suppliers' employees to verify whether the supplier employs child labour or engages in forced labour practices. In cases where suppliers cause significant quality issues, environmental incidents, or have a significant negative impact on society that results in economic losses or reputational damage to the Group, we will immediately suspend cooperation with them or refrain from considering them as our suppliers.

我們對供應商員工提供培訓，以查核供應商是否有聘用童工和強制勞工的行為。對於出現重大質量問題、環境事故和社會重大負面影響事件並對本集團造成經濟損失或聲譽影響的供應商，本集團將立即中止其合作或不予以考慮將其納入為我們的供應商。

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The Group classifies suppliers according to the “Supplier Evaluation Work Guidelines” into four grades: excellent, good, qualified, and unqualified. The supplier evaluation grades are shown in the table below:

本集團根據《供應商評估工作指引》對供應商進行分級，將其評為優秀、良好、合格和不合格四個等級，供應商評估等級如下表所示：

Grades 等級	Excellent 優秀	Good 良好	Qualified 合格	Unqualified 不合格
Score 分數	90-100 90–100分	80-89 80–89分	70-79 70–79分	Below 70 70分以下

The evaluation results serve as the basis for supplier rating, classification, penalties, commendations, and discussions. Suppliers with high evaluation scores may receive rewards such as priority consideration for bidding, preferred supplier status, and excellent supplier awards from the Group. For suppliers repeatedly rated as unqualified, the Group may suspend their eligibility for a certain period for bidding and even include them in a permanent blacklist. Specific criteria will be developed based on actual circumstances.

評估結果可作為供應商評級、分級、懲罰、評優獎勵以及約談的依據，對於評估成績高的供應商可獲得本集團的優先入圍、優先中標、優秀供應商獎書等獎勵，對多次評為不合格的供應商，本集團會暫停其一定期限內入圍和中標資格，甚至列入永久黑名單。具體標準根據實際情況制定。

3.4. COMMUNITY INVESTMENT

The Group incorporates the needs of social development into its corporate practises, insisting on walking hand in hand with society and paying close attention to social issues. We actively utilise our own resources and advantages to carry out various community activities and invest in the community to promote its friendly development.

While dedicating ourselves to developing our business, we also focus on contributing to society. During the Reporting Period, the Group actively assisted individuals in solving their daily life difficulties. Additionally, we actively participated in various charitable activities and made donations to organisations such as schools and charities, with a total donation amount exceeding RMB352,000.

3.4. 社區投資

本集團將社會發展需求融入企業實踐中，堅持與社會同行並高度關注社會問題。我們積極利用自身資源和優勢，開展各類社區活動並進行社區投資，以促進社區的友好發展。

在致力於發展自身業務的同時，我們也注重對社會的貢獻。在本報告期內，本集團積極幫助他們解決日常生活中的困難。此外，我們積極參與各類公益活動，並向學校、慈善會等組織進行捐贈，捐款總額超過人民幣35.2萬元。

Case: Children’s Care and Education Foundation Activities

案例：兒童關愛和教育基金會活動



Participation in the Changjier Education Foundation Establishment Event
參加青愛慈善基金會成立活動

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4. Environmental Protection

The Group is steadfast in its pursuit of balancing business development with environmental protection, making contributions to the construction of a green and civilised society. We integrate the concept of ecological civilisation into design, construction, resource utilisation, and community operation, actively embracing a sustainable green future. Additionally, we recognise the physical risks that climate change poses to our assets and operations, as well as the compliance, market, and brand reputation-related transition risks associated with national policies transitioning to a low-carbon economy. Therefore, we strengthen internal climate risk response and develop relevant management measures for both physical and transition risks. For detailed information, please refer to section “4.1 Climate Change” on page 46 of this Report.

Furthermore, the Group has established environmental targets and corresponding environmental protection measures in areas such as air atmospheric pollutants and greenhouse gas emissions, waste generation, energy efficiency, and water resource utilisation. During the Reporting Period, we have actively implemented related action plans, with progress as follows:

4. 共護環境

本集團堅定不移地追求業務發展與環境保護的平衡，為建設綠色文明作出貢獻。我們將生態文明理念貫徹到設計施工、資源利用和社區運營中，積極迎接美好的綠色未來。同時，本集團意識到氣候變化對公司資產和運營帶來的實體風險，以及國家在過渡至低碳經濟時期的政策發展可能帶來的合規、市場和品牌聲譽相關的轉型風險。因此，我們加強內部氣候風險應對，並針對實體風險和轉型風險制定相關的管理措施。詳細資訊請參閱本報告第46頁「4.1 氣候變化」。

此外，本集團已制定了大氣污染物和溫室氣體排放、廢棄物產生、能源利用效率和水資源利用效率方面的環境目標及相應的環保措施。在本報告期內，我們積極實施相關行動計劃，目標進展如下：

Environmental Targets 環境目標	Indicators 指標	Action Plan 行動計劃	Target Progress 目標進度	Actions during the Reporting Period 本報告期內的行動
Air pollutants and greenhouse gas emissions 大氣污染物和溫室氣體排放				
Encourage Green Travel 鼓勵綠色出行	Strengthening official vehicle management 強化公務車管理	Record the fuel consumption of official vehicles, conduct regular maintenance of official vehicles, and gradually convert official vehicles into vehicles with lower or zero emissions. Employees are required to submit an “Outbound Request” in the OA system for fieldwork. Workers shall share a vehicle when traveling to the same destination 記錄公務車耗油，定期檢修公務車，逐漸將公務車轉換為更低排放或零排放的車輛。員工外勤在OA系統填報《外出申請》，統一目的地共用一個車輛	Completed 已完成	<ul style="list-style-type: none"> Trained drivers to turn off engines while waiting to reduce fuel consumption and carbon dioxide emissions 對司機進行培訓，要求熄火停車等待，減少油耗及二氧化碳排放 Implemented centralised management and allocation of official vehicles for travel, encouraged the use of public transportation (such as subway, buses) for trips with fewer people, and arranged vehicles uniformly for trips to the same destination or nearby destinations with multiple people 對公務用車出行進行統一管理及調配，對於人少的出行，提倡公共交通(如地鐵、公交車)出行；對於多人同一目的地或者就近目的地的進行统一安排車輛
Promoting the Development of Green Buildings 推動綠色建築發展	Increase the proportion of green building projects in all projects of the Group 提高綠色建築項目數量佔本集團所有項目的佔比	Increase green building certification 增加綠色建築認證	In progress 進行中	<ul style="list-style-type: none"> All buildings developed by the Group are designed in accordance with green building and energy-saving related indicators 集團開發的所有建築，均遵循綠色建築及節能相關指標設計

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Environmental Targets 環境目標	Indicators 指標	Action Plan 行動計劃	Target Progress 目標進度	Actions during the Reporting Period 本報告期內的行動
Waste generation 廢棄物產生				
Increase Waste Recycling Rate 提高廢棄物回收率	Increase recycling rate of office waste paper 提高辦公室廢紙回收率	Improve the office waste recycling system to calculate the amount of office waste paper recycled 完善辦公室廢棄物回收系統，統計辦公室廢紙回收數量	In progress 進行中	<ul style="list-style-type: none"> Promote paper conservation and track paper usage for each department 提倡節約用紙，並對每個部門的用紙量進行統計 Encourage the use of single-sided scrap paper for printing non-essential documents 提倡利用單面廢紙，列印非重要文件 Implement online office (OA) to reduce paper files 推行網上OA辦公，減少紙張檔案
	Recycle office electronic equipment 回收辦公室電子設備	Develop recycling plan and regularly check the status of the plan 制定回收計劃，定期檢查計劃進行狀況	Completed 已完成	<ul style="list-style-type: none"> Signed the <i>Office Electronic Equipment Recycling Agreement</i>, and office electronic equipment was handed over to a professional qualified “renewable resource company” for disposal 已簽署《辦公室電子設備回收協議》，辦公室電子設備交由具有專業資質的「再生資源公司」處理
		Utilise rechargeable devices for office meeting equipment to reduce the use of disposable batteries 辦公室常用會議設備(如電子翻頁筆、鐳射筆、麥克風等)使用可循環充電設備，減少一次性電池的使用	Completed 已完成	<ul style="list-style-type: none"> Installed recycling bin for electronic waste, designated for electronic waste handling 大廈、小區設置電子垃圾回收的專用回收箱，專項處理電子垃圾

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	Sort and recycle waste 分類回收廢棄物	Set up non-renewable and renewable waste recycling bins in the property 在物業內設置不可再生和可再生垃圾回收箱	Completed 已完成	<ul style="list-style-type: none"> Recycling bins have been installed within the property premises and are being implemented. Locations such as Shenzhen NEO, various shopping malls, residential properties, adhere to a systematic waste recycling management plan, with bins designated for non-recyclable waste, recyclable waste, electronic waste, bulky items, and glass products 物業內已經設置分類回收箱，並予以執行。如深圳NEO、各個商場、住宅物業，均按照分類垃圾回收管理條理，設置不可回收垃圾、可回收垃圾、電子垃圾、大件垃圾、玻璃製品的回收箱
Adoption of Circular Building Principles 採納循環建築原則	Select environmentally friendly construction materials 選用環保建築材料	Purchase recyclable construction materials 採購可回收的建築材料	In progress 進行中	<ul style="list-style-type: none"> Gradually implement preferential scoring for the use of environmentally friendly building materials in tender documents 逐步實現在招標檔案中，對採用環保建築材料予以傾向性加分
Energy use efficiency 能源使用效益				
Improve Energy Efficiency 提高能源使用效益	Reduce office energy consumption 減低辦公室能耗	Purchase electrical appliances with energy label 購買具有能源標籤的電器	In progress 進行中	<ul style="list-style-type: none"> Preference for purchasing low-energy appliances 採購首選低能耗電器 Implement energy-saving controls for unused offices, meeting rooms, and public areas by reducing lighting and turning off air conditioning 對於暫不使用的辦公室、會議室、公共區域進行節能控制，減少照明；關閉空調 Maintain office air conditioning temperature above 25.5°C and implement zone management during non-summer months, activate alternatively 辦公室空調溫度控制在25.5°以上，並在非夏季進行分區管理，輪流開啓 Control lighting at night to reduce illumination in public areas. After working hours, turn off air conditioning, leaving it on only for areas where overtime work is conducted 晚上對照明進行控制，減少公共區域的照明。下班後，關閉空調，僅對加班區域開啓

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Environmental Targets 環境目標	Indicators 指標	Action Plan 行動計劃	Target Progress 目標進度	Actions during the Reporting Period 本報告期內的行動
	Office energy audit 辦公室進行能源審計	Formulate annual energy audit plan and energy-saving measures 制定年度能源審核計劃及節能措施	In progress 進行中	<ul style="list-style-type: none"> By implementing an annual energy expense budget, we aim to control annual energy usage and promote energy conservation and emission reduction in daily operations 通過年度能源費用預算形式，控制年度能源使用，從日常使用落實節能減排
	Energy monitoring of commercial properties 商業物業用能監測	Regularly transcribe the meter readings of commercial properties and summarise and analyse the energy usage. 定期抄錄商業物業用能計量表讀數，並匯總分析用能狀況	In Progress 進行中	<ul style="list-style-type: none"> Commercial properties have separate calculations and ongoing monitoring for water and electricity consumption. In the event of abnormal indicators, users are promptly notified 商業物業的水電能耗均實現單獨計算並進行過程監測，對於異常指標會及時通知用戶 Monthly recording of energy consumption indicators 每月抄錄能耗指標
Water use efficiency 水資源使用效益				
Improving Water Efficiency 提高用水效益	Reduce average water consumption 減少平均耗水量	Formulate water management regulations; add water-saving equipment, including water-saving taps 制定水資源管理章程；增加節水設備，包括節水龍頭等	Completed 已完成	<ul style="list-style-type: none"> Water flowing amount and time were adjusted for all automatic faucets at the public restrooms of office buildings and shopping malls to reduce water usage 所有寫字樓、商場公共洗手間的自動水龍頭已經將出水量及出水時間進行調節，合理減少水的使用 All flushing toilets at the public restrooms of office buildings and shopping malls have been converted to water-saving toilets 寫字樓、商場公共洗手間全部改為節水馬桶
All environmental aspects 所有環境範疇				
Advocate Environmental Protection and Conservation Awareness 提倡環保節約意識	Provide employees with environmental training 提供員工環保培訓	Incorporate environmental protection training into induction training, develop environmental protection training/publicity plans, and organise energy-saving themed activities from time to time 在入職培訓中加入環保培訓，制定環保培訓/宣傳計劃以不定期舉辦節能主題活動	In progress 進行中	<ul style="list-style-type: none"> Environmental protection related knowledge training has been included in the induction training, such as specialised training on waste sorting 在商業、住宅物業管理過程中，已經有對應員工的環保培訓，如垃圾分類的專項培訓
	Set up environmental protection bulletin boards in the service areas under management 管理服務區內設置環保宣傳欄	Post environmental protection signs and slogans in public facilities and equipment of commercial properties 於商業物業公共設施設備張貼環保標識和宣傳標語	Completed 已完成	<ul style="list-style-type: none"> Environmental protection signs and slogans were posted on facilities and equipment in property, commercial and office areas 已經在商用、住宅物業中設置宣傳欄，宣傳環保節能信息

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4.1. Climate Change

The Group actively adopts and discloses climate risk response strategies following the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD). This is aimed at better managing and addressing the risks associated with climate change, reducing its impact on Company operations, and seizing opportunities arising from climate change in a timely manner.

4.1. 氣候變化

本集團參考氣候相關財務資訊披露工作小組 (TCFD) 的框架建議，積極制定和披露氣候風險應對策略，以更好地管理和應對氣候變化帶來的風險，降低其對公司運營的影響，並及時抓住氣候變化帶來的機遇。

Governance 管治

The Board has established an “ESG Working Group” to oversee climate-related issues.
董事會下設「ESG工作小組」對氣候相關議題進行監督的組織。

At the Board level, the Company reports on climate-related issues as necessary.
公司在董事會層級下會根據情況地對氣候相關議題進行匯報。

The Board supervises climate-related issues from the following perspectives:
公司董事會層級會從以下幾個層面對氣候相關議題進行監督：

1. Reviewing annual business objectives, annual operating budgets, and project development plans;
審議年度經營目標、年度經營預算、項目開發計劃；
2. Holding regular management meetings to review progress on business objectives and development plans;
定期召開經營會議，審議經營目標、開發計劃完成狀況；
3. Convening special meetings as needed to review risk management policies, major risk assessment reports, and other matters;
依據需要召開專題會，審議風險管理政策、重大風險評估報告等事項；
4. Reviewing major procurement, investment, and acquisition plans and contracts.
審議重大採購、投資並購方案和合同。

The Group prevents potential negative impacts of climate risks by formulating relevant climate risk response policies. Internal policies include but are not limited to: “Emergency Management Work Directive for Engineering”, “Typhoon and Heavy Rain Emergency Plan”, “Safety Management System”, “Identification of Hazardous Sources and Risk Assessment and Control Process”.

本集團通過制定相關氣候風險應對政策來預防氣候風險所帶來的潛在負面影響，內部政策包括但不限於：《工程應急管理工作直營》、《防颱風防暴雨(工程)應急方案》《安全管理制度》《危險源識別及風險評價管控流程》。

Additionally, the Group has established a good atmosphere and habits internally to monitor climate-related issues through work processes and mechanisms and implements them in specific work:

同時，本集團內部已形成良好的氛圍和習慣，以監控氣候相關議題時的工作流程與機制，並落實在具體工作中：

1. When formulating design and construction plans, integrating new environmentally friendly materials and technologies to proactively protect the environment;
設計和施工方案制定時，融入綠色環保的新材料、新工藝，主動維護綠色地球；
2. In external procurement, imposing environmental requirements on contractors to reduce pollution and environmental damage;
對外採購中，對施工方提出環保要求，減少污染和環境破壞；
3. When formulating project development plans and schedules, considering the impact of abnormal weather such as high temperatures, rainy seasons, and typhoons, to reduce water consumption and eliminate unsafe factors;
制定項目開發計劃、工期時，考慮高溫、雨季、颱風等異常氣候的影響，減少用水量、杜絕不安全因素；
4. Responding to government calls for prefabricated construction and large-scale finished houses to reduce construction pollution and resource waste from secondary decoration.
響應政府號召，進行装配式施工和大範圍精裝房，減少施工污染和二次裝修的資源浪費。

Strategy

策略

We deeply understand that climate change will bring multiple risks and opportunities to our business. This year, we conducted a preliminary climate risk analysis and assessment, combining the classification of climate risks by TCFD with the specific circumstances of the Group's business. We identified climate risks and opportunities relevant to the Group's assets and operations.

我們深刻理解氣候變化將為本集團的業務帶來多重風險和機遇。本年度，我們參考TCFD針對氣候風險的分類，結合本集團業務情況進行了初步氣候風險分析與評估，識別出與本集團資產及運營相關的氣候風險及機遇。

Climate Risks

氣候風險

Physical Risk – Acute Physical Risk – Typhoon
實體風險 – 急性實體風險 – 颱風

Physical Risk – Acute Physical Risk – Fire
實體風險 – 急性實體風險 – 火災

Potential Impacts

潛在影響

The severity and frequency of extreme weather events like typhoons can lead to significant property damage and potential loss of assets. Moreover, typhoons can have a negative impact on the short-term value of commercial real estate properties.

颱風等極端風暴天氣的嚴重程度和頻率越高，可能造成巨額的財產損失。並且，颱風也可能在短期內對商業房地產的價值產生負面影響。

As climate change leads to increased intensity and severity of wildfires, real estate faces a growing risk of fire hazards. This may deter potential buyers and tenants, further reducing the value of real estate in fire-prone areas.

隨著氣候變化導致火災的強度和嚴重性增加，房地產面臨火災風險可能性也在不斷增加。這可能會阻止潛在的買家和租戶。進一步降低火災頻發地區的房地產價值。

Risk Management

風險管理

The Group utilises the “*Risk Management System*” and “*Risk Inspection and Assessment Guidelines*” to regulate risk management procedures and operations, considering risk categories including but not limited to legal, industry, market, and extreme weather risks.

本集團利用《風險管理制度》和《風險檢查評估指引》來規範風險管理程式和操作，考慮到的風險類別包括但不限於法律、行業、市場、極端天氣風險。

Over the years, the Company has developed experience and response plans to deal with abnormal weather conditions such as typhoons, heavy rainstorms, and high temperatures:

長期以來，公司已形成應對異常氣候的經驗和應對方案，有效處置颱風、暴雨、高溫等異常氣候：

1. The planning and business departments analyse and evaluate the impact of abnormal weather such as typhoons, heavy rainstorms, and high temperatures on production, project schedules, and operations. They incorporate these considerations into production planning and schedule coordination;
公司計劃部門、業務部門分析評估颱風、暴雨、高溫異常天氣對生產、工期、經營影響，在編製生產計劃時，合事編排工期；
2. In anticipation of abnormal weather, the administrative and human resources departments lead efforts to organise relevant departments such as the engineering department, property management company, and commercial projects to issue safety production notices and implement precautionary measures to ensure the safety of personnel and property;
在異常天氣來臨時，公司行政部門和人力部門牽頭，組織工程部門、物業公司、商業項目等相關部門，發佈安全生產、做好防範的通知，檢查落實各項安防措施，確保人身和財產安全；
3. Commercial insurance is purchased for ongoing projects to mitigate losses caused by abnormal weather events such as typhoons and heavy rainstorms;
在建項目購買了商業保險，應對颱風、暴雨等異常氣候造成的損失；
4. The Company has issued the “*Crisis Management System*”, which regulates the reporting, handling procedures, and requirements for various crisis events, including abnormal weather events.
公司發佈《危機管理制度》，規範各類危機事件(含異常氣候事件)的報告、處置程式和要求。

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KPIs and Targets

指標和目標

To cope with climate change, the Group began to establish environmental objectives in 2020, to review and update our environmental objectives annually. Please refer to the previous text for specific environmental objectives. The Group's businesses affected by climate factors mainly include engineering construction, commercial operations, and property management.

為了應對氣候變化，本集團早已在二零二零年開始建立環境目標，並對我們的環境目標每年進行審視與更新。具體的環境目標請見上文。本集團受氣候因素影響的業務主要包括：工程施工、商業運營和物業管理。

Greenhouse gas emissions and intensity¹

溫室氣體產生排放量及密度¹

Categories 分類	Unit 單位	2023年	2022年
GHG emissions from vehicles (Scope 1) 車輛溫室氣體排放(範圍一)	Tonnes CO ₂ e 噸二氧化碳當量	52.13	101.78
GHG gas emissions from natural gas consumption (Scope 1) 天然氣使用溫室氣體排放(範圍一)	Tonnes CO ₂ e 噸二氧化碳當量	213.88	168.60
Emission from the use of refrigerants (Scope 1) 製冷劑/混合劑使用排放(範圍一)	Tonnes CO ₂ e 噸二氧化碳當量	4,775.13	103.90
Tree planting mission reduction (Scope 1) 樹木減排(範圍一)	Tonnes CO ₂ e 噸二氧化碳當量	19.78	16.01
GHG emissions from electricity consumption (Scope 2) 電力使用溫室氣體排放(範圍二)	Tonnes CO ₂ 噸二氧化碳	45,194.67	23,797.71
Total GHG emissions 總溫室氣體排放量	Tonnes CO ₂ e 噸二氧化碳當量	50,216.02	24,155.98
Total GHG emissions intensity 總溫室氣體排放密度	Tonnes CO ₂ e/person 噸二氧化碳當量/人	21.71	9.63

4.2. Green Building Design

As a socially responsible enterprise, the Group always adheres to environmental protection while focusing on business development, striving to become a leader in green initiatives. We fully support the "Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area" and adopt resource-saving and environmentally friendly strategies in project development. All buildings developed by the Group adhere to green building and energy-saving standards, including but not limited to the "General Specifications for Building Energy Conservation and Utilisation of Renewable Energy", "Construction Quality Acceptance Specifications for Building Energy Conservation and Green Building Engineering Projects in Guangdong Province", and the "Shenzhen Municipal Regulations for Acceptance of Drainage Facilities in Construction Projects (Trial)". We incorporate energy-saving, water-saving, renewable energy use, and recyclable materials into project designs, contributing to the construction of buildings resilient to climate risks and creating a beautiful Greater Bay Area with ecological safety, environmental beauty, and cultural prosperity. Additionally, the Group applies for green building certification for development projects and evaluates their environmental performance through independent assessments.

4.2. 綠色建築設計

本集團作為一家富有社會責任感的企業，我們始終堅持在業務發展的同時關注環境保護，努力成為綠色環境的引領者。我們全力支持《粵港澳大灣區發展規劃綱要》，並在項目開發中採取節約資源和保護環境的策略。所有由本集團開發的建築項目均遵循綠色建築和節能相關標準設計，包括但不限於《建築節能與可再生能源利用通用規範》、《廣東省建築節能與綠色建築工程施工質量驗收規範》、《深圳市建築工程排水設施驗收規定(試行)》等法律法規。我們在項目設計階段融入節能、節水、使用可再生能源、可循環物料等綠色建築元素，助力建設具有氣候風險抵禦力的建築，打造生態安全、環境優美、文化繁榮的美麗灣區。此外，本集團還會為發展項目申請綠色建築認證，並通過獨立機構評價建築的環保表現。

Case Study: Green Building Design Elements in the Shenzhen Baishizhou Urban Renewal Project

案例：深圳白石洲城市更新項目採用綠色建築設計元素

As a large-scale, high-density, multi-land comprehensive development project, Shenzhen Baishizhou Urban Renewal Project is committed to providing customers with safe, healthy, practical, and efficient living spaces. The project design incorporates corrosion-resistant and aging-resistant piping and pipelines, as well as durable finishing materials. Measures such as using insulated glass and soundproof coatings are employed to isolate and reduce noise. High-efficiency energy-saving lighting fixtures are utilised, aiming to achieve the target values of lighting power intensity in accordance with current national standards, thereby saving electricity consumption. Additionally, advanced green and healthy building technologies such as large-area permeable paving, green roofs, smart home systems, high-performance HVAC equipment, direct drinking water facilities, and indoor air purification systems are integrated into the project.

深圳白石洲城市更新項目作為大規模、高密度、多土地用途的綜合開發項目，致力為客戶提供安全、健康、實用和高效的實用空間。項目設計採用耐腐蝕、抗老化的管材管線以及耐久性好的裝修材料；採用中空玻璃、隔音塗料等措施隔離降噪；採用高效節能燈具，主要功能房間照明功率密度達到現行國家標準的目標值，節約電耗；同時加入大面積透水鋪裝、綠化屋面、智慧家居、高性能空調設備、直飲水設備、室內空氣淨化設備等多項先進的綠色和健康建築技術。

The project adheres to the requirements of the “Shenzhen Green Building Promotion Measures” and other relevant laws, regulations, and normative documents, benchmarking the green building evaluation requirements for new construction in the Shenzhen area. The project implements green building design for the Baishizhou Urban Renewal Project. Highlights of the green building design for this project include:

項目依據《深圳市綠色建築促進辦法》及其他法規、規章及規範性文件規定，對標深圳地區對於新建建築的綠色建築評價要求，項對白石洲城市更新項目進行綠色設計。本項目的綠色建築設計亮點包括：

Multiple Corridor Design:
多連廊設計

The Baishizhou Urban Renewal Project mainly consists of high-rise and super high-rise buildings, connected by corridors between buildings and plots, which facilitate connectivity between plots and diversified distribution of functions.

白石洲城市更新項目多為高層及超高層建築，建築及地塊間以連廊連接，有利於地塊的聯通與功能的多樣化分佈。

Central Green Belt:
中央綠谷

The strip-shaped central green belt forms a scenic line in the super high-rise buildings, increasing the overall green area of the project and adding vitality and ecological sense to Baishizhou. Situated between the Dashahe Park and Overseas Chinese Town Wetland Park, Baishizhou plays a significant role in creating an ecological environment for the project.

條帶狀的中央綠谷在超高層建築中形成了一道風景綫，不僅增加了項目整體的綠化面積，更是為白石洲添加了一抹生機與生態感。白石洲地處大沙河公園與華僑城濕地公園的中間地帶，項目的生態環境打造起著不可小覷的重要作用。

Roof Greening and Urban Farms
屋頂綠化與都市農場

The roof greening of apartments, residences, and commercial buildings at different heights provides a touch of greenery for high-rise residents' views. By introducing the concept of urban farms into roof design, combining with the connectivity of corridors, residents' enjoyment is enhanced.

不同高度的公寓、住宅與商業建築的屋頂綠化為高層住戶的視野提供了一抹綠色。在屋頂設計中引入都市農場理念，伴之以連廊的聯通作用，加強了住戶的樂趣感。

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案例：深圳白石洲城市更新項目採用綠色建築設計元素

The project also makes reference to the international Fitwel Healthy Community Standard and has designed and implemented various convenient and people-friendly features: a central green belt forms a large ecological green chain in the middle of the project, providing convenient, comfortable, and healthy outdoor activity spaces for surrounding residents, effectively integrating residents' outdoor activities with the community's ecological green chain; a 50-metre distinctive corridor creates an elevated pedestrian walkway connecting nearby buildings; diverse dining and retail shops are gathered on green rooftops, providing residents with a convenient and livable living environment. During the later stages of the project execution, the Group will gradually implement the green, ecological, healthy, and livable rooftop design goals set in the schematic design phase into the design, construction, and operation processes. In September 2023, Baishizhou Phase I (BSZ PHASE I) obtained a *Fitwel Community 3 Star Rating certificate*.

項目亦參考國際Fitwel健康社區標準，設計和實施了多種便捷便民設計：中央綠化帶於項目中央形成大面積的生態綠鏈，為周邊居民提供便捷、舒適、健康的戶外活動空間，將居民的戶外活動和社區生態綠鏈有效結合；50米的特色連廊形成了空中步行道，連接附近的建築物；在綠色屋面上匯聚多元化的餐飲及零售商舖，為居民提供便捷宜居的生活環境。在項目後期執行過程中，本集團將按照方案階段制定的綠色、生態、健康、宜居的頂層設計目標，逐步落實到設計、施工和營運過程中。二零二三年九月白石洲一期(BSZ PHASE I)取得Fitwel社區認證三星級認證(Fitwel Community 3 Star Rating)證書。



In addition to the “*Green Building Evaluation Standard*”, the Shenzhen Baishizhou Urban Renewal Project will pursue green and healthy building certifications, including *LEED Green Building Certification* and *WELL Health-Safety Building Certification*. According to the *Green Building Evaluation Standard (GB/T50378-2019)*, both Baishizhou Tianyue Garden (residential and public buildings) and LVGEM Baishizhou Jingting (residential and public buildings) meet the requirements for National Two-Star Green Building Certification.

除了《綠色建築評價標準》，深圳白石洲城市更新項目其後將進行綠色及健康建築認證，包括LEED綠色建築認證和WELL健康建築認證。根據《綠色建築評價標準》(GB/T50378-2019)，白石洲天悅花園(住宅、公建)和綠景白石洲環庭(住宅、公建)均達到國家綠色建築二星級要求。

4.3. Green Construction

The Group is committed to promoting green development and adopting various technological and management measures to reduce construction pollutants emissions and natural resource consumption, thereby minimising the negative impact on the ecological environment.

Environmental protection measures

According to the “*Environmental Impact Assessment Law of the People’s Republic of China*”, “*Regulations on Environmental Protection Management of Construction Projects*”, and “*Interim Measures for Environmental Protection Acceptance of Completed Construction Projects*”, and relevant regulations, the Group has formulated internal management policies, work guidelines, and project plans such as the “*Engineering Management System*”, “*Safety and Civilised Construction Operation Guidelines*”, and “*House Demolition Management Work Guidelines*” to manage the negative environmental impacts during the construction phase of projects. Furthermore, all construction projects of the Group adhere to construction environmental protection-related construction standards and legal requirements. Internal documents such as the “*Safety and Civilised Construction Operation Guidelines*” and “*House Demolition Management Work Guidelines*” have been established to control the environmental impacts of construction. The Group requires contractors to take corresponding environmental protection measures to control dust, exhaust gas, noise, wastewater, solid waste, soil erosion, and other environmental impacts generated during the construction phase. Major environmental protection measures include:

4.3. 綠色施工

本集團致力於推動綠色發展，採取各種技術和管理措施來減少施工污染物排放和自然資源消耗，以減少對生態環境的負面影響。

環保措施

根據《中華人民共和國環境影響評價法》《建設項目環境保護管理條例》《建設項目竣工環境保護驗收暫行辦法》及有關規定，本集團制定了《工程管理制度》《安全文明施工作業指導書》《房屋拆除管理工作指引》等內部管理政策、工作指引和方案計劃，以管理項目施工建設階段對環境造成的負面影響。此外，本集團的建築項目均遵循建築環保相關的施工標準和法律要求，並制定了《安全文明施工作業指導書》和《房屋拆除管理工作指引》等內部文件，以管控施工對環境的影響。本集團要求承建商採取相應的環保措施，控制施工階段所產生的揚塵和廢氣、噪音、污水、固體廢物、水土流失等，主要環保措施包括：

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<p>Construction dust and exhaust gas 針對施工揚塵和廢氣</p> <ul style="list-style-type: none"> Set up continuous and closed enclosures, set up temporary storage sites to pile up muck, and regularly sprinkle water, etc. 設置連續及密閉的圍擋，設置臨時堆放場堆放渣土，並定期灑水等 Set up independent ventilation facilities, and the discharged gas is discharged after purification and deodorisation treatment, and the exhaust vent is directed to the green belt 設立獨立的通風設施，排出的氣體通過淨化除臭處理後排放，排風口引至綠化帶 Adopt high-efficiency fuel generator and use light diesel as fuel 採用高效率燃油發電機，使用輕柴油作為燃料 Use prefabricated concrete blocks as temporary road surface to reduce dust caused by vehicles driving the construction site 以預製砼塊做臨時路面，減少車輛行駛工地造成的揚塵 	<p>Solid waste 針對固體廢物</p> <ul style="list-style-type: none"> Timely transportation of waste such as construction waste and construction waste to designated storage sites 及時運送施工棄土、建築垃圾等廢物至指定存放地點 Hazardous substances in decoration waste are handled by qualified units 裝修廢物中的有害成分交由具資質單位處理 Domestic waste from the garbage operating station is cleaned daily and handed over to the sanitation department for disposal 每天清理垃圾運轉站的生活垃圾，交由環衛部門清運處理 Cover the garbage piles on site with safety nets and sprinkle water to keep them moist, use waste transport vehicles equipped with top covers 對現場堆放的垃圾用安全網覆蓋，灑水濕潤。垃圾運輸車輛選用帶有頂蓋的車輛
<p>Construction noise 針對施工噪聲</p> <ul style="list-style-type: none"> Reasonably arrange construction plans, construction machinery and equipment and construction time to avoid construction at lunch and night and stay away from major environmental sensitive points 合理安排施工計劃、施工機械設備以及施工時，避免在午間和夜間施工，遠離主要環境敏感點 Select low noise equipment 選擇低噪音設備 	<p>Construction wastewater and sewage 針對施工廢水及污水</p> <ul style="list-style-type: none"> Collecting and treating construction wastewater with oil separation and sand sedimentation to prevent direct discharge of wastewater 收集施工廢水並對其進行隔油、沉砂處理，杜絕廢水直接外排 Using construction wastewater for car washing 施工廢水用於洗車 Domestic sewage, garage washing wastewater, garbage transfer station washing wastewater, leachate, etc. are pre-treated in septic tanks and then discharged into sewage treatment plant through the municipal sewage pipe network for treatment 生活污水、車庫沖洗廢水、垃圾轉運站沖洗廢水、滲濾液等經化糞池預處理達標後，通過市政污水管網排入污水處理廠進行處理
<p>Overall environmental impact 針對整體環境影響</p> <ul style="list-style-type: none"> The Jingting and Shangyuefu projects have adopted prefabricated construction technology, using pre-manufactured components to construct buildings, thereby shortening construction time and reducing on-site construction-generated noise, pollutants, and waste 環庭和尚悅府項目已採用装配式施工技術，使用已經製造好的組件來構建建築物，從而縮短施工時間，並減少現場施工製造的噪音、污染物和廢棄物等 Dedicated personnels are responsible for cleaning and disinfecting temporary toilets, ensuring thorough cleaning and sterilisation to prevent the breeding of flies and maggots 臨時廁所專人洗滌保潔，做好清掏、消毒工作，做到無蠅蛆滋生 	

During the Reporting Period, construction sites of the development projects undertaken by the Group did not cause significant environmental impacts, nor were there any environmental disputes or pollution incidents.

於本報告期內，本集團發展項目的施工現場未造成重大環境影響，亦未發生環境糾紛或污染事件。

4.4. Green Operation

The Group is committed to environmentally friendly development. We adhere to the concept of providing employees, owners, and tenants with healthy, comfortable, energy-efficient, environmentally friendly, and smart working and living environments. Through the adoption of advanced technologies and management measures, we ensure the reduction of pollutant emissions and natural resource consumption associated with projects, thereby minimising negative impacts on residents.

At the same time, the Group actively participates in community environmental advocacy and promotes the concept of energy conservation and environmental protection. We encourage stakeholders such as owners, tenants, and residents to actively practice green living, jointly promoting green development and building green homes. We believe that through our efforts and the participation of community residents, we can create a sustainable green community together, creating a better environment for future generations.

Green Management

The Group firmly believes that environmental protection is the key to achieving sustainable development. We analyse our own energy consumption scientifically and gradually update and renovate major energy-consuming equipment and facilities based on operational conditions and market dynamics. At the same time, through a series of energy-saving measures, we not only enhance environmental, social, and economic benefits but also provide employees, owners, and tenants with healthy, comfortable, and intelligent working and living environments.

LVGEM Property not only actively implements local requirements for household waste classification and reduction but also establishes a property-led, community-wide mechanism for waste classification and resource utilisation. We have formulated a series of internal management systems, such as the “*Solid Waste Management Program*” and the “*Implementation Plan for Waste Classification and Reduction*”, and have successfully obtained ISO 14001 environmental management system certification. LVGEM Property has clearly defined and standardised processing methods for household waste, general construction waste, and hazardous waste. In addition, we have commissioned qualified partner organisations with expertise in hazardous waste disposal to ensure efficient and safe processing procedures. Through these efforts, the Group aims to promote green development, foster the prosperity of the green economy, and collectively build a sustainable green home.

4.4. 綠色營運

本集團是一家致力於環境友好發展的企業。我們秉持著為員工、業主和租戶提供健康、舒適、節能、環保、智慧的工作和生活環境的理念。通過採用先進的技術和管理措施，我們確保可以減少項目所涉及的污染物排放和自然資源消耗，以減少對住戶的負面影響。

同時，本集團積極參與社區的環保倡導，推廣節能環保理念。我們鼓勵業主、租戶和住戶等利益相關方積極踐行綠色生活，以共同推動綠色發展和建設綠色家園。我們相信，通過我們的努力和社區居民的參與，我們可以共同創建一個可持續發展的綠色社區，為未來的世代營造更美好的環境。

綠色管理

本集團深信環境保護是實現可持續發展的關鍵。我們通過科學分析自身的能源消耗情況，根據運營狀況和市場動態，逐步更新和改造主要的能耗設備與設施。同時，通過一系列的節能降耗措施，我們不僅提升了環境、社會和經濟效益，也為員工、業主和租戶提供了健康、舒適、智慧的工作和生活環境。

綠景物業不僅積極踐行地方對生活垃圾分類和減量的要求，更構建了一個物業主導、全民參與的垃圾分類和資源利用運行機制。我們制定了一系列內部管理制度，如《固體廢棄物管理程式》和《垃圾分類和減量實施方案》等，並成功獲得了ISO 14001環境管理體系認證。針對生活垃圾、一般建築廢料和危險廢物，綠景物業明確劃分並制定了標準化的處理方式。此外，我們委託具備危險廢物處理資質的第三方機構進行危險廢物的處理，以確保高效、安全的處理流程。通過這些努力，本集團旨在推動綠色發展，促進綠色經濟的繁榮，共同建設一個可持續的綠色家園。

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Case: LVGEM Hotel's Continuous Improvement in Energy and Water Resource Efficiency

案例：綠景酒店持續提升能源和水資源使用效率

LVGEM Hotel has always aimed to create a high-star green hotel that is people-oriented, livable, harmonious, and energy-efficient. To achieve this goal, the hotel has formulated and strictly implemented an “Energy Management Standard” to enhance resource utilisation management and continuously improve energy, resource, and water efficiency.

綠景酒店一直以：創建一個以人為本、宜食宜居、和諧向上、節能環保的高星級綠色飯店為目標，制定並嚴格落實《能源管控標準》，加強資源使用管理，持續提升能源、資源和水的使用效率。

LVGEM Hotel implements multiple energy-saving and water-saving measures in its daily operations, including but not limited to:

綠景酒店在日常運營中落實多項節能節水措施，包括但不限於：

- Placing “eco-friendly reminder cards” in each guest room to encourage guests staying for multiple nights to opt for not having their bedding and bath products replaced, thus saving energy
在每間客房內放置「環保提示卡」，鼓勵連住客人可選擇不更換床品及洗浴用品，節約能源
- Regularly recording the usage of energy and water resources and analysing any abnormal consumption patterns
定時記錄能源和水資源使用量，並分析是否存在用量異常情況
- Strictly monitoring the operation of the central air conditioning system and controlling the temperature difference of the cooling water
嚴格監控中央空調系統運行情況，控制冷卻水溫差
- Enhancing equipment maintenance
加強設備的維護保養

In addition to enhancing resource utilisation management, LVGEM Hotel also places great emphasis on waste management. Measures for waste reduction and proper waste disposal include:

除了加強資源使用管理外，綠景酒店亦著重廢棄物處理。減廢及妥善的廢物處理措施包括：

- Signing waste disposal contracts with cleaning service companies and placing categorised waste bins in guest rooms to ensure timely and effective handling of various types of waste
與清潔服務公司簽訂垃圾處理合同，並在客房內擺放分類垃圾桶，以及時有效地處理各種廢物
- Implementing local requirements for waste classification and reduction, establishing a property-led and community-involved mechanism for waste sorting and resource utilisation
貫徹落實地方關於生活垃圾分類和減量的要求，構建物業主導、全民參與的垃圾分類和資源利用運行機制
- Communicating with long-term guests in serviced apartments to discuss reducing the frequency of bedding changes, providing larger-sized toiletries to minimise the use of disposable items
與長住房的住客溝通商量減少更換床品次數、配置大支洗滌用品，減少一次性用品的使用



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Case: Environmental Protection Publicity Activities Organised by LVGEM Property for Community Residents

案例：綠景物業為社區住戶組織舉辦的環保宣傳活動

To promote green development, LVGEM Property actively promotes environmental education and awareness campaigns. We encourage community residents to actively participate in environmental conservation efforts to enhance their eco-consciousness and implement green practises.

為了促進綠色發展，綠景物業積極推廣環保教育和宣傳活動。我們鼓勵社區住戶親自參與環保工作，以提升他們的環保意識並落實綠色理念。

By organising various green activities and training programs, LVGEM Property is committed to delivering environmental knowledge and skills to the community. We encourage households to participate in activities such as tree planting, community clean-ups, waste sorting, recycling, and energy conservation, aiming to reduce resource waste and environmental pollution. Additionally, we promote sustainable lifestyles, including the use of eco-friendly products and practicing water and energy conservation.

通過組織各類綠色活動和培訓，綠景物業致力於向社區住戶傳遞環保知識和技能。我們鼓勵住戶參與植樹造林、公益清潔、垃圾分類、廢物回收和能源節約等環保實踐，以減少資源浪費和環境污染。此外，我們還推廣可持續的生活方式，如推崇使用環保產品、節水節電等。



Huazhou LVGEM Property Tree Planting Activity
化州綠景物業植樹活動



LVGEM Garden Estate Environmental Awareness Campaign
綠景山莊環保宣傳活動

Green Office

To create a comfortable and healthy working environment, the Group is dedicated to regulating office environmental management and effectively addressing environmental, health, and sanitation issues in daily office operations. These guidelines are specifically outlined in our “Administrative Management System”. In order to protect the environment, the Group has implemented a paperless office initiative. We have placed signage throughout the office, such as “Save Paper” and “Conserve Water”, to raise employees’ environmental awareness and encourage sustainable practises.

At the same time, the Group advocates for waste sorting and recycling at office locations to promote sustainable resource utilisation. We have implemented recycling programs to effectively manage and recycle office waste. Additionally, in order to reduce vehicle energy consumption and emissions of air pollutants, The Group has established the “Guidelines for the Use and Management of Official Vehicles”. During the Reporting Period, we have reduced vehicle usage, resulting in a decrease in air pollutant emissions. These efforts further demonstrate our commitment to environmental sustainability and the promotion of green development.

綠色辦公

為了創造舒適、健康的工作環境，本集團致力於規範辦公環境管理，合理控制日常辦公過程中的環境、健康和衛生問題，並在《行政管理制度》中加以規定。為了環境保護，本集團推行無紙化辦公室，通過在辦公室內張貼「節約用紙」、「節約用水」等標識，提高員工的環保意識。

同時，本集團倡導在辦公地點進行垃圾分類，並回收利用辦公垃圾，以促進可持續利用資源。此外，為減少車輛能耗和大氣污染物的排放，本集團制定了《公務車輛使用與管理工作指引》。在本報告期內，本集團減少了車輛使用，導致大氣污染物的排放量下降，進一步踐行綠色理念，推動綠色發展。

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Hong Kong LVGEM NEO has taken proactive measures in energy conservation. Firstly, they have installed a solar photovoltaic system on the building's roof to reduce the reliance on non-renewable energy sources. During the Reporting Period, this system generated a total of 21,606 kilowatt-hours of electricity. In addition to the existing 12 electric vehicle charging facilities, the parking lot has added 10 more electric vehicle chargers to meet the needs of electric vehicle drivers.

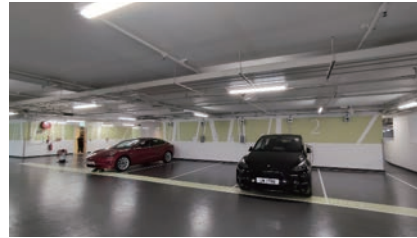
To further enhance energy efficiency, the building has adjusted the operating hours of ventilation and air conditioning systems, reducing the use of unnecessary lighting fixtures. Additionally, a rainwater collection system has been installed, and the collected rainwater is utilised for irrigating green plants. The annual rainwater collection volume has reached 700 tonnes. Furthermore, the building is equipped with waste sorting facilities and has signed recycling agreements with waste management companies. The building actively promotes the use of recycling facilities to tenants and owners, resulting in a total of nearly 3,174 tonnes of recycled waste. Through these measures, Hong Kong LVGEM NEO is committed to reducing energy consumption and waste generation, promoting environmental awareness, and fostering sustainable development.



Garbage Sorting and Recycling Bins
垃圾分類回收箱

香港綠景NEO大廈在節能方面採取了積極的措施。首先，在大廈屋頂安裝了太陽能光伏系統，以減少非再生能源的使用。在報告期間，這個系統共產生了21,606千瓦時的電力。此外，停車場除了原有的12個電動車充電設備外，還新增了10個電動車充電器，以滿足電動車用戶的需求。

為進一步節能，大廈調整了通風和空調設備的執行時間，減少了不必要的照明設備的使用。另外，大廈還安裝了雨水收集系統，並將收集到的雨水用於綠植灌溉。全年的雨水回收量達到了700噸。此外，大廈內設有垃圾分類設施，並與垃圾回收商簽訂了回收協議。大廈積極向租戶和業主宣傳環保回收設施的使用，使得回收垃圾的總量接近3,174噸。通過這些措施，香港綠景NEO大廈致力於降低能源消耗和垃圾產生，推動環保意識的普及和可持續發展。



Electric Vehicle Charging Stations
電動車充電站

5. Mutual Growth

The Group firmly believes that our employees are the most valuable assets and the foundation of our success. Guided by the principle of “Sincerity Builds Enterprise, Honesty Builds Man”, we uphold an open, mutual assistance, and innovative employment relationship, guiding employees and the Group to grow together. Every step forward is a result of the wisdom and dedication of our entire workforce. In this collective growth journey, we are committed to creating a positive and healthy work environment for our employees. We provide training and development opportunities, inspiring them to unleash their potential and achieve personal and organisational goals together. We deeply value the worth and contributions of our employees and will continue to foster a culture of open communication, collaboration, and mutual success, ensuring that each employee is respected, recognised, and given opportunities to grow within the Group.

5.1 Talent Retention

The Group has established the “*Recruitment Management System*” to effectively manage human resources risks and ensure that all employees have a work environment free from bias and discrimination. We deeply understand that a diverse, equal, and harmonious team not only enhances the vibrancy of our organisation but also enables us to provide the most valuable services to our clients and have a positive impact on society. Regardless of nationality, gender, pregnancy, marital status, race, religion, disability, or family status, we execute fair and just recruitment, onboarding, probation, transition, and resignation separation processes for employees based on their individual professional knowledge, skills, and qualifications. Through these efforts, we aim to create an efficient, professional, equal, and diverse team.

The Group strictly complies with relevant labour laws and regulations relating to employment, including but not limited to the “*Labour Law of the People’s Republic of China*”, “*Labour Contract Law of the People’s Republic of China*”, and “*Law on the Protection of Women’s Rights and Interests of the People’s Republic of China*”. We have also developed several internal policies and documents to manage aspects of recruitment and termination, compensation and benefits, promotion, working hours, and leave.

The Group strictly adheres to national laws and regulations such as the “*Law on the Protection of Minors of the People’s Republic of China*” and the “*Provisions on the Prohibition of the Employment of Child*” and will never hire underage workers or engage in forced labour. Before hiring new employees, our human resources department carefully reviews all identification documents provided by applicants to verify that they are 18 years of age or older, thus ensuring that child labour is not employed.

During the Reporting Period, the Group did not engage in any illegal or non-compliant practises of hiring child labour or forced labour.

5. 共同成長

本集團堅信員工是我們最寶貴的資產，也是集團立業的基石。我們秉持著「精以立業，誠以立人」的人才理念，始終以開放、互助和創新的僱傭關係為指導，引導員工與集團共同成長。每一步向前發展都凝聚著全體員工的智慧和付出。在這個共同的成長過程中，我們致力於為員工創造一個積極、健康的工作環境，提供培訓和發展機會，激勵員工發揮他們的潛力，並與他們共同實現個人和集團的目標。我們深知員工的價值和貢獻，將繼續推動開放溝通、合作共贏的文化，以確保每位員工在本集團中得到尊重、認可和成長。

5.1. 人才吸納

本集團通過建立《招聘管理制度》，有效控制人力資源風險，並保障全體員工能擁有一個沒有偏見及歧視的工作環境。我們深知多元、平等和融洽的團隊不僅增強了我們組織的活力，還使我們能夠為客戶提供最有價值的服務並對社會產生積極影響。無論國籍、性別、懷孕、婚姻狀況、種族、宗教、殘疾和家庭狀況，我們都會以個人的專業知識、技能和資歷對員工執行公平公正的招聘、入職、試用、變動和離職流程，以此打造高效、專業、平等、多元化的專業團隊。

本集團嚴格遵守與僱傭相關的法律法規，包括但不限於《中華人民共和國勞動法》《中華人民共和國勞動合同法》《中華人民共和國婦女權益保障法》等，並制定多項內部政策文件，以管理招聘及解僱、薪酬福利和晉升、工作時數、假期等方面的工作。

本集團嚴格遵守《中華人民共和國未成年工保護法》《禁止使用童工規定》等國家相關法律及規定，決不聘用未成年人和強制勞工。在聘請新員工之前，本集團的人力資源部門負責仔細審核申請人提供的所有身份證明檔案以證明其年滿18歲或以上，避免出現使用童工的情況。

於本報告期內，本集團並未發生聘用童工或強制勞工的違法違規情況。

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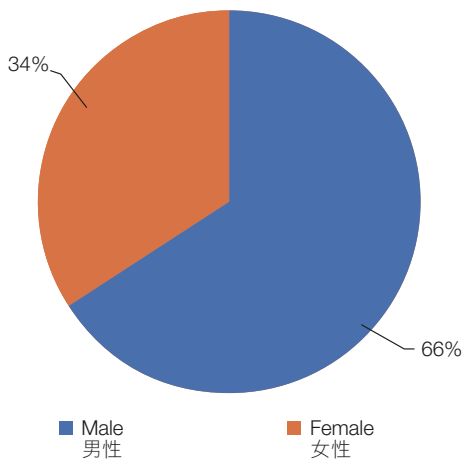
The human resources department of the Group follows regulations and signs “*Labour Contracts*”, “*Confidentiality Agreements*”, and “*Self-discipline Commitment*” with confirmed employees. Employees also receive trainings on relevant management systems. Regarding resignation separation and termination management, the Group adheres to the principles of legality, compliance, and harmony to handle employees resignation and terminations, ensuring the protection of the rights and interests of both parties.

本集團人力資源部按規定與已確認錄取的員工簽訂《勞動合同》、《保密協議》及《員工廉潔自律承諾書》，並對員工進行相關管理制度的培訓。在離職及解僱管理方面，本集團堅持合法、合規、和諧的原則處理員工離職及解僱事宜，以保障雙方權益。

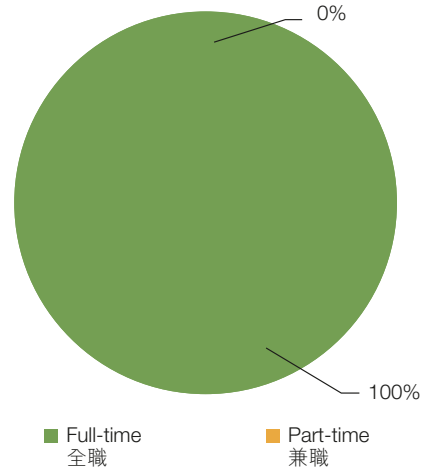
As of 31 December 2023, the Group employed 2,209 employees.

截至二零二三年十二月三十一日，本集團僱有2,209名員工。

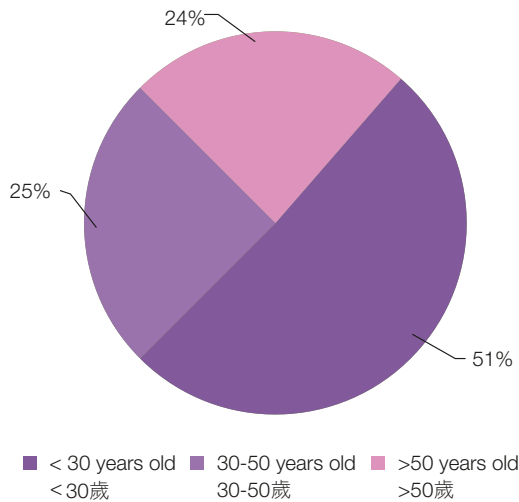
Percentage of Employees by Gender
按性別劃分的員工百分比



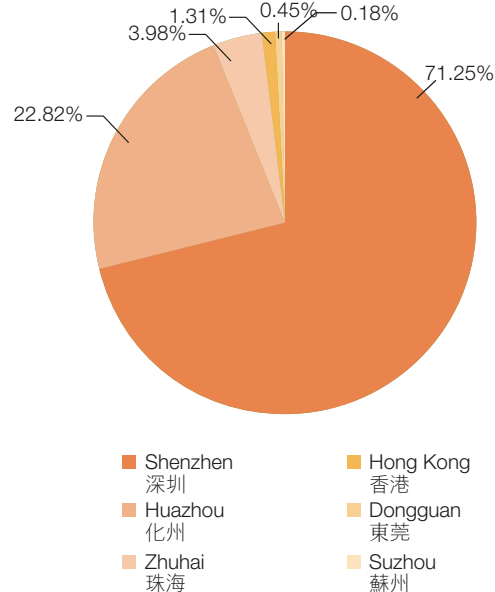
Percentage of Employees by Employment Type
按僱傭類型劃分的員工百分比



Percentage of Employees by Age Group
按年齡組別劃分的員工百分比



Percentage of Employees by Region
按地區劃分的員工百分比



5.2. Talent Retention

The Group is committed to enhancing employment management by placing emphasis on areas such as compensation and benefits, promotion, working hours and leave, training and development. We strive to create a favorable work environment and ensure that employees' legal rights and interests are fully protected.

Remuneration, benefits and promotion

The Group provides competitive compensation and benefits, which are determined based on industry standards, employee capabilities, work experience, and performance. In addition to the mandatory social insurance, housing provident fund, and statutory leave required by national regulations, we offer a range of Company benefits to our employees. These include commercial insurance, overtime pay, employee health check-ups, staff trips, and team-building activities. To ensure the objectivity, fairness, and equity of employee performance management activities, we have established an employee performance management mechanism. The assessment process and criteria are detailed in the "Individual Performance Management System". The assessment results are linked to compensation and promotion opportunities. We provide comprehensive performance feedback to employees, communicate assessment results, and jointly set future work goals to help employees improve their job performance. Additionally, we organise various welfare activities to meet the needs of employees and enhance their sense of happiness and belonging.

5.2. 人才保留

本集團致力於加強僱傭管理，在薪酬福利、晉升、工作時數與假期、培訓與發展等方面進行重點關注，以營造良好的工作環境，並確保員工的合法權益得到充分保障。

薪酬福利和晉升

我們集團提供有競爭力的薪酬和福利，根據行業標準、員工能力、工作經驗和表現來確定員工的薪酬水準。除了符合國家法定福利要求的社會保險、住房公積金和法定休假之外，我們還為員工提供一系列公司福利，如商業保險、加班薪酬、員工體檢、員工旅遊和團隊建設等。為確保員工績效管理活動的客觀、公平和公正，我們建立了員工績效管理機制，並在《個人績效管理制度》中詳細說明考核流程和依據。員工的考核結果與薪酬和晉升機會掛鉤，我們與員工進行充分的績效反饋，溝通考核結果，並共同設定未來的工作目標，以幫助員工提升工作表現。此外，我們組織各種福利活動，滿足員工的需求，提升員工的幸福感和歸屬感。

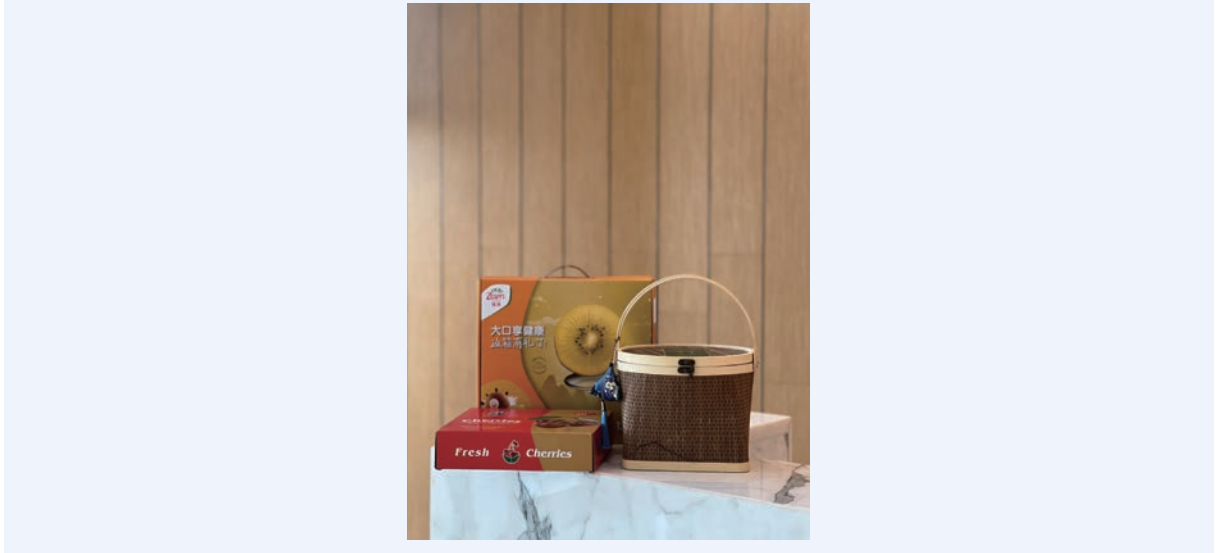
Case: Employee Birthday Party

案例：員工生日會



Case: Dragon Boat Festival Gift Package

案例：端午節禮包



Working Hours and Rest Periods

The Group has established the “Attendance and Leave Management Policy”, which clearly outlines working hours and employee attendance requirements. If employees are required to work on public holidays or statutory holidays due to work needs, we arrange compensatory leave or provide overtime compensation. We ensure that employees are entitled to statutory holiday leave, annual leave, marriage leave, bereavement leave, maternity leave, breastfeeding leave, paternity leave, and other applicable leave rights as provided by law. In addition, we provide study leave to encourage employees to continue learning and enhance their job skills or professional qualifications.

Furthermore, we implement a 40-hour workweek system, where employees’ weekly working hours do not exceed 40 hours. However, in case of work needs or unexpected circumstances, employees can voluntarily apply for temporary working hours adjustments. We do not impose any form of coercion on employees to work outside the designated working hours.

Training and Development

To facilitate the career development of our employees, we are committed to creating a broad platform and providing necessary resources to continuously enhance their knowledge and skills. By implementing the “Training Management Policy”, we establish a standardised training management system to promote the execution of various business standard processes and help employees enhance their professional expertise, management capabilities, professional ethics, and execution abilities comprehensively.

工作時數與假期

我們集團已制定了《考勤與假期管理制度》，明確了工作時間和員工的工作小時數。如果員工因工作需要，在公休假日或法定假日工作，我們會為員工安排調休或提供加班薪酬。我們確保員工依法享有法定節日假期、年休假、婚假、喪假、產假、哺乳假、陪产假等各項假期權益。此外，我們還為員工提供學習假，鼓勵員工持續學習，提升工作技能或職業資格。

另外，我們實行員工每週工作時間不超過40個小時的工時制度。如果員工因工作需要或意外情況，可以自願申請臨時工作時間調整。我們不會以任何形式強迫員工在指定工作時間範圍外進行工作。

培訓與發展

為實現員工的職業發展，我們致力於打造廣闊的平台，並提供所需資源，持續提升員工的知識和技能。通過制定《培訓管理制度》，我們規範培訓管理體系，推動各業務標準流程的執行，幫助員工全面提升專業能力、管理能力、職業道德修養和執行力。

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The training system of the Group consists of the course management system, the instructor management system, and the training organisation management system. The human resources department of the Group serves as the governing body of the training system mainly responsible for coordinating the establishment of the Group's training system, including the unified planning and deployment of long-term training mechanisms that align with the Company's development and talent development strategies, as well as the coordination of the Group's training management system and training resources; The department sets the annual training goals and plans for both the Group's headquarters and its various business units. It reviews the annual training plans and budgets of subsidiary companies and drives the implementation of these plans. Additionally, the department organises the evaluation and selection of outstanding training organisations, trainers, and course materials on an annual basis.

Regarding the trainers for our training programs, the senior leaders of the Group automatically assume the role of senior trainers and deliver lectures once a year. Middle-level managers, including (Deputy) General Managers of Centres and Deputy General Managers of subsidiary companies and above, automatically become intermediate trainers and deliver lectures every six months. Other employees can participate in the selection process to become junior trainers and deliver lectures every six months. In addition, the Group hires external trainers to meet the needs of our business development and the comprehensive improvement of our employees' skills. These external trainers include senior government officials, renowned entrepreneurs, prominent economists, bank executives, distinguished university professors, executives from financial institutions or well-known companies, external experts from professional organisations, and renowned trainers from reputable training institutions.

To optimise resource allocation, we develop an annual training plan and review its implementation on a regular basis. We actively offer various forms of training, including lectures, case studies, group discussions, and hands-on training, to meet the learning needs of our employees.

Orientation training, new employee training, institutional training, and training on knowledge and skills were carried out for new employees
針對新員工開展的入職培訓、新員工培訓、制度培訓、應知應會培訓

Provide targeted trainings for relevant personnels in various professional fields such as cost management, engineering management, engineering project application, engineering design, bidding and procurement, and capital operation, etc.
針對性地為相關人員提供培訓，涉及成本管理、工程管理、工程項目申請、工程設計、招標採購、資本運營等多個專業範疇



集團培訓體系由課程管理體系、講師管理體系、培訓組織管理體系組成。集團人力資源部門是培訓體系的管理機構，主要負責統籌建設集團的培訓體系，包括對匹配企業發展戰略及人才發展戰略需要的長期培訓機制的統一規劃部署、集團培訓管理制度體系及培訓資源的統籌；訂立集團總部及各事業部年度培訓目標與計劃，審核各下屬子公司年度培訓計劃和培訓預算，並推動計劃實施；組織評選年度優秀培訓組織單位、優秀培訓組織者、優秀講師、及優秀課件。

有關培訓的講師，本集團各高層領導將自動擔任高級講師，每年授課一次；各中心(副)總經理級別及子公司副總經理級別以上管理人員自動擔任中級講師，每半年授課一次；其餘員工可參加初級講師選拔，每半年授課一次。本集團還會聘請外請講師，以滿足本集團業務發展和員工的綜合素質提升，外請老師包括政府高級官員、知名企業家、知名經濟學家、銀行行長、知名大學教授、金融機構或知名企業高管、事業單位外部專家、正規培訓機構知名講師等

為優化資源分配，我們每年制定年度培訓計劃，並審視其執行情況。我們積極提供多種形式的培訓，包括授課、案例分析、小組討論和實地培訓，以滿足員工的學習需求。

Trainings were carried out in the form of "LVGEM's Vision Presentation" and "LVGEM Forum", include team building, operation management, effective communication, performance system, etc
以「綠景宣講團」、「綠景論壇」等形式開展培訓，培訓內容包括團隊建設、運營管理、有效溝通、績效體系等

Conduct trainings on specific topics, including team building, process optimisation, talent development, and lecturer training, etc.
開展特定專題培訓，包括團隊建設專題、三化建設專題、人才建設專題、講師培養專題等

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We also provide rewards at different levels to employees who obtain job titles or qualifications certificates during their tenure and agree to grant the Company the right to use those titles or certificates for compensation.

During the Reporting Period, the Group organised a total of 3,994 training activities, including 790 management training sessions, 400 specialised training sessions, 1,597 foundational training sessions, and 1,207 professional training sessions.

5.3. Employee Safety and Health

The Group attaches great importance to the occupational safety and health of our employees. In the process of construction projects, in addition to complying with relevant laws and regulations, we also require employees, contractors, and other relevant personnel to adhere to the safety requirements established by the Group. We continuously improve our safety management system and emphasise the cultivation of employees' safety awareness and the establishment of preventive measures in daily operations. Through the implementation of systems, training management, performance assessment, and corrective actions, we protect the health and safety of our employees. During the Reporting Period, we have organised 50 occupational health and safety training sessions, with a total of 3,800 participants.

To ensure the health and safety of construction workers, the Group has developed the "*Construction Operation Guidebook for Safety and Civility*", which provides instructions for employees to carry out construction operations safely. We have also developed specific manuals for construction projects, such as the "*Civility Construction Management Guidelines*", "*Emergency and Emergency Response Plan*", "*Project Engineering Inspection Guidelines*", and "*Safety Organisation Management System*". These manuals aim to improve the quality of project management, standardise corrective and preventive control measures, and eliminate or reduce potential safety hazards and quality risks.

During the construction phase, the Group conducts engineering inspections and safety checks to promote safety and civility. The inspections cover areas such as safety protection, machinery and equipment, electrical safety, material storage, and on-site fire safety, ensuring the safety and environmental standards of the construction site. For different professional engineering projects, the Group provides safety training for the relevant construction teams, such as scaffolding safety training and plumbing and electrical team safety training, to enhance employee safety awareness.

Over the past three years, including the Reporting Period, the Group has recorded zero fatalities and a zero-fatality rate due to work-related incidents.

本集團還將對在任期間，獲得職稱、資質證書且同意將該職稱或資質證書給予公司有償使用者給予不同層級的獎勵。

於本報告期內，本集團舉辦3,994場培訓活動，包括管理培訓790場、專題培訓400場、基礎培訓1,597場及專業培訓1,207場。

5.3 員工安全與健康

我們集團高度重視員工的職業安全與健康。在工程建設過程中，除了遵守相關法律法規外，我們還要求員工、承建商和其他相關人員遵循本集團制定的安全要求。我們不斷完善安全管理體系，並在日常運營中注重培養員工的安全意識，建立相關的防範措施。通過制度落實、培訓管理、考核糾正等多個方面的工作，我們保護員工的健康安全。在本報告期內，我們已舉辦了50場職業健康安全培訓，共有3,800人次參與。

為保障施工建築員工的健康安全，本集團已編製《安全文明施工作業指導書》，指導員工安全地進行施工作業。我們另有針對施工項目專門制定了《文明施工管理工作指引》《應急和應急響應方案》《項目工程巡檢工作指引》《安全組織管理制度》等操作手冊，提升工程項目管理質量，規範整改和預防控制措施，消除或降低潛在的安全隱患和質量風險。

本集團於項目施工期間進行工程巡檢安全文明檢查，檢查內容包括安全防護、機械設備、安全用電、材料堆放、現場消防等，保障施工現場的安全及環境。針對不同專業工程，本集團對相關的施工班組進行安全培訓，例如架子工安全培訓和水電班組安全培訓，提升員工的安全意識。

於過去三年(包括本報告期)，本集團因工亡故的人數及比率為零。

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To enhance employees' awareness of fire safety, the Group regularly organises fire drills covering various business areas, including property management, hotels, and construction. These drills help employees become familiar with and proficient in operating fire safety equipment and understand the procedures to follow in case of a fire emergency. Additionally, the drills deepen employees' understanding of fire prevention systems and evacuation routes. These measures aim to strengthen employees' emphasis on fire safety.

為提高員工的消防安全意識，本集團定期組織消防演習活動，涵蓋物管、酒店、建築等業務範圍。通過這些活動，幫助員工熟悉和掌握消防設備的操作方法，並瞭解在發生火災緊急情況後的處理流程。此外，演習活動還加深了員工對防火制度和消防逃生路線的認識。這些舉措旨在增強員工對消防安全的重視程度。



Huizhou Project Fire Drill
惠州項目消防演練

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6. Sustainability Performance Indicators

6.1 Environmental Performance Indicators

In order to further enhance environmental data disclosure, in addition to the previously disclosed data for the headquarters' office area in Shenzhen, we have added the environmental data for the Group's office area in Hong Kong, LVGEM Properties, and LVGEM Hotel regarding emissions and resource usage. As a result, the year-on-year data has increased due to the inclusion of these additional areas in the calculations.

Indicator 指標	Unit 單位	2023 二零二三年	2022 二零二二年
Air Pollutant Emissions¹			
大氣污染物排放量			
Nitrogen oxides (NO _x) 氮氧化物	kg 千克	125.49	101.02
Sulphur oxides (SO _x) 硫氧化物	kg 千克	0.39	0.70
Carbon monoxide (CO) 一氧化碳	kg 千克	153.12	173.63
Fine particulate matter (PM _{2.5}) 細顆粒物	kg 千克	11.82	9.63
Particulate matter (PM ₁₀) 可吸入顆粒物	kg 千克	0.96	1.07
Resource Consumption and Intensity²			
資源消耗量及密度			
Direct energy consumption 直接能源消耗量	MWh 兆瓦時	1,481.5	1,255.06
Direct energy intensity 直接能源密度	MWh/person 兆瓦時／人	0.64	0.53
– Total natural gas consumption ³ 天然氣消耗總量	立方米m ³	98,920.00	77,980.00
– Total gasoline consumption (vehicles) 汽油消耗總量(汽車)	Litre 升	22,491.89	44,268.28

¹ The Group's air pollutant emissions come from the Shenzhen office area of the headquarters and LVGEM Hotel, and include data on cooking natural gas and vehicle emissions. The Group used 22 official vehicles in 2023. The calculation method of air pollutant emission data refers to the *Technical Guidelines for Air Pollutant Emission Inventory for Road Vehicles (Trial)* and the *Manual of Emission Factors for Domestic Pollution Sources* issued by the Ministry of Ecology and Environment of the People's Republic of China.

² The environmental data intensity was calculated based on the number of employees in Shenzhen office area of the headquarters, Hong Kong office area, LVGEM Property and LVGEM Hotel, with a total of 2,209 employees.

³ Natural gas consumption was derived from natural gas used for cooking in the office area of the headquarters in Shenzhen and LVGEM Hotel.

6. 可持續發展績效指標

6.1. 環境績效指標

為進一步完善環境數據披露，除了往年披露的總部深圳辦公區域，我們新增統計本集團香港辦公區域、綠景物業及綠景酒店在排放物和資源使用方面的環境數據，故此同比數據有所上升。

¹ 本集團的大氣污染物排放量來源於總部深圳辦公區及綠景酒店，並包括煮食天然氣和汽車排放的數據。本集團於二零二三年使用22輛公務車輛。大氣污染物排放數據的計算方法參考自中華人民共和國生態環境部發佈的《道路機動車大氣污染物排放清單編製技術指南(試行)》及《生活污染源產排污系數手冊》。

² 環境數據密度採用總部深圳辦公區域、香港辦公區域、綠景物業及綠景酒店人數計算，共2,209人。

³ 天然氣消耗量來源於總部深圳辦公區域及綠景酒店煮食所使用的天然氣。

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Indicator 指標	Unit 單位	2023 二零二三年	2022 二零二二年
Indirect energy consumption 間接能源消耗量	MWh 兆瓦時	80,851.77	43,237.14
Indirect energy intensity 間接能源密度	MWh/person 兆瓦時／人	34.96	18.17
- Total electricity consumption ⁴ 電力消耗總量	kWh 千瓦時	80,851,765.31	43,237,142.05
Total water consumption ^{5, 6} 總耗水量	Tonnes 噸	807,059.00	372,804.00
Total water consumption intensity 總耗水密度	Tonnes/person 噸／人	348.92	156.71
Hazardous waste produced and intensity⁷ 有害廢棄物產生量及密度			
Waste battery generated 廢電池產生量	Tonnes 噸	0.296	0.19
Waste battery generation intensity 廢電池產生密度	Tonnes/person 噸／人	12.8 x 10 ⁻⁵	8.02x10 ⁻⁵
Waste toner cartridges generated 廢硒鼓產生量	Tonnes 噸	0.074	0.11
Waste toner cartridge generation intensity 廢硒鼓產生密度	Tonnes/person 噸／人	3.19 x 10 ⁻⁵	4.73 x 10 ⁻⁵
Waste ink cartridges generated 廢墨水匣產生量	Tonnes 噸	0	0
Waste ink cartridge generation intensity 廢墨水匣產生密度	Tonnes/person 噸／人	0	0
Waste fluorescent tubes generated 廢螢光燈管產生量	Tonnes 噸	1.03	0.20
Waste fluorescent tubes generation intensity 廢螢光燈管產生密度	Tonnes/person 噸／人	4 x 10 ⁻⁴	8.60 x 10 ⁻⁵
Non-hazardous waste produced and intensity⁸ 無害廢棄物產生量及密度			
Waste plastic bottles generated 廢塑膠瓶產生量	Tonnes 噸	3.71	4.57
Intensity of waste plastic bottles produced 廢塑膠瓶產生密度	Tonnes/person 噸／人	1.6 x 10 ⁻³	1.92 x 10 ⁻³
Waste paper generated 廢紙產生量	Tonnes 噸	2.23	1.03
Paper waste generation intensity 廢紙產生密度	Tonnes/person 噸／人	0.001	4.32 x 10 ⁻⁴
Domestic waste generated 生活垃圾產生量	Tonnes 噸	8755.54	17,365.28
Domestic waste generation intensity 生活垃圾產生密度	Tonnes/person 噸／人	3.79	7.30

⁴ Due to the inclusion of Zoll Xinyi, Shenzhen NEO and Foresafe projects in the Reporting Period, the total power consumption has increased. ⁴ 因為本年的數據統計新包含佐鄰新邑、深圳NEO和賦安項目，導致總耗電量上升。

⁵ The daily water consumption mainly comes from the municipal pipe network, and there is no difficulty in sourcing water. ⁵ 日常用水主要來自市政管網供水，並無求取水源上的困難。

⁶ Due to the inclusion of Zoll Xinyi, Shenzhen NEO and Foresafe projects in the Reporting Period, the total water consumption has increased. ⁶ 因為本年的數據統計新包含佐鄰新邑、深圳NEO和賦安項目，導致總耗水量上升。

⁷ All hazardous wastes generated are recycled and disposed of by qualified third-party agencies. ⁷ 所產生的有害廢棄物全部交由第三方具資質機構回收處置。

⁸ The non-hazardous waste produced is classified and stored in a designated recycling place, and the domestic waste is regularly cleaned and transported by a third-party agency. ⁸ 所產生的無害廢棄物，分類存放至專門回收處，生活垃圾則委託由第三方機構定期清運。

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6.2 Social Performance Indicators

6.2 社會績效指標

Indicator 指標		Unit 單位	2023 二零二三年	
Number of employees (as of 31 December 2023) 員工數目(截至二零二三年十二月三十一日)				
By gender 按性別劃分	Male 男性	Person 人	1,453	
	Female 女性	Person 人	756	
By employment type 按僱傭類型劃分	Full-time 全職	Person 人	2,209	
	Part-time 兼職	Person 人	0	
	< 30 years old <30歲	Person 人	555	
By age group 按年齡組別劃分	30-50 years old 30-50歲	Person 人	1,117	
	> 50 years old >50歲	Person 人	537	
	By geographical region 按地區劃分	Shenzhen 深圳	Person 人	1,574
Suzhou 蘇州		Person 人	4	
Huazhou 化州		Person 人	504	
Hong Kong 香港		Person 人	29	
Zhuhai 珠海		Person 人	88	
Dongguan 東莞		Person 人	10	
Employee turnover rate⁹ 員工流失率				
By gender 按性別劃分		Male 男性	%	8.26
	Female 女性	%	10.58	
By age group 按年齡組別劃分	< 30 years old <30歲	%	4.68	
	30-50 years old 30-50歲	%	14.32	
	> 50 years old >50歲	%	2.61	

⁹ The calculation formula of employee turnover rate of each category is: number of employee turnover of the category during the Reporting Period/total number of employees of the category as of the end of the Reporting Period x 100%.

⁹ 各類別的員工流失率計算公式為：本報告期內該類別的員工流失人數／截至本報告期末該類別的總員工人數x 100%。

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Indicator 指標		Unit 單位	2023 二零二三年
By geographical region 按地區劃分	Shenzhen 深圳	%	7.50
	Suzhou 蘇州	%	50.00
	Huazhou 化州	%	10.12
	Hong Kong 香港	%	3.45
	Zhuhai 珠海	%	26.14
	Dongguan 東莞	%	50.00
	Safety 安全		
	Lost days due to work injury 因工傷損失工作日數	Days 天	0
Percentage of employees trained¹⁰ 受訓員工百分比			
By gender 按性別劃分	Male 男性	%	98.97
	Female 女性	%	98.15
By employee category 按僱員類別劃分	Senior management 高層	%	100
	Middle management 中層	%	100
	General staff 基層	%	98.58
Average training hours completed per employee¹¹ 每名員工完成受訓的平均時數			
By gender 按性別劃分	Male 男性	Hours 小時	9
	Female 女性	Hours 小時	8
By employee category 按僱員類別劃分	Senior management 高層	Hours 小時	3
	Middle management 中層	Hours 小時	5
	General staff 基層	Hours 小時	10

¹⁰ The calculation formula of percentage of employees trained for each category is: trained employees of the category/ total number of employees in the category × 100%.

¹⁰ 各類別的受訓員工百分比計算公式為：該類別受訓員工／該類別的總員工人數 × 100%。

¹¹ The calculation formula of average training hours per employee for each category is: total training hours of employees of the category/total number of employees of the category.

¹¹ 各類別每名員工平均受訓時數計算公式為：該類別的員工受訓總時數／該類別總員工人數。

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Indicator 指標	Unit 單位	2023 二零二三年
Number of suppliers by geographical region		
按地區劃分的供應商數目		
Beijing 北京	Units 個	21
Guangdong 廣東	Units 個	670
Hubei 湖北	Units 個	4
Hunan 湖南	Units 個	2
Jiangsu 江蘇	Units 個	10
Fujian 福建	Units 個	3
Shanghai 上海	Units 個	21
Zhejiang 浙江	Units 個	3
Chongqing 重慶	Units 個	1
Sichuan 四川	Units 個	3
Hebei 河北	Units 個	2
Yunnan 雲南	Units 個	1
Tibet 西藏	Units 個	1
Hainan 海南	Units 個	1
Jiangxi 江西	Units 個	5
Tianjin 天津	Units 個	1
Taiwan 台灣	Units 個	1
Hong Kong 香港	Units 個	5
United Kingdom 英國	Units 個	1
The USA 美國	Units 個	2
Quality		
質量		
Percentage of development projects subject to redevelopment or return for safety and health reasons 因安全與健康理由而須重建或退回的發展項目的百分比	%	0
Complaint		
投訴		
Number of products and service related complaints received 接獲有關產品及服務的投訴數目	Case 宗	40
Complaint resolution rate 投訴解決率	%	100%
Number of Corruption Cases		
貪污訴訟案件數目		
Number of concluded legal cases regarding corrupt practises brought against the Group or its employees 對本集團或其員工提出並已審結的貪污訴訟案件的數目	Case 宗	0

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Appendix I: Laws and Regulations

During the Reporting Period, the Group's relevant departments actively and promptly obtained legal and regulatory information relevant to our business operations to ensure compliance with applicable laws and regulations in our operating locations. The Group strictly adhered to the laws and regulations that had a significant impact on its business operations and compliance status. These laws and regulations included, but were not limited to, the following:

Laws and regulations that are relevant to the disclosure aspects of the ESG Guide of the Hong Kong Stock Exchange and have a significant impact on the Group

General Regulations Related to Environment

Environmental Protection Law of the People's Republic of China
Environmental Impact Assessment Law of the People's Republic of China
Law on the Promotion of Clean Production of the People's Republic of China
Energy Conservation Law of the People's Republic of China
Regulations on Environmental Protection of Construction Projects in the Shenzhen Special Economic Zone
Regulations on the Environmental Protection Management of Construction Projects
Interim Measures for the Acceptance of Environmental Protection upon Completion of Construction Projects
Measures for Energy Conservation Management of Key Energy-Consuming Units
Regulations on Environmental Impact Assessment
Regulations on Environmental Impact Assessment of Planning
Environmental Protection Tax Law of the People's Republic of China
Implementing Regulations of the Environmental Protection Tax Law of the People's Republic of China
Renewable Energy Law of the People's Republic of China
Law on the Promotion of Circular Economy of the People's Republic of China
Regulations on Nature Reserves of the People's Republic of China
Law on the Prevention and Control of Environmental Noise Pollution of the People's Republic of China
Noise Control Regulations
Global Compact
Convention on Biological Diversity

Emissions

Air Pollution Prevention and Control Law of the People's Republic of China
Regulations on the Control of Air Pollution
Regulations on Idling of Vehicle Engines (Fixed Penalty)

Greenhouse Gases

Regulation on the Protection of the Ozone Layer
"13th Five-Year Plan" Work Program for Controlling Greenhouse Gas Emissions
Regulations on the Management of Substances that Deplete the Ozone Layer
United Nations Framework Convention on Climate Change
Vienna Convention for the Protection of the Ozone Layer
Montreal Protocol on Substances that Deplete the Ozone Layer

附錄一：法律法規

本集團相關部門積極及時獲取與業務有關的法律法規資料，以確保本集團日常營運乃遵守營運地適用的相關法例條文。在本報告期內，本集團嚴格遵守對其經營情況和合規狀況有重大影響的法律法規包括但不限於以下：

與香港聯交所《ESG指引》的披露層面相關並對本集團有重大影響的法律法規

與環境相關的一般適用法律

《中華人民共和國環境保護法》
《中華人民共和國環境影響評價法》
《中華人民共和國清潔生產促進法》
《中華人民共和國節約能源法》
《深圳經濟特區建設項目環境保護條例》
《建設項目環境保護管理條例》
《建設項目竣工環境保護驗收暫行辦法》
《重點用能單位節能管理辦法》
《環境影響評估條例》
《規劃環境影響評價條例》
《中華人民共和國環境保護稅法》
《中華人民共和國環境保護稅法實施條例》
《中華人民共和國可再生能源法》
《中華人民共和國循環經濟促進法》
《中華人民共和國自然保護區條例》
《中華人民共和國環境噪聲污染防治法》
《噪音管制條例》
《全球契約》
《生物多樣性公約》

排放物

《中華人民共和國大氣污染防治法》
《空氣污染管制條例》
《汽車引擎空轉(定額罰款)條例》

溫室氣體

《保護臭氧層條例》
《[十三五]控制溫室氣體排放工作方案》
《消耗臭氧層物質管理條例》
《聯合國氣候變化框架公約》
《保護臭氧層維也納公約》
《關於消耗臭氧層物質的蒙特利爾議定書》

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Laws and regulations that are relevant to the disclosure aspects of the ESG Guide of the Hong Kong Stock Exchange and have a significant impact on the Group

與香港聯交所《ESG指引》的披露層面相關並對本集團有重大影響的法律法規

Discharges into Water and Land

Water Pollution Prevention and Control Law of the People's Republic of China
Regulations on the Control of Water Pollution
Water Law of the People's Republic of China
Regulations on Urban Drainage and Sewage Treatment
Marine Environmental Protection Law of the People's Republic of China
Soil Pollution Prevention and Control Law of the People's Republic of China
Land Administration Law of the People's Republic of China
Soil and Water Conservation Law of the People's Republic of China

向水及土地的排污

《中華人民共和國水污染防治法》
《水污染管制條例》
《中華人民共和國水法》
《城鎮排水與污水處理條例》
《中華人民共和國海洋環境保護法》
《中華人民共和國土壤污染防治法》
《中華人民共和國土地管理法》
《中華人民共和國水土保持法》

Hazardous Waste

Law of the People's Republic of China on the Prevention and Control of Environmental Pollution by Solid Waste
Regulations on the Administration of Urban Construction Waste
Regulations on the Treatment of Urban and Rural Household Garbage in Guangdong Province
National List of Hazardous Wastes
Regulations on the Control of Toxic Chemicals
Regulations on the Disposal of Waste
Measures for the Administration of Pollutant Discharge Permits
Pollution Control Standards for the Storage of Hazardous Wastes
Measures for the Administration of Hazardous Waste Operation Permits
Regulations on the Recycling and Treatment of Waste Electrical and Electronic Products
Regulations on the Safety Management of Hazardous Chemicals
Basel Convention on the Control of Transboundary Movements of Hazardous Wastes and Their Disposal

有害廢棄物

《中華人民共和國固體廢物污染環境防治法》

《城市建築垃圾管理局規定》
《廣東省城鄉生活垃圾處理條例》

《國家危險廢物名錄》
《有毒化學品管制條例》
《廢物處置條例》
《排污許可管理辦法》
《危險廢物貯存污染控制標準》
《危險廢物經營許可證管理辦法》
《廢棄電器電子產品回收處理管理條例》

《危險化學品安全管理條例》
《控制危險廢物越境轉移及處置巴塞爾公約》

Non-Hazardous Waste

Law of the People's Republic of China on the Prevention and Control of Environmental Pollution by Solid Waste
Regulations on the Management of Urban Construction Waste
Regulations on the Treatment of Urban and Rural Household Garbage in Guangdong Province
Regulations on the Disposal of Waste

無害廢棄物

《中華人民共和國固體廢物污染環境防治法》

《城市建築垃圾管理局規定》
《廣東省城鄉生活垃圾處理條例》

《廢物處置條例》

Employment

Labour Law of the PRC
Labour Contract Law of the PRC
Employment Promotion Law of the PRC
Social Insurance Law of the PRC
Labour Dispute Mediation and Arbitration Law of the PRC
Law on the Protection of Women's Rights and Interests of the People's Republic of China
Law on the Protection of Disabled Persons of the People's Republic of China
Implementing Regulations of the Labour Contract Law of the People's Republic of China
Measures for the National Holidays and Memorial Days
Regulations on Employment of Disabled Persons
Regulations on Paid Annual Leave for Employees

僱傭

《中華人民共和國勞動法》
《中華人民共和國勞動合同法》
《中華人民共和國就業促進法》
《中華人民共和國社會保險法》
《中華人民共和國勞動爭議調解仲裁法》
《中華人民共和國婦女權益保障法》

《中華人民共和國殘疾人保障法》
《中華人民共和國勞動合同法實施條例》

《全國年節及紀念日放假辦法》
《殘疾人就業條例》
《職工帶薪年休假條例》

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與香港聯交所《ESG指引》的披露層面相關並對本集團有重大影響的法律法規

Health and Safety

Safety Production Law of the People's Republic of China
Law on the Prevention and Control of Occupational Diseases of the People's Republic of China
Fire Control Law of the People's Republic of China
Emergency Response Law of the People's Republic of China
Measures for the Determination of Work-Related Injuries
Regulations on Work-Related Injury Insurance
Regulations on the Safety Production Management of Construction Projects
Regulations on Occupational Health and Safety Management in the Workplace
Measures for the Management of Emergency Response Plans for Production Safety Accidents
Regulations on Reporting and Investigation of Production Safety Accidents

Labour Standards

Law on the Protection of Minors of the PRC
Provisions on the Prohibition of Using Child Labour
The Regulation on the Employment of Children
The Regulation on the Employment of Youth (Industrial)
The Global Compact
The Convention on the Worst Forms of Child Labour

Product Responsibility

Product Quality Law of the People's Republic of China
Property Management Services Regulations
Personal Data (Privacy) Ordinance
Product Environmental Responsibility Regulations
Sale of Goods Ordinance
Consumer Goods Safety Ordinance
Trade Descriptions Ordinance
Advertising Law of the People's Republic of China
Trademark Law of the People's Republic of China
Patent Law of the People's Republic of China
Consumer Rights Protection Law of the People's Republic of China
Civil Code of the People's Republic of China
Copyright Law of the People's Republic of China
Standardisation Law of the People's Republic of China
Import and Export Commodity Inspection Law of the People's Republic of China
Implementing Regulations of the Trademark Law of the People's Republic of China
Trademark Law Treaty
World Intellectual Property Organisation Copyright Treaty
United Nations Guidelines for Consumer Protection

Anti-corruption

Prevention of Bribery Ordinance
Criminal Law of the PRC
Anti-money Laundering Law of the PRC
Anti-Unfair Competition Law of the People's Republic of China
Company Law of the PRC
Anti-Monopoly Law of the PRC
The Bidding Law of the PRC
Regulation on the Implementation of the Bidding Law of the PRC
Supervision Law of the PRC
Global Compact

健康與安全

《中華人民共和國安全生產法》
《中華人民共和國職業病防治法》
《中華人民共和國消防法》
《中華人民共和國突發事件應對法》
《工傷認定辦法》
《工傷保險條例》
《建設工程安全生產管理條例》
《工作場所職業衛生管理規定》
《生產安全事故應急預案管理辦法》
《生產安全事故報告和調查處理條例》

勞工準則

《中華人民共和國未成年人保護法》
《禁止使用童工規定》
《雇用兒童規例》
《雇用青年(工業)規例》
《全球契約》
《禁止和立即行動消除最惡劣形式的童工勞動公約》

產品責任

《中華人民共和國產品質量法》
《物業管理服務條例》
《個人資料(私隱)條例》
《產品環保責任條例》
《貨品售賣條例》
《消費品安全條例》
《商品說明條例》
《中華人民共和國廣告法》
《中華人民共和國商標法》
《中華人民共和國專利法》
《中華人民共和國消費者權益保護法》
《中華人民共和國國民法典》
《中華人民共和國著作權法》
《中華人民共和國標準化法》
《中華人民共和國進出口產品檢驗法》
《中華人民共和國商標法實施條例》
《商標法條約》
《世界知識產權組織版權條約》
《聯合國消費者保護準則》

反貪污

《防止賄賂條例》
《中華人民共和國刑法》
《中華人民共和國反洗錢法》
《中華人民共和國公司法》
《中華人民共和國反不正當競爭法》
《中華人民共和國反壟斷法》
《中華人民共和國招標投標法》
《中華人民共和國招標投標法實施條例》
《中華人民共和國監察法》
《全球契約》

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Appendix II: Content Index of ESG Guide

附錄二：《環境、社會及管治報告指引》內容索引

Content 內容		Disclosure Chapter/Explanation 披露章節／解釋
A. ENVIRONMENTAL		
A. 環境		
A1: Emission A1: 排放物	General Disclosure 一般披露	4.3 Green Construction, 4.4 Green Operation 4.3 綠色施工、4.4綠色營運
	<p>Relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste:</p> <p>(a) the policies; and</p> <p>(b) compliance with relevant laws and regulations that have a significant impact on the issuer</p> <p>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：</p> <p>(a) 政策；及</p> <p>(b) 遵守對發行人有重大影響的相關法律及規例的資料</p>	
A1.1	The types of emissions and respective emissions data 排放物種類及相關排放資料	6.1. Environmental Performance Indicators 6.1. 環境績效指標
A1.2	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). 直接(範圍1)及能源間接(範圍2)溫室氣體排放量(以噸計算)及(如適用)密度(如以每產量單位、每項設施計算)。	6.1. Environmental Performance Indicators 6.1. 環境績效指標
A1.3	Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility) 所產生有害廢棄物總量(以噸計算)及(如適用)密度(如以每產量單位、每項設施計算)	6.1. Environmental Performance Indicators 6.1. 環境績效指標
A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility) 所產生無害廢棄物總量(以噸計算)及(如適用)密度(如以每產量單位、每項設施計算)	6.1. Environmental Performance Indicators 6.1. 環境績效指標
A1.5	Description of emission target (s) set and steps taken to achieve them. 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。	4.3 Green Construction, 4.4 Green Operation, 6.1. Environmental Performance Indicators 4.3 綠色施工、4.4綠色營運、6.1.環境績效指標
A1.6	Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target (s) set and steps taken to achieve them. 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。	4.3 Green Construction, 4.4 Green Operation, 6.1. Environmental Performance Indicators 4.3 綠色施工、4.4綠色營運、6.1.環境績效指標

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Content 內容			Disclosure Chapter/Explanation 披露章節／解釋
A2: Use of Resources A2: 資源使用	General Disclosure 一般披露	Policies on the efficient use of resources, including energy, water and other raw materials. 有效使用資源(包括能源、水及其他原材料)的政策	4.3 Green Construction, 4.4 Green Operation 4.3 綠色施工、4.4綠色營運
	A2.1	Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility) 按類型劃分的直接及／或間接能源(如電、氣或油)總耗量(以千個千瓦時計算)及密度(如以每產量單位、每項設施計算)	6.1. Environmental Performance Indicators 6.1. 環境績效指標
	A2.2	Water consumption in total and intensity (e.g. per unit of production volume, per facility) 總耗水量及密度(如以每產量單位、每項設施計算)	6.1. Environmental Performance Indicators 6.1. 環境績效指標
	A2.3	Description of energy use efficiency target (s) set and steps taken to achieve them. 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。	4. Environment Protection 4. 共護環境
	A2.4	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. 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。	4. Environment Protection, 6.1. Environmental Performance Indicators 4. 共護環境、6.1.環境績效指標
	A2.5	Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced 製成品所用包裝材料的總量(以噸計算)及(如適用)每生產單位佔量	* The use of packaging materials for finished products is not relevant to the Group's business * 製成品的包裝材料使用與本集團業務不相關
A3: The Environment and Natural Resources A3: 環境及天然資源	General Disclosure 一般披露	Policies on minimising the issuer's significant impact on the environment and natural resources. 減低發行人對環境及天然資源造成重大影響的政策	4.2 Green Building Design, 4.3 Green Construction, 4.4 Green Operation 4.2 綠色建築設計、4.3綠色施工、4.4綠色營運
	A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them 描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動	4.2 Green Building Design, 4.3 Green Construction, 4.4 Green Operation 4.2 綠色建築設計、4.3綠色施工、4.4綠色營運
A4: Climate Change A4: 氣候變化	General Disclosure 一般披露	Policies on identification and mitigation of significant climate-related issues which have impacted, and those which may impact, the issuer 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	4.1 Climate Change 4.1 氣候變化
	A4.1	Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them 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	4.1 Climate Change 4.1 氣候變化

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Content 內容		Disclosure Chapter/Explanation 披露章節／解釋
B. SOCIAL		
B. 社會		
B1: Employment B1: 僱傭	General Disclosure 一般披露	Relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer 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
		5.1 Talent Attraction, 5.2 Talent Retention 5.1 人才吸納、5.2人才保留
	B1.1	Total workforce by gender, employment type, age group and geographical region 按性別、僱傭類型、年齡組別及地區劃分的僱員總數
		6.2. Social Performance Indicators 6.2. 社會績效指標
	B1.2	Employee turnover rate by gender, age group and geographical region 按性別、年齡組別及地區劃分的僱員流失比率
		6.2. Social Performance Indicators 6.2. 社會績效指標
B2: Health and Safety B2: 健康與安全	General Disclosure 一般披露	Information relating to providing a safe working environment and protecting employees from occupational hazards: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer 有關提供安全工作環境及保障員工避免職業性危害的： (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
		5.3 Employee Safety and Health 5.3 員工安全與健康
	B2.1	Number and rate of work-related fatalities occurred in each of the past three years including the reporting year 過去三年(包括匯報年度)因工作關係而死亡的人數及比率
		6.2. Social Performance Indicators 6.2. 社會績效指標
	B2.2	Lost days due to work injury 因工傷損失工作日數
		6.2. Social Performance Indicators 6.2. 社會績效指標
	B2.3	Description of occupational health and safety measures adopted, how they are implemented and monitored 描述所採納的職業健康與安全措施，以及相關執行及監察方法
		5.3 Employee Safety and Health 5.3 員工安全與健康
B3: Development and Training B3: 發展及培訓	General Disclosure 一般披露	Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities 有關提升員工履行工作職責的知識及技能的政策。描述培訓活動
		5.2 Talent Retention 5.2 人才保留
	B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management) 按性別及僱員類別(如高級管理層、中級管理層等)劃分的受訓僱員百分比
		6.2. Social Performance Indicators 6.2. 社會績效指標
	B3.2	The average training hours completed per employee by gender and employee category 按性別及僱員類別劃分，每名僱員完成受訓的平均時數
		6.2. Social Performance Indicators 6.2. 社會績效指標

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Content 內容			Disclosure Chapter/Explanation 披露章節／解釋
B4: Labour Standards B4: 勞工準則	General Disclosure 一般披露	<p>Relating to preventing child and forced labour:</p> <p>(a) the policies; and</p> <p>(b) compliance with relevant laws and regulations that have a significant impact on the issuer</p> <p>有關防止童工或強制勞工的：</p> <p>(a) 政策；及</p> <p>(b) 遵守對發行人有重大影響的相關法律及規例的資料</p>	<p>5.1 Talent Attraction, 5.2 Talent Retention</p> <p>5.1 人才吸納、5.2人才保留</p>
	B4.1	<p>Description of measures to review employment practises to avoid child and forced labour</p> <p>描述檢討招聘慣例的措施以避免童工及強制勞工</p>	<p>5.1 Talent Attraction, 5.2 Talent Retention</p> <p>5.1 人才吸納、5.2人才保留</p>
	B4.2	<p>Description of steps taken to eliminate such practises when discovered</p> <p>描述在發現違規情況時消除有關情況所採取的步驟</p>	<p>* During the Reporting Period, the Group did not have any non-compliance in relation to employment of child labour and forced labour.</p> <p>* 於本報告期內，本集團並未發生聘用童工和強制勞工的違規情況。</p>
B5: Supply Chain Management B5: 供應鏈管理	General Disclosure 一般披露	<p>Policies on managing environmental and social risks of the supply chain.</p> <p>管理供應鏈的環境及社會風險政策</p>	<p>3.3 Sustainable Supply Chain</p> <p>3.3 可持續供應鏈</p>
	B5.1	<p>Number of suppliers by geographical region</p> <p>按地區劃分的供應商數目</p>	<p>6.2. Social Performance Indicators</p> <p>6.2. 社會績效指標</p>
	B5.2	<p>Description of practises relating to engaging suppliers, number of suppliers where the practises are being implemented, how they are implemented and monitored</p> <p>描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目、以及有關慣例的執行及監察方法</p>	<p>3.3 Sustainable Supply Chain</p> <p>3.3 可持續供應鏈</p>
	B5.3	<p>Description of practises used to identify environmental and social risks along the supply chain, and how they are implemented and monitored</p> <p>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</p>	<p>3.3 Sustainable Supply Chain</p> <p>3.3 可持續供應鏈</p>
	B5.4	<p>Description of practises used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.</p> <p>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。</p>	<p>3.3 Sustainable Supply Chain</p> <p>3.3 可持續供應鏈</p>

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Content			Disclosure Chapter/Explanation
B6: Product Responsibility	General Disclosure	Information relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress:	3.1. Creating new communities, 3.2. Customer-Centric Approach
B6: 產品責任	一般披露	(a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer 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：	* The labelling of products and services is not relevant to the Group's business
	B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons 已售或已運送產品總數中因安全與健康理由而須回收的百分比	3.1. 創建全新社區、3.2. 以客戶為中心 * 產品和服務的標籤與本集團業務不相關
	B6.2	Number of products and service-related complaints received and how they are dealt with 接獲關於產品及服務的投訴數目以及應對方法	6.2. Social Performance Indicators * Product recalls are not relevant to the Group's business
	B6.3	Description of practises relating to observing and protecting intellectual property rights 描述與維護及保障知識產權有關的慣例	6.2. 社會績效指標 * 產品回收與本集團業務不相關
	B6.4	Description of quality assurance process and recall methods 描述質量檢定過程及產品回收方式	3.2. Customer-Centric Approach, 6.2. Social Performance Indicators
	B6.5	Description of consumer data protection and privacy policies, how they are implemented and monitored 描述消費者資料保障及私隱政策，以及相關執行及監察方法	3.2. 以客戶為中心、6.2. 社會績效指標
B7: Anti-corruption	General Disclosure	Relating to bribery, extortion, fraud and money laundering:	3.2. Customer-Centric Approach
B7: 反貪污	一般披露	(a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer 有關防止賄賂、勒索、欺詐及洗黑錢的：	3.1. Creating new communities, 3.2. Customer-Centric Approach * Product recall methods are not relevant to the Group's business
	B7.1	Number of concluded legal cases regarding corrupt practises brought against the issuer or its employees during the Reporting Period and the outcomes of the cases 於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果	3.1. 創建全新社區、3.2. 以客戶為中心 * 產品回收方式與本集團業務不相關
	B7.2	Description of preventive measures and whistle-blowing methods, how they are implemented and monitored 描述防範措施及舉報方式，以及相關執行及監察方法	3.2. Customer-Centric Approach 3.2. 以客戶為中心
	B7.3	Description of anti-corruption training provided to directors and employees 描述向董事及員工提供的反貪污培訓	2.5 Compliance operation 2.5 合規經營
B8: Community Investment	General Disclosure	Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests.	2.5 Compliance operation 2.5 合規經營
B8: 社區投資	一般披露	有關以社區參與來瞭解營運所在社區需要和確保其業務活動會考慮社區利益的政策	3.4 Community Investment 3.4 社區投資
	B8.1	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport) 專注貢獻範疇(如教育、環境事宜、勞工需求、健康、文化、體育)	3.4 Community Investment 3.4 社區投資
	B8.2	Resources contributed (e.g. money or time) to the focus area 在專注範疇所動用資源(如金錢或時間)	3.4 Community Investment 3.4 社區投資

L.gem 綠景(中國)地產投資有限公司

LVGEM (CHINA) REAL ESTATE INVESTMENT COMPANY LIMITED

(於開曼群島註冊成立之有限公司)

(Incorporated in the Cayman Islands with limited liability)

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