



朗诗绿色管理
LANDSEA GREEN MANAGEMENT

2024 環境、社會及管治報告

2024 ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT



目錄

CONTENTS

管理層致辭	01
LETTER FROM THE MANAGEMENT	
關於朗詩綠色管理	03
ABOUT LANDSEA GREEN MANAGEMENT	
朗詩可持續發展管理體系	05
LANDSEA SUSTAINABLE DEVELOPMENT MANAGEMENT SYSTEM	
專題：	13
匠築代建行業標桿	
探索可持續發展未來	
THEMATIC STORY: BEING A BENCHMARK IN THE AGENCY CONSTRUCTION INDUSTRY AND EXPLORING A SUSTAINABLE FUTURE	

01

融綠而行 共繪綠色建築未來

CHAPTER ONE: EMBRACING GREEN, SHAPING THE FUTURE OF GREEN ARCHITECTURE

全生命週期綠色項目管理	21
Full Life Cycle Green Project Management	
全方位環境管理	33
Comprehensive Environmental Management	
積極應對氣候變化	38
Proactive Response to Climate Change	
可持續綠色供應鏈	40
Sustainable Green Supply Chain	

02

融責而進， 共創社會永續價值

CHAPTER TWO: INTEGRATING RESPONSIBILITY, CREATING SUSTAINABLE SOCIAL VALUE

高品質保交付	45
High-Quality and Timely Delivery	
優質客戶服務	50
Quality Customer Service	
建設陽光職場	53
Building a Transparent and Supportive Workplace	
貢獻幸福社區	57
Contributing to Happy Communities	

報告編製說明	71
NOTES ON THE REPORT PREPARATION	
ESG關鍵績效表	74
ESG KPI	

03

融實而升， 共建卓越公司治理

CHAPTER THREE: INTEGRATING PRACTICE, BUILDING EXCELLENT CORPORATE GOVERNANCE

夯實合規基石	61
Strengthening the Compliance Foundation	
穩控風險底線	65
Stabilizing the Risk Baseline	
知識產權保護	68
Intellectual Property Protection	

附錄1：香港聯交所附錄C2	78
APPENDIX 1: APPENDIX C2 OF HKEX	
附錄2：讀者意見反饋表	83
APPENDIX 2: READER FEEDBACK FORM	



管理層致辭

LETTER FROM THE MANAGEMENT

尊敬的投資者、合作夥伴及社會各界：

Dear investors, partners and stakeholders of society:

2024 年是挑戰與機遇並存的一年。政府出台一系列政策，樓市回歸居住本身，保交付保質量成為房地產行業核心關鍵。朗詩綠色管理有限公司秉持著對可持續發展的堅定信念，積極應對各種挑戰，把握每一個機遇，努力為社會、環境和經濟的和諧發展貢獻力量。

The Year 2024 has been one filled with both challenges and opportunities. The government has introduced a series of policies, steering the real estate market back to its core function of housing security. Ensuring timely delivery and maintaining high quality have become the central priorities of this industry. Guided by a firm belief in sustainable development, Landsea Green Management has actively tackled various challenges, seized every opportunity, and strived to contribute to the harmonious development of society, the environment and the economy.

這一年裡，朗詩堅韌打造「綠建 + 代建」發展模式。作為代建行業的先行者，朗詩一直堅持「綠色差異化、資產輕型化、收益多樣化」戰略，以豐富開發經驗為基底，以創新賦能為方向，致力於為合作方提供高品質的代建服務。2024 年，我們多個代建項目捷報頻傳，呈現「多點開花」之勢，在不同地區，持續打造現象級的人居紅盤佳話。

This Year, Landsea has forged ahead with its “green building + agency construction” development model. As a pioneer in the agency construction industry, we have consistently adhered to the strategy of “green differentiation, asset lightness, and diversified revenue.” Leveraging our extensive development experience and focusing on innovation, we are committed to delivering high-quality agency construction services to our partners. In 2024, we have achieved remarkable success across multiple agency construction projects, creating a “multi-flowering” situation. Our projects in various regions have continuously set new benchmarks for high-quality living.

這一年裡，朗詩堅持綠色建築理念發揚創新精神。朗詩自 2004 年確立綠色差異化競爭戰略以來，一直堅持綠色、節能、低碳的可持續發展理念，將其貫穿於項目規劃、設計、施工及物業管理等全業務流程。在綠色供應鏈方面，我們繼續帶動上下游企業共同參與綠色轉型，多年來聯合多家行業領軍企業發起「中國房地產行業綠色供應鏈行動」，已累計影響了 2,000 多家供應商，推動綠色採購額超 370 億元。

This Year, we have continued to champion the concept of green building and the spirit of innovation. Since establishing our green differentiation strategy in 2004, we have remained steadfast in our commitment to green, energy-efficient and low-carbon sustainable development. This philosophy is integrated into every aspect of our business, from project planning and design to construction and property management. In the realm of green supply chains, we have continued to engage upstream and downstream enterprises in the green transformation. Over the years, in collaboration with several industry-leading companies, we have initiated the “China Real Estate Green Supply Chain Action” which has influenced over 2,000 suppliers and driven green procurement exceeding 37 billion yuan.

這一年裡，朗詩堅守保交付和產品質量底線。我們深知在市場波動和經濟壓力下保交付與產品質量的重要性，這不僅是企業的責任，更是朗詩對客戶的承諾。2024 年，我們在多個城市取得不錯的成果，完成了包括開封汴京·熙華府、成都朗詩

和風印、無錫朗詩新郡等項目的按時、高品質交付，共計交付 14 個項目，共 6,080 套房產。

This Year, we have firmly upheld the bottom line of timely delivery and product quality. We are acutely aware of the importance of fulfilling our commitments to our clients, especially in the face of market fluctuations and economic pressures. This is not only a corporate responsibility but also a promise we make to our customers. In 2024, we have achieved notable results in several cities, completing the timely and high-quality delivery of projects such as Kaifeng Bianjing Xihua Mansion, Chengdu Landsea He Feng Yin, and Wuxi Landsea Xinjun. In total, we have delivered 14 projects, comprising 6,080 residential units.

這一年裡，朗詩堅定夯實公司治理根基。我們繼續深化修訂與完善內部政策，優化公司風險與內控體系，將合規經營視為底線，堅守廉潔從業的治理准則，為員工提供各類風險培訓、合規培養以及反貪腐培訓，致力於營造一個透明公正的工作環境。2024 年，我們共開展 4 場公司治理相關培訓。

This Year, we have also strengthened the foundation of our corporate governance. We have continued to refine and improve our internal policies, optimize our risks and internal control systems, and regard compliance as a fundamental principle. We adhere to the governance standard of integrity and provide our employees with various types of risk training, compliance education, and anti-corruption training. Our goal is to foster a transparent and fair working environment. In 2024, we conducted four training sessions related to corporate governance.

展望未來，朗詩將繼續秉持綠色可持續發展的理念，積極拓展代建業務，探索「地產、科技、智慧生活」的新模式，不斷提升產品的綠色性能，打造更加貼近客戶需求的產品。我們將深化與各方的合作，共同推動行業的綠色轉型和可持續發展。通過不斷創新和優化管理，朗詩將為實現「雙碳」目標貢獻力量，為社會、環境和經濟的和諧發展做出更大的貢獻。

Looking ahead, Landsea will continue to embrace green and sustainable development. We will actively expand our agency construction business, explore new models that integrate “real estate, technology, and smart living,” and continuously enhance the green performance of our products to better meet customer needs. We will deepen our cooperation with all parties to jointly drive the green transformation and sustainable development of the industry. Through continuous innovation and optimization of management, we will contribute to the goal of “Dual Carbon” and make a greater contribution to the harmonious development of the society, the environment as well as the economy.

最後，我要感謝每一位員工、每一位合作夥伴以及每一位客戶，是你們的支持和信任，讓我們能夠在可持續發展的道路上不斷前行。讓我們攜手共進，為創造一個更加綠色、更加美好的未來而努力！

Finally, I would like to express my gratitude to every employee, partner and customer. It is your support and trust that enable us to keep moving forward on the path of sustainable development. Let us join hands and strive together to create a greener and better future.

關於朗詩綠色管理

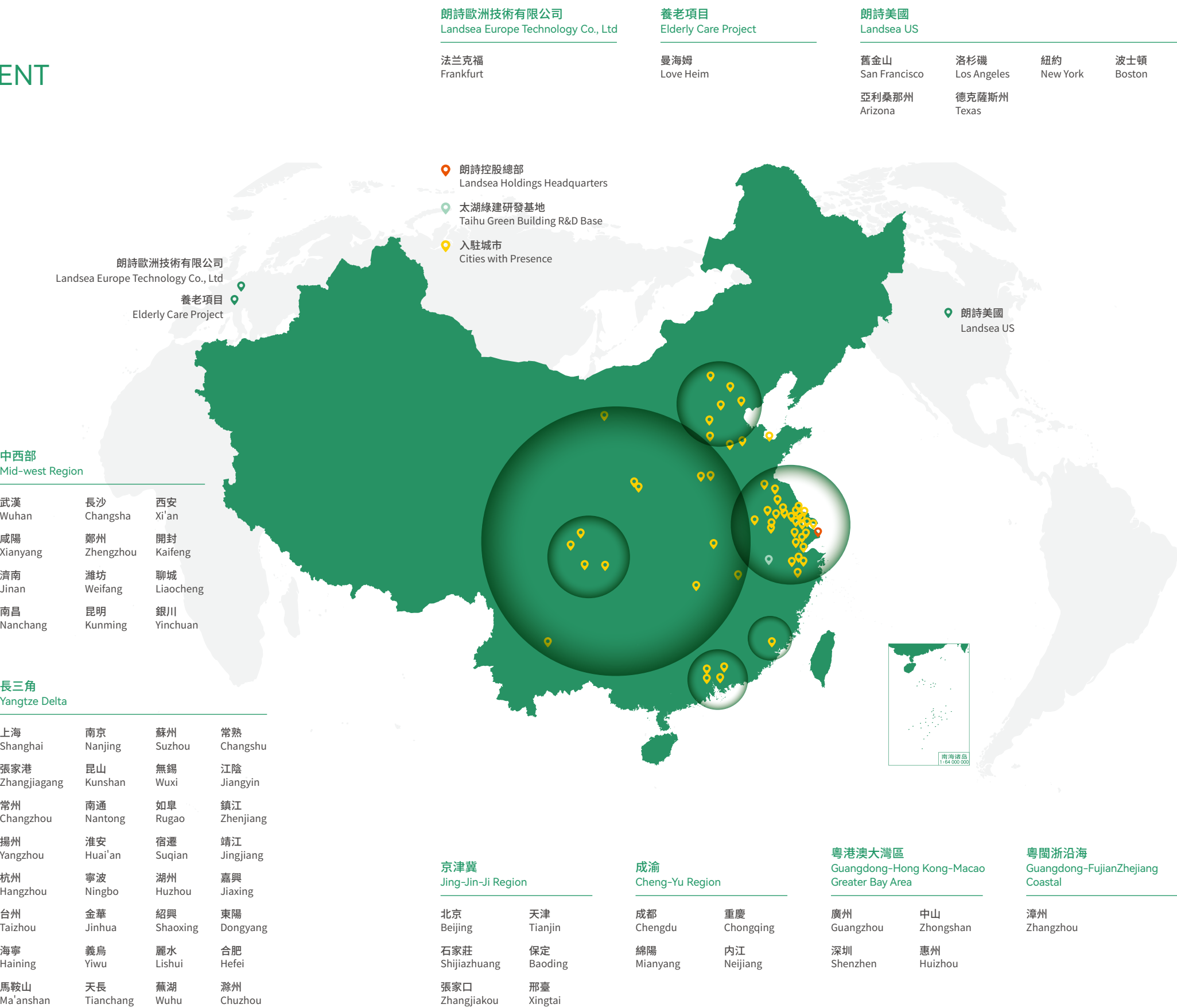
ABOUT LANDSEA GREEN MANAGEMENT

朗詩綠色管理有限公司（簡稱「朗詩綠色管理」、「朗詩」），是一家具有綠色環保理念的綠色科技地產開發服務商。自 2004 年起，朗詩實施綠色科技差異化發展戰略，率先引入健康舒適低碳的科技住宅產品，並不斷迭代創新。在 2015 年，朗詩發佈了企業輕資產化戰略，開啟持續轉型升級之路，打造「綠建 + 代建」發展模式，聚焦綠色建築核心能力，積極拓展代建業務，滿足雙碳目標下房地產行業的綠色低碳轉型需求。朗詩綠色管理秉承「為人造房」的理念，在全國擁有超過 200 個綠色住宅產品的成功打造經驗，開發總面積逾 3,500 萬平方米，榮獲「中國房地產代建優秀品牌」榮譽，位居行業前列。

Landsea Green Management Co., Ltd. (hereinafter referred to as "Landsea Green Management" or "Landsea") is a green technology real estate development service provider with a green and environmentally friendly concept. Since 2004, Landsea has implemented a green technology differentiation development strategy, pioneering the introduction of healthy, comfortable, and low-carbon technology-based residential products, with continuous iteration and innovation. In 2015, Landsea launched its corporate asset-light strategy, embarking on a path of continuous transformation and upgrading, creating a "green building + agency construction" development model, focusing on the core capabilities of green building, actively expanding agency construction business, and meeting the green and low-carbon transformation needs of the real estate industry under the dual carbon goals. Adhering to the philosophy of "building homes for people," Landsea has successfully developed over 200 green residential products across the country, with a total development area of more than 35 million square meters. It has been honored as an "Excellent Brand in China's Real Estate Agency Construction" and ranks at the forefront of the industry.

朗詩始終堅持「地產投行 + 綠色建商」戰略定位，堅持「人本、陽光、綠色」理念，在綠色建築領域持續深耕並鞏固核心競爭能力，在業務拓展、開發服務、產品創新迭代和高品質交付上積極行動，持續為用戶、合作方、股東創造價值，成為「百年綠公司」。

Landsea has always adhered to the strategic positioning of "real estate investment bank + green builder," and the philosophy of "people-oriented, Positive, and green." It continues to deepen its core competitive capabilities in the field of green building, actively taking actions in business expansion, development services, product innovation iteration, and high-quality delivery, continuously creating value for users, partners, and shareholders, and becoming a "century-old green company".



朗詩可持續發展管理體系




LANDSEA SUSTAINABLE DEVELOPMENT MANAGEMENT SYSTEM

在以「百年綠公司」為美好願景的基礎上，朗詩不斷優化綠色低碳建築解決方案，通過獨特的綠色技術和解決方案實現綠色升級，為建築行業注入新活力，為城市帶來更多生機，將人、社會、自然和諧共生的理念緊密融入公司業務。2024 年，我們繼續將自身的發展目標與聯合國可持續發展目標（UN SDGs）深度融合，致力於在綠色建築、環境保護、社會福祉等多個領域實現協同發展，為創造一個更加美好和可持續的未來而努力。

Based on the vision of becoming a "century-old green company," Landsea continuously optimizes its green and low-carbon building solutions. By leveraging unique green technologies and solutions to achieve green upgrades, we inject new vitality into the construction industry and bring more vitality to cities. We closely integrate the concept of harmonious coexistence among people, society, and nature into our business operations. In 2024, we continued to deeply align our development goals with the United Nations Sustainable Development Goals (UN SDGs), striving for coordinated development in multiple areas such as green building, environmental protection, and social welfare, and working towards creating a better and more sustainable future.

根據《2025 年 ESG 管理目標提升規劃》，我們全年持續深度地追蹤各項 ESG 指標與績效表現：

In accordance with the *2025 ESG Management Target Enhancement Plan*, we have continuously and deeply tracked various ESG indicators and performance throughout the year:

ESG 議題 ESG Issues	ESG 指標 / 績效 ESG Indicators	年度追蹤情況 Annual Track	鏈接 UNSDGs UNSDGs
水資源保護 Water Resource Conservation	單位面積耗水量 Water Consumption per Unit Area	立方米 / 平方米 cubic meters per square meter	
		2022 0.42	
		2023 0.48	
		2024 0.34	
緩解氣候變化 Climate Change Mitigation	溫室氣體排放總量 Total Greenhouse Gas Emissions	噸二氧化碳當量 tons of CO ₂ equivalent	
		2022 1,358.51	
		2023 490.04	
		2024 231.80	
合規廢棄物處置 Compliant Waste Disposal	辦公產生的有害廢棄物總量 Total Hazardous Waste Generated from Offices	噸 tons	
		2022 0.16	
		2023 0.09	
		2024 0.01	



全面對標香港聯交所 ESG 指引及其他相關國際標準和指南，在標準更新後，及時追蹤與響應，提升披露水平。

We comprehensively benchmark against the ESG guidelines of the Hong Kong Stock Exchange and other relevant international standards and guidelines. After standard updates, we promptly track and respond to enhance the level of disclosure.



《ESG 績效管理系統及指標說明手冊》提供制度保障，規範 ESG 指標管理。

The *ESG Performance Management System and Indicator Explanation Manual* provides institutional support to standardize the management of ESG indicators.



將各項 ESG 指標的職責分配落實到對應的職能部門，有效促進 ESG 績效的提升。

We assign the responsibilities for each ESG indicator to the corresponding functional departments to effectively promote the improvement of ESG performance.



充分利用 ESG 資料信息化管理平台，對朗詩的 ESG 績效進行橫向與縱向比較，進一步挖掘未來提升方向。

We fully utilize the ESG data information management platform to conduct horizontal and vertical comparisons of Landsea's ESG performance, further exploring future directions for improvement.



可持續發展管治架構

Sustainable Development Governance Structure

本公司董事局與 ESG 委員會對公司 ESG 管理和戰略負最高責任，下設 ESG 工作中心與工作小組，有條不紊地開展本年度可持續發展管理相關工作。

The Board of Directors and the ESG Committee of the Company bear the ultimate responsibility for the company's ESG management and strategy. They oversee the ESG Working Center and working groups, which systematically carry out the sustainability management-related work for this year.

董事局（全面決策、監督管治、把握方向） Board of Directors (Comprehensive Decision-making, Oversight, and Direction Setting)

- 全面決策公司的 ESG 管理方針、策略及 ESG 議題
- 監督公司 ESG 管治實踐及發展策略，確保健全、良好的 ESG 治理，回應各利益相關方關切
- 確保公司在識別、防控 ESG 相關風險的管理以及內部監控體系的有效性
- Make comprehensive decisions on the company's ESG management policies, strategies, and ESG issues.
- Supervise the company's ESG governance practices and development strategies to ensure sound and effective ESG governance and respond to the concerns of all stakeholders.
- Ensure the effectiveness of the company's internal monitoring system in identifying and managing ESG-related risks.

ESG 委員會（重要性議題釐定、風險識別、目標回顧） ESG Committee (Materiality Assessment, Risk Identification, and Target Review)

- 制定及檢討公司的 ESG 責任、願景、策略、框架、原則、政策、重要性評估過程
- 監督公司與利益相關方溝通渠道及方式
- 審視 ESG 主要趨勢以及有關風險和機遇，於必要時更新 ESG 政策以確保其與時俱進
- 審議、批准、定期審核公司的 ESG 目標，審查核心管理層關於 ESG 相關目標和指標的進展情況的匯報
- 監督公司業務對環境和社會影響的評估並向董事局提出建議
- 審閱 ESG 報告，建議具體行動或決策以供董事局考慮
- Formulate and review the company's ESG responsibilities, vision, strategies, frameworks, principles, policies, and materiality assessment processes.
- Oversee the company's communication channels and methods with stakeholders.
- Examine ESG trends and related risks and opportunities, and update ESG policies as necessary to keep them up to date.
- Deliberate, approve, and regularly review the company's ESG targets, and review reports from the core management on the progress of ESG-related targets and indicators.
- Supervise the assessment of the company's business impact on the environment and society, and make recommendations to the Board of Directors.
- Review the ESG report and suggest specific actions or decisions for the Board of Directors to consider.



核心管理層（目標實施、風險管理、定期回報、報告審閱） Core Management (Target Implementation, Risk Management, Regular Reporting, and Report Review)

- 決定 ESG 管理目標的實施路徑和工作流程，安排 ESG 工作小組開展相關工作
- 整理與評估公司層面 ESG 相關風險和機遇，並定期向 ESG 委員會匯報
- 執行 ESG 風險管理及內部風險控制
- 定期向 ESG 委員會匯報 ESG 工作開展情況和目標完成進度
- 審閱年度 ESG 報告並提交 ESG 委員會審議
- Determine the implementation path and workflow for ESG management targets, and arrange for the ESG working groups to carry out relevant work.
- Identify and assess ESG-related risks and opportunities at the company level, and regularly report to the ESG Committee.
- Execute ESG risk management and internal risk control.
- Regularly report to the ESG Committee on the progress of ESG work and the achievement of targets.
- Review the annual ESG report and submit it to the ESG Committee for deliberation.

ESG 工作中心與工作小組（工作落實、識別風險與機遇、資料和數據統計、報告編制） ESG Working Center and Working Groups (Implementation, Risk and Opportunity Identification, Data and Information Statistics, and Report Compilation)

- 於委員會指導下統籌管理落實具體 ESG 工作，監督並協助各部門根據計劃完成 ESG 目標
- 定期檢索 ESG 負面信息，識別 ESG 相關風險和機遇及未來發展趨勢，追蹤相關法律法規、監管要求和國內外標準的變化，並定期匯報
- 定期開展 ESG 數據和信息的收集、統計及分析工作
- 編制年度 ESG 報告，提交管理層審閱
- Under the guidance of the committee, coordinate and implement specific ESG work, and supervise and assist various departments in achieving ESG targets according to the plan.
- Regularly search for negative ESG information, identify ESG-related risks and opportunities, and future development trends. Track changes in relevant laws, regulations, regulatory requirements, and domestic and international standards, and report regularly.
- Regularly conduct the collection, statistics, and analysis of ESG data and information.
- Compile the annual ESG report and submit it to the management for review.

利益相關方溝通管理

Stakeholders Communication Management

利益相關方的關切是朗詩前進方向的重要參考，我們通過多種方式傾聽來自利益相關方的聲音，例如成立「投資者關係」部門，同時形成合規的財務信息與非財務信息披露制度，旨在打破信息不對稱，讓各相關方走進朗詩、了解朗詩。本年度，我們共識別出 8 類主要利益相關方，並與各類相關方保持溝通。

利益相關方類別 Stakeholders Group	與之相關的 ESG 議題 Related ESG Issues	主要溝通方式 Primary Communication Methods
董事及公司高級管理層 Board of directors and senior management	<ul style="list-style-type: none">風險管理 Risk management經濟績效及投資者權益保護 Economic benefits and investor protection外部經濟環境挑戰與機遇 Challenges and opportunities of external economic environment商業道德與反貪污 Business ethics and anti-corruption合規經營 Compliance operation	<ul style="list-style-type: none">公司會議 Company meetings績效考核與評估 Performance assessment and evaluation培訓與講座 Training and seminars
合作夥伴 Partners	<ul style="list-style-type: none">負責任的可持續供應鏈建設 Responsible supply chain construction綠色科技創新 Green Technology and Innovation合理保障樓宇交付 Reasonable Assurance of Building Delivery行業發展與共建 Industry Development and Co-construction	<ul style="list-style-type: none">商務合作 Business Cooperation交流會議 Exchange Meetings戰略合作夥伴定期 Regular Strategic溝通會 Partner Exchange Meetings供應商評估 Supplier evaluation
股東及投資人 Shareholders and investors	<ul style="list-style-type: none">合理保障樓宇交付 Reasonable Assurance of Building Delivery行業發展與共建 Industry Development and Co-construction	<ul style="list-style-type: none">股東大會 General meeting of shareholders公開信息披露 Information Disclosure
政府及監管機構 Government and regulatory agency	<ul style="list-style-type: none">綠色建築 Green building水及其他資源可持續管理 Sustainable management of water and other resources排放物與廢棄物管理 Emissions and waste management應對氣候變化 Addressing climate change生物多樣性保護 Bio-diversity protection商業道德與反貪污 Business ethics and anti-corruption合規經營 Compliance operation	<ul style="list-style-type: none">項目合作 Project cooperation日常合規管理 Daily management會議交流 Meetings and exchanges監督檢查 Supervision and inspection

The concerns of stakeholders are an important reference for Landsea's direction of progress. We listen to the voices of stakeholders through a variety of means. For example, we have established an "Investor Relations" department and formed a system for the disclosure of compliant financial and non-financial information. This is aimed at breaking down information asymmetry and allowing all relevant parties to get to know and understand Landsea. This year, we have identified eight major categories of stakeholders and maintained communication with each of these groups.

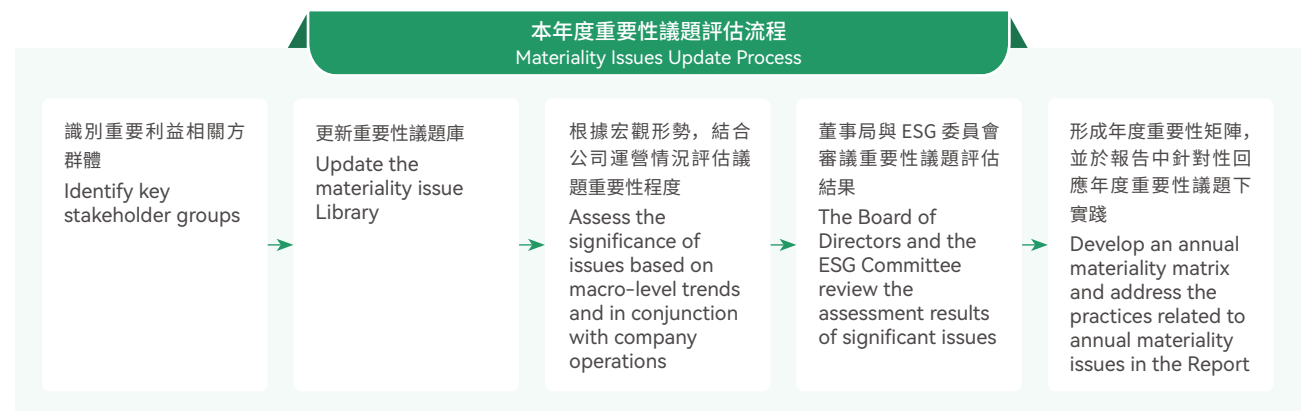
利益相關方類別 Stakeholders Group	與之相關的 ESG 議題 Related ESG Issues	主要溝通方式 Primary Communication Methods
員工 Employees	<ul style="list-style-type: none">員工培訓與發展 Employee training and development員工吸引與留用 Employee absorb and reserve多元化及平等僱傭 Diversification and equal employment知識產權保護 Intellectual property protection職業健康與安全 Occupational health and safety	<ul style="list-style-type: none">員工培訓 Employee training員工溝通渠道 Staff communication channels公司定期會議 Company's Regular meeting投訴與監督渠道 Complaint and supervision channels績效管理與考評 Performance management and assessment
運營地所在社區及環境 Community and environment at operation sites	<ul style="list-style-type: none">能源利用 Energy utilization綠色建築 Green building水及其他資源可持續管理 Sustainable management of water and other resources排放物與廢棄物管理 Emissions and waste management應對氣候變化 Addressing climate change生物多樣性保護 Bio-diversity protection社區與公益 Community and public welfare	<ul style="list-style-type: none">公開會議溝通 Open meeting communication媒體宣傳 Media promotion走訪 Visits
公眾與媒體 The public and the media	<ul style="list-style-type: none">合理保障樓宇交付 Reasonable guarantee of building delivery綠色建築 Green buidings應對氣候變化 Addressing climate change社區與公益 Community and public welfare	<ul style="list-style-type: none">媒體宣傳與溝通 Media promotion and communication路演 Roadshows定期溝通 Regular communications
非政府組織 Non-government organizations	<ul style="list-style-type: none">水及其他資源可持續管理 Sustainable management of water and other resources排放物與廢棄物管理 Emissions and waste management應對氣候變化 Addressing climate change生物多樣性保護 Bio-diversity protection多元化及平等僱傭 Diversification and equal employment職業健康與安全 Occupational health and safety	<ul style="list-style-type: none">社会公益活動 Social welfare activities定期溝通 Regular communications媒體宣傳與溝通 Media promotion and communication

重要性議題更新與評估

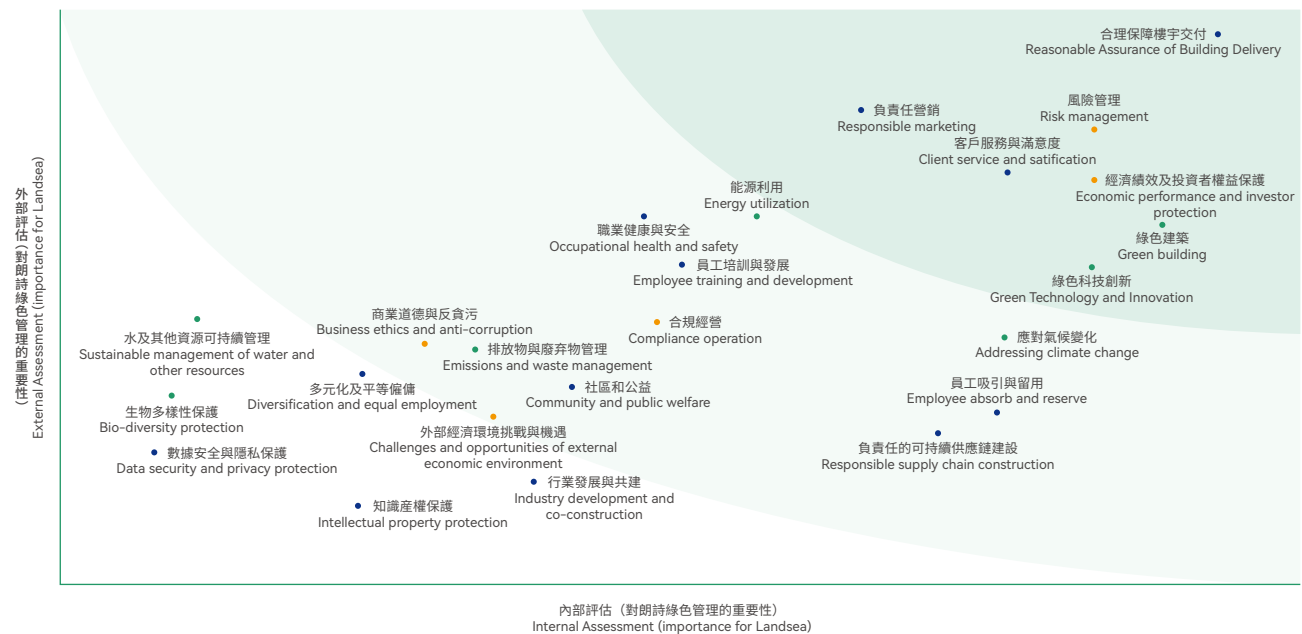
Materiality Updates and Assessment

本年度，我們依據上一年利益相關方問卷識別結果，同時多方參考了國際形勢與政策進展、行業發展趨勢與經濟走向、可持續發展倡議和標準等，對 2024 年度公司重要性議題庫進行更新。後交由董事局與 ESG 委員會對議題的重要性程度進行審閱，識別和評估出本年度高度重要性議題。

This Year, based on the results of the stakeholder survey from the previous year, and also taking into account international situations and policy developments, industry trends and economic directions, sustainability initiatives and standards, we have updated the company's materiality issue database for 2024. Subsequently, the Board of Directors and the ESG Committee reviewed the significance of these issues, identifying and assessing the highly material issues for this year.



年度重要性議題矩陣 Annual Materiality Metrix



重要性議題庫

Materiality Issue Library

環境
Environment

本年度新增「生物多樣性保護」，旨在展示朗詩日常運營對於周邊自然生態的保護實踐。

This Year, we have added "Biodiversity Conservation" to highlight Landsea's practices in protecting the surrounding natural ecology in its daily operations.

- 能源利用
Energy utilization
- 綠色科技創新
Green Technology and Innovation
- 綠色建築
Green building
- 水及其他資源可持續管理
Sustainable management of water and other resources

- 排放物與廢棄物管理
Emissions and waste management
- 應對氣候變化
Addressing climate change
- 生物多樣性保護
Biodiversity protection

社會
Social

本年度新增「合理保障樓宇交付」與「行業發展與共建」，旨在展示朗詩的交付責任與行業共建貢獻。

This Year, we have added "Reasonable Assurance of Building Delivery" and "Industry Development and Co-construction" to highlight Landsea's delivery responsibilities and contributions to industry co-construction.

- 合理保障樓宇交付
Reasonable Assurance of Building Delivery
- 員工培訓與發展
Employee training and development
- 員工吸引與留用
Employee attraction and retention
- 多元化及平等僱傭
Diversification and equal employment
- 客戶服務與滿意度
Client service and satisfaction
- 數據安全與隱私保護
Data security and privacy protection
- 知識產權保護
Intellectual property protection
- 社區與公益
Community and public welfare
- 負責任的可持續供應鏈建設
Responsible supply chain construction
- 職業健康與安全
Occupational health and safety
- 負責任營銷
Responsible marketing
- 行業發展與共建
Industry Development and Co-construction

管治
Governance

本年度無調整，聚焦於企業發展過程中的風險與機遇的管理與合法合規運營。

This Year, there have been no adjustments. The focus has been on managing risks and opportunities in the corporate development process and ensuring lawful and compliant operations.

- 風險管理
Risk management
- 經濟績效及投資者權益保護
Economic performance and investor protection
- 外部經濟環境挑戰與機遇
Challenges and opportunities of external economic environment
- 商業道德與反貪污
Business ethics and anti-corruption
- 合規經營
Compliance operation



專題： 匠築代建行業標桿 探索可持續發展未來

THEMATIC STORY: BEING A BENCHMARK IN THE AGENCY CONSTRUCTION INDUSTRY AND EXPLORING A SUSTAINABLE FUTURE

在房地產市場日益複雜的背景下，代建業務作為一種輕資產、高盈利的商業模式，逐漸成為行業的「新寵」。朗詩綠色管理憑藉著在綠色建築領域的深厚積累，積極拓展代建業務，打造「綠建 + 代建」發展模式，不僅為自身發展注入新動力，也為行業可持續發展提供了新思路。

Against the backdrop of an increasingly complex real estate market, agency construction business, as a light-asset and high-profit business model, has gradually become the "new favorite" in the industry. Leveraging its profound accumulation in the field of green building, Landsea Green Management actively expands its agency construction business and creates a "green building + agency construction" development model. This not only injects new momentum into its own development but also provides new ideas for the sustainable development of the industry.

多點開花，締造代建佳績

Multiple Projects Thriving, Creating Agency Construction Success

朗詩在 2024 年積極拓展代建項目，特別是在三四線城市取得了顯著成果，多個代建項目取得了優異的市場表現。我們通過招募「城市合夥人」模式，進一步拓展代建業務，不僅增加了項目獲取渠道，還通過資源互補實現了合作共贏。

In 2024, Landsea actively expanded its agency construction projects, achieving remarkable results, especially in third- and fourth-tier cities, where several agency construction projects performed exceptionally well in the market. Through the "city partner" recruitment model, we further expanded our agency construction business. This not only increased the channels for project acquisition but also achieved win-win cooperation through complementary resources.

案例：梁城美景 & 朗詩·雲上詩悅

Case Study: Liangcheng Meijing & Landsea Yunshang Shiyue

雲上詩悅項目在建築設計方面，以頗具超前藝術審美的度假式遊艇會所空間，榮獲 2024 繆斯設計獎金獎，全面搭載朗詩三恆科技系統，延續朗詩標誌化的綠色健康居住體驗。

In terms of architectural design, the Yunshang Shiyue project, with its avant-garde artistic aesthetic of a resort-style yacht club space, has been awarded the Gold Prize of the 2024 MUSE Design Awards. It is fully equipped with Landsea's Three-Constant Technology System, continuing Landsea's signature green and healthy living experience.

4 月底，雲上詩悅迎來首開，超百組客戶參與搖號，是 2024 年無錫首個「搖號開盤」的項目。僅 1 個半小時便達成去化 8 成的佳績，而後更榮獲無錫 24 年上半年新入市項目成交金額首位，提前完成 2024 年合作方指標，在建築專業度與市場歡迎度兩方面，朗詩都以足夠優質的答案，贏得了行業內外的廣泛肯定。

At the end of April, Yunshang Shiyue welcomed its first opening, with over a hundred groups of customers participating in the lottery, making it the first project in Wuxi in 2024 to be launched through a "lottery opening." Within just one and a half hours, it achieved the remarkable result of selling 80% of the units. Subsequently, it topped the list of new projects entering the market in Wuxi in the first half of 2024 in terms of transaction amount, completing the 2024 partner target ahead of schedule. In both architectural professionalism and market popularity, Landsea has provided high-quality answers and won widespread recognition from within and outside the industry.



雲上詩悅效果圖
Yunshang Shiyue Renderings



雲上詩悅 2024 繆斯設計獎金獎
Yunshang Shiyue been awarded the Gold Prize of the 2024 MUSE Design Awards

案例：潤皋朗詩·尚賢裡未來生活館

Case Study: RunGao Landsea·Shangxianli Future Living Pavilion

2024 年 3 月，潤皋朗詩·尚賢裡未來生活館盛大開放。該項目定位於高端改善型住宅，在建築配置方面遵循高端酒店的功能規劃，運用朗詩旗下六恆智慧科技，可實現分戶分室自由調節，為客戶打造健康人居好宅，引入綠色生活方式。這是繼如皋朗詩熙華府成功落地後，朗詩通過委託代建開發模式，與合作方攜手打造的又一個高品質項目，佐證了朗詩「綠建 + 代建」戰略定位的意義。

In March 2024, the RunGao Landsea·Shangxianli Future Living Pavilion grandly opened. Positioned as a high-end improvement-type residence, the project follows the functional planning of high-end hotels in its architectural configuration. It employs the six-constant intelligent technology under Landsea's umbrella, which allows for individual and room-by-room free adjustment, creating a healthy living space for customers and introducing a green lifestyle. This is another high-quality project jointly developed by Landsea and its partner through the commissioned agency construction model, following the successful implementation of Rugao Landsea Xihua Mansion. It further proves the significance of Landsea's "green building + agency construction" strategy.



潤皋朗詩·尚賢裡未來生活館
RunGao Landsea·Shangxianli Future Living Pavilion



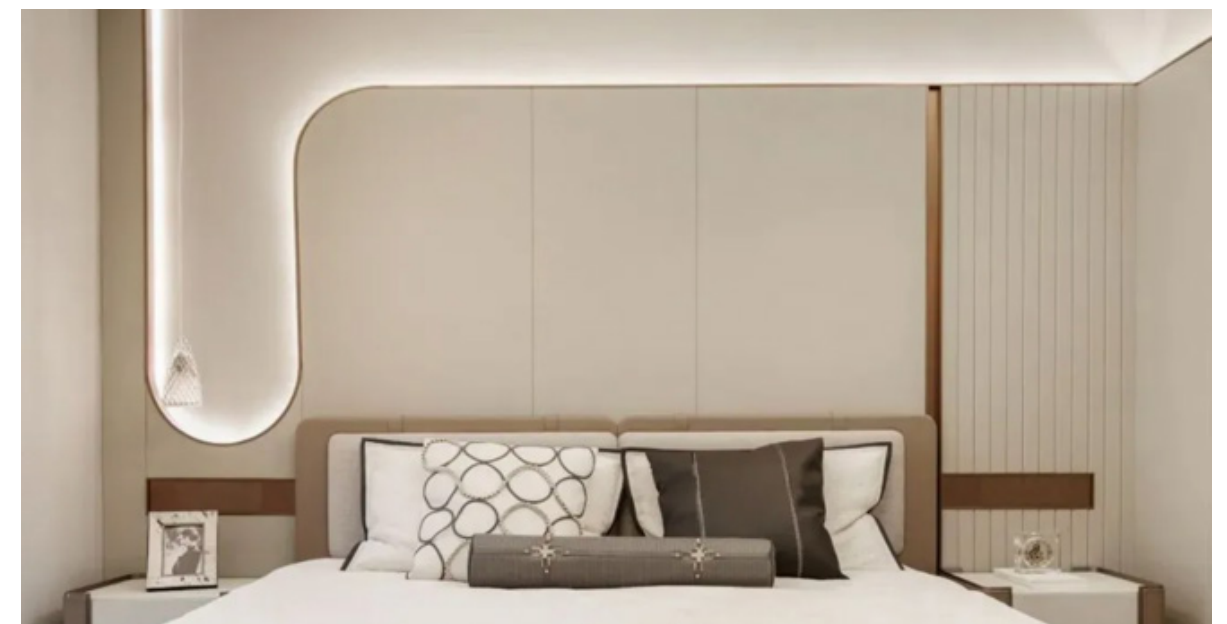
潤皋朗詩·尚賢裡榮膺
2024 美國 TITAN 房地
產獎室內設計金獎
RunGao
Landsea·Shangxianli has
been honored with the
2024 TITAN Real Estate
Awards Gold Prize for
Interior Design in the
United States

案例：太湖·未來綠洲

Case Study: Taihu·Future Oasis

太湖·未來綠洲內部景觀定位為打造專屬於未來綠洲的 IN 森活里 2.0 社區，以「森林幾何、百變生活」為概念主題，多重精緻煥然的生活場景，定製屬於年輕人的私享生活體驗中心。項目還搭載了朗詩健康堡壘 6 恒系統（僅限 22# 住區），為置業群體帶來更具品質的進階選擇，讓太湖·未來綠洲成為年輕人青睞有加的熱門作品。

The internal landscape of Taihu·Future Oasis is positioned to create a unique IN Forest Living Community 2.0 exclusive to Future Oasis, with the concept theme of "Forest Geometry, Versatile Life." It features multiple refined and rejuvenated living scenarios, customizing a private lifestyle experience center for young people. The project is also equipped with Landsea's Health Fortress 6-Constant System (limited to Block 22), offering a higher-quality upgrade option for homebuyers, making Taihu·Future Oasis a popular choice among young people.



太湖·未來綠洲樣板間
Show units of Taihu·Future Oasis

多年來，朗詩不忘初心，在代建領域堅持「綠色差異化、資產輕型化、收益多樣化」戰略，以豐富開發經驗為基底，以創新賦能為方向，將「朗詩出品」樹立為行業標杆，持續為合作方締造業績佳話。

Over the years, Landsea has remained true to its original aspiration, adhering to the "green differentiation, asset lightness, and diversified revenue" strategy in the agency construction field. With its rich development experience as the foundation and innovation empowerment as the direction, Landsea has established "Landsea's offerings" as an industry benchmark, continuously creating successful stories for its partners.

創新深耕，探索可持續發展未來

Innovative Deep Cultivation and Exploration of a Sustainable Future

作為房地產代建領域的先行者，朗詩堅持「地產投行 + 綠色建商」戰略定位，通過「綠建 + 代建」的業務優勢，形成特色鮮明的輕資產化發展道路，完美實現「To B」到「To C」的過程，同時肩負起「客戶」和「使用者」的需求。2024 年度，我們完成了對第一代代建白皮書的修訂，分別從運營管控、成本管控、合作溝通、差異化產品、常見問題等五個維度做了詳盡有效的闡述，旨在有效加深合作方對朗詩的信心。

As a pioneer in the real estate agency construction field, Landsea maintains its strategic positioning of "real estate investment bank + green builder." Through the business advantage of "green building + agency construction," it has forged a distinctive asset-light development path, perfectly realizing the transition from "To B" to "To C." At the same time, it takes on the needs of both "customers" and "users." In 2024, we completed the revision of the first-generation agency construction white paper, providing detailed and effective elaboration from five dimensions: operational management, cost control, cooperation communication, differentiated products, and common issues. This aims to effectively enhance the confidence of our partners in Landsea.

朗詩通過與委託方在項目定位、產品體系等方面達成共識，確保開發過程中雙方意見一致，避免分歧，多次榮膺「中國房地產代建優秀品牌」、「中國房地產代建經營品質領軍品牌」等榮譽。

Landsea has reached consensus with clients on project positioning, product systems, and other aspects to ensure alignment of views during the development process and avoid disagreements. It has been honored with titles such as "Excellent Brand in China's Real Estate Agency Construction" and "Leading Brand in the Quality of China's Real Estate Agency Construction Operations" on multiple occasions.



案例：首屆中國房地產代建峰會

Case Study: 1st China Real Estate Agency Construction Summit

2024 年 2 月 28 日，無錫市政府舉行「無難事 悉心辦」政企懇談會房地產企業專場交流活動，邀請 21 家在錫房地產企業以及部分市屬、區屬國有企業座談，朗詩綠色管理受邀出席。

On February 28, 2024, the Wuxi Municipal Government held a special real estate enterprise exchange activity titled "No Difficulties, Attentive Service" as part of a government-enterprise symposium. Twenty-one real estate companies in Wuxi and several municipal and district-level state-owned enterprises were invited to participate. Landsea Green Management was invited to attend.

會上，朗詩榮獲「無錫 2023 年度高質量發展優秀房地產企業」，朗詩地產總裁黃征參與活動，與市政府領導及各家優秀房企交流探討，本次殊榮的獲取，離不開政府部門及合作方的全力支援，這份榮譽也是對朗詩地產的莫大鼓勵。

At the meeting, Landsea was honored as an "Outstanding Real Estate Enterprise in Wuxi for High-Quality Development in 2023." Huang Zheng, President of Landsea Properties, participated in the event and engaged in discussions with municipal government leaders and representatives from other leading real estate companies. The receipt of this honor would not have been possible without the full support of the government departments and partners. This recognition is also a great encouragement for Landsea Properties.



首屆中國房地產代建峰會現場
The venue of the 1st China Real Estate Summit

01

第一章：融綠而行，共繪綠色建築未來

CHAPTER ONE: EMBRACING GREEN, SHAPING THE FUTURE OF GREEN ARCHITECTURE

對於朗詩來說，綠色建築理念與發展不僅是對環境的保護與尊重，更是對未來生活的美好追求。本公司始終將發展建立在「與人友好」、「與環境友好」的基礎之上，將綠色建築作為核心業務，將建築全生命週期管理作為有效途徑，積極探索著可持續發展之路。

For Landsea, the concept and development of green architecture are not only about protecting and respecting the environment but also about pursuing a better future lifestyle. The Company has always built its development on the foundation of being "people-friendly" and "environment-friendly." We have positioned green architecture as our core business and regarded the full life cycle management of buildings as an effective way to actively explore the path of sustainable development.

本章回應的重要性議題：
Materiality of Chapter 1:

- 能源利用
Energy utilization
- 綠色科技創新
Green technology and innovation
- 綠色建築
Green building
- 水及其他資源可持續管理
Sustainable management of water and other resources
- 排放物與廢棄物管理
Emissions and waste management
- 應對氣候變化
Addressing climate change
- 生物多樣性保護
Biodiversity protection
- 負責任的可持續供應鏈建設
Responsible supply chain construction
- 外部經濟環境挑戰與機遇
Challenges and opportunities of external economic environment

本章回應的UNSDGs：
UNSDGs relating to Chapter 1:

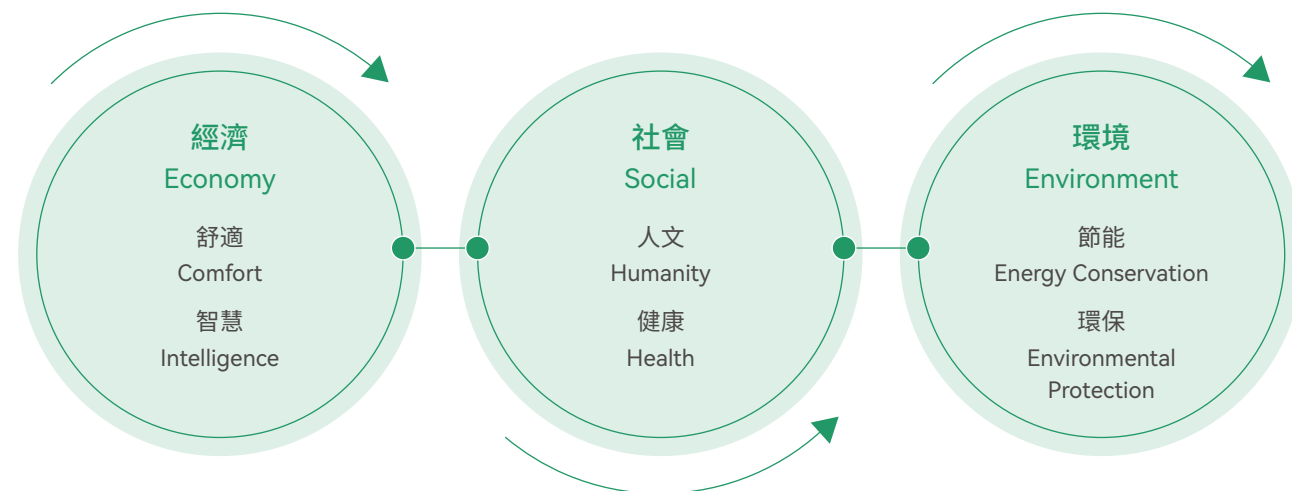


全生命週期綠色項目管理

Full Life Cycle Green Project Management

作為綠色建築領域的先行者，朗詩以標誌性的綠色差異化戰略為核心，不斷革新人居體驗，以全生命週期綠色項目管理為抓手，讓每一個項目注入綠色基因，從規劃、設計、施工到運營維護，全方位保障綠色理念的落地生根。本年度，本公司綠色項目佔比 60.9%，新增 3 個項目綠色認證，分別為蘇州吳鳳和苑綠建二星及蘇州雅樂雲庭項目綠建一星預評估，無錫熙祥雅苑項目綠色二星預評估。

As a pioneer in the field of green building, Landsea takes its signature green differentiation strategy as the core and continuously innovates the human living experience. With full life cycle green project management as the key approach, we infuse every project with green elements, ensuring the implementation of green concepts from planning and design to construction and operation & maintenance. In this year, 60.9% of our projects are green projects. We have added three new green certifications: Suzhou Wu Fengheyuan Green Building Two Stars, Suzhou Yaleyun Ting Project Green Building One Star Pre-assessment, and Wuxi Xixiangyayuan Project Green Two Stars Pre-assessment.



朗詩綠色管理三重底線原則
Landsea's Triple Bottom Line Principle



傳統的「好」The Traditional 'Benefits'

地段好 Good Location	配套好 Good Facilities	建築好 Good Buildings	裝修好 Good Decoration	景觀好 Good Scenery
----------------------	------------------------	-----------------------	------------------------	---------------------

更精益的「好」The Better 'Benefits'



先建築 Comfort-Oriented Architectural Design

朗詩採用被動式設計理念，最大化利用自然條件包括陽光、風力、溫度、濕度等，在規劃初期優先考慮外圍護保溫隔熱、防冷熱橋、高氣密性、建築遮陽等技術，實現節能與舒適共存的居住環境。

Landsea adopts a passive design concept that maximizes the use of natural conditions such as sunlight, wind, temperature, and humidity. We prioritize the utilization of external thermal insulation, anti-cold and hot bridge, high airtightness, and building shading technologies in the early planning stage to achieve an energy saving and comfortable living environment.

後設備 Complemented by Optimal Facilities

當建築將自然氣候最優化利用後仍需人為介入調節時，盡可能的採用以可再生能源為主的設備，減少溫室氣體排放，確保住宅宜居性與舒適性最優化。

When artificial intervention is required for buildings after the optimal utilization of natural climate, equipment primarily dependent on renewable energy shall be adopted to minimize greenhouse gas emissions, which will maximize residential and comfort optimization.

我們通過全流程的標準化建設，建設了完善的制度、高效的管理、科學的調研以及規範的設計，囊括了設計、採購、工程管理、服務、營銷和產品等全項目階段，接力打造高質量產品服務。

We have established comprehensive systems, efficient management, scientific research, and standardized design through the entire process. This covers all project stages, including design, procurement, engineering management, service, marketing, and product development, to create high-quality products and services.

在項目規劃階段 During the project planning phase

朗詩深入分析地理、氣候等自然條件，結合當地文化與居民需求，科學佈局建築與景觀，為綠色建築奠定堅實基礎。

Landsea conducts in-depth analysis of natural conditions such as geography and climate, and integrates local culture and resident needs to scientifically layout the buildings and landscapes, laying a solid foundation for green architecture.

被动式 Passive	主动式 Proactive	可再生能源 Renewable Energy
<ul style="list-style-type: none">建築本體節能措施 Energy-saving measures for building body圍護結構節能措施 Energy-saving measures for enclosure structure建築氣密性控制措施 Building airtightness control measures圍護結構熱橋控制措施 Thermal bridge control measures for enclosure structure	<ul style="list-style-type: none">供暖空調與新風系統方案 Heating, air conditioning, and fresh air system solutions電氣節能方案 Electrical energy-saving solutions生活熱水系統 Domestic hot water systems能耗監測與控制 Energy consumption monitoring and control	<ul style="list-style-type: none">可再生能源應用方案 Renewable Energy Application Solutions朗詩綠色管理綠色建築方案 Landsea Green Management green building solutions

四季如春
Four Seasons as Spring

一条薄被过四季
With a thin quilt passing through the four seasons

滋潤肌膚
Moisturizing Skin

皮膚時時都在做 SPA
Having a SPA for skin every moment

廚房
In Kitchen

夏天也享受
Enjoy even in summer

均勻製冷熱
Uniforming Cooling and Heating

柔和、無菌
Gentle and sterile

舒適滋潤
Comfortable and Moisturizing

相對濕度 30% ~ 70%
With a relative humidity of 30% to 70%

健康療養
Health Therapy

緩解風濕、關節炎等身體問題
Alleviate physical problems such as rheumatism and arthritis

夏天
In Summer

室外 36°C，室內 24°C左右
Indoor temperature is around 24°C while outdoor is 36°C

空氣清新
Fresh Air

層層過濾空氣，鮮氧乾淨清新
Breathing fresh and clean oxygen with layers of filters

呵護寶寶
Baby Care

不用擔心寶寶睡覺蹬被子
Have no worry about the baby kicking blanket while sleeping

冬天
In Winter

室外 -6°C，室內 22°C左右
Indoor temperature is around 22°C while outdoor is -6°C

呼吸關懷
Breathing Care

全新空氣調節理念，有效過濾 PM2.5
Renew air conditioning concept that helps effectively filtering PM2.5

隔絕噪音
Isolating Noise

靜了，睡眠好
Quiet down, and sleep well

遠離黃梅天
Away from the Plum-Rain Season

衣物淨爽
Keep the clothes clean and refreshing

智能控制
Intelligent Control

環境可視 遠程控制 自動調控 情景模式
Visible environment, remote control, automatic regulation, scene mode

實現多維度舒適
Realize multi-dimensional comfort



在設計環節 During the project planning phase

公司集結專業團隊，運用先進綠色技術，打造節能、環保且功能完備的建築方案，確保項目在全生命週期內實現資源高效利用與環境友好。

In the design phase, the Company assembles a team of professionals, employs advanced green technologies, and creates energy-efficient, environmentally friendly, and fully functional building solutions to ensure that the project achieves efficient resource utilization and environmental friendliness throughout its entire life cycle.

卓越的質量 Excellent Quality	<ul style="list-style-type: none">大批量標準化生產構件，幾乎不受天氣影響，且在質量方面更加可靠； Large-scale standardized production of components are mostly unaffected by weather conditions and are more reliable in terms of quality;裝配式建築誤差達毫米級，精度高，且結構抗震性能好； The precision of prefabricated construction is measured in millimeters, with high accuracy and excellent seismic performance;已經享有較完整的標準設計體系。 A relatively complete standard design system.
省時即省力 Saving Time is Saving Effort	<ul style="list-style-type: none">構件生產完成後運輸至現場裝配，簡化工序，加快施工進度； Completed components are transported to the site for assembly, simplifying the process and accelerating construction progress;由於工廠生產不受天氣等自然條件的影響，工期更為可控，與傳統方式手工作業相比生產效率更高； Factory production is not affected by natural conditions such as weather, ensuring a more controllable construction period and increasing production efficiency compared to traditional manual methods;構件在工廠生產完成可以大幅減少人力需求與人工依賴，降低施工人員的勞動強度。 Completion of components at the factory significantly reduces labour demand and reliance on manual labour, thereby reducing the labour intensity of construction workers.
節能與節約 Energy-Saving and Conservation	<ul style="list-style-type: none">施工過程中的物料浪費得到減少，也大大減少了施工現場的建築垃圾； A waste of construction materials is minimized during the construction process, significantly reducing construction waste at the site;幹法現場裝配，實現節水、節電、節材的環保施工； Dry construction and on-site assembly are environmental construction techniques to save water, electricity, and materials;由於疊合板做樓板底膜，外掛板做剪力牆的一側範本，節省了大量範本。 Use of composite panels as the oor membrane and external attachment panels as templates for one side of the shear wall saves a considerable amount of template material.

在施工過程中 During the construction process

朗詩嚴格遵循綠色施工標準，採用環保材料與工藝，減少建築垃圾與污染排放，優化施工流程，降低對周邊環境的影響。2024 年，我們共開展了 225 次項目巡查，發現問題 1,736 條，截至本報告期末解決率約 85%，並將繼續追蹤剩餘問題直至妥善處理。

Landsea strictly adheres to green construction standards, employs environmentally friendly materials and processes, reduces construction waste and pollution emissions, optimizes construction procedures, and minimizes the impact on the surrounding environment. In 2024, we conducted a total of 225 project inspections, identified 1,736 issues, and achieved a resolution rate of approximately 85% by the end of this reporting period. We will continue to track the remaining issues until they are properly resolved.



在項目交付后 After project delivery

公司持續提供專業運維服務，通過智慧化系統實時監測建築能耗與環境指標，及時調整優化，確保綠色建築長期穩定運行，為居民持續提供健康、舒適的居住環境。

The company continues to provide professional operation and maintenance services. Through intelligent systems, we monitor building energy consumption and environmental indicators in real time, make timely adjustments and optimizations, and ensure the long-term stable operation of green buildings. This enables us to continuously provide residents with a healthy and comfortable living environment.

綠色管理
Green Management

在業主的全生活場景與建築的全生命週期內採取可持續服務方式
Serve residents in a sustainable manner in all life circumstances and throughout the building lifecycle

實現服務目標到位、過程優化、回饋循環，最大限度滿足業主需求
Achieve the service goals, optimize the service process, obtain service feedback, and meet residents' needs as much as possible

防災韌性
Disaster Prevention and Resilience

主動管理自然災害、火災等突發災害、與氣候有關的風險以及突發安全性事件等
Actively respond to natural disasters, unexpected disasters such as fires, climate-related risks, and unexpected accidents, minimize their impacts on residents

減少安全隱患、在風險發生時的情況下能夠迅速恢復
Ensure rapid recovery from these disasters, risks, and accidents

污染控制
Pollution Control

對社區運營有關的污染（光、聲、排水等）進行預防和控制
Prevent and control pollution (such as light, noise, and wastewater)

為客戶打造健康的生活環境
Create a healthy living environment

健康福祉
Health and Welfare

在建築內部和外部為業主和用戶提供健康、安全、舒適和無障礙的生活環境
Provide healthy, safe, comfortable, and accessible living environments in and outside the buildings for residents

生態環境
Ecological Environment

了解社區現有環境狀況，設置對社區景觀的長期管理計劃和手段，使社區和它所處的環境產生更廣泛、更友好的融合
Learn about the current environmental situation of communities and work out a long-term community landscape management plan to help communities integrate with their surrounding environment in a more extensive and friendly way

資源循環利用
Resource Recycling

鼓勵負責任和循環地使用實物資源，包括可持續性採購、垃圾分類與廢舊資源循環利用等
Encourage recycling and the utilization of resources in a responsible manner, for example through sustainable procurement, refuse classification, and waste resource recycling

提升生物多樣性以及居住幸福感
Improve biodiversity and living happiness

提高社區運營的可持續性
Enhance the sustainability of community operations

能耗管理
Energy Consumption Management

積極管理社區內能源消耗的各個環節
Manage energy consumption in communities with an active energy management and control method

將社區運營的碳排放降到最低
Minimal carbon emissions and protecting the environment

水資源管理
Water Resource Management

在社區相關場地的全運營過程中可持續地使用水
Use water in a sustainable way in community operations

在建築物的使用壽命內盡量節約水資源
Reduce the total amount of water used during the buildings' service life



旗艦項目 Flagship Projects

多年來，本公司深耕綠色建築領域，以創新驅動產品迭代發展，自 2004 年起不斷推出以理想人居體驗為終極目的綠建產品。

Over the years, the Company has been deeply involved in the field of green building, driving product iteration and development through innovation. Since 2004, we have continuously launched green building products aimed at providing the ultimate ideal living experience.

「自由方舟」，開創綠色居住新時代 "Free Ark" – Pioneering a New Era of Green Living

該項目採用「集中能源 + 戶式系統」的設計理念，通過創新的綠色建築技術和人性化的設計理念，為居民提供「恆溫自由」「恆濕自由」「恆氧自由」「用能自由」等八大綠色健康生活功能，打造了一個健康、舒適、環保的理想家園，真正實現無拘無束的理想人居體驗，開創了綠色居住的新時代。本年度，本公司新建 1 個「自由方舟」項目。

Adopting the design concept of "centralized energy + household systems," the project provides residents with eight major green and healthy living functions, including "constant temperature freedom," "constant humidity freedom," "constant oxygen freedom," and "energy usage freedom." Through innovative green building technologies and people-oriented design concepts, it creates an ideal home that is healthy, comfortable, and environmentally friendly, truly realizing an unrestrained ideal living experience and pioneering a new era of green living. This year, the Company has launched one new "Free Ark" project.



案例：科技加持迭新人居理想，朗詩金鐘湖壹號再造中山人氣佳話

Case Study: Technology-Enhanced Innovation in Living, Landsea Jinzhonghu No.1 Rekindles Zhongshan's Popularity

朗詩金鐘湖壹號是一款美學與科技兼具的迭新產品，引進自由方舟科技系統，是中山首例一星級綠色建築住宅，從「溫度、濕度、新風、聲光、智控、預約、用能、空間」維度，針對「春夏秋冬」四季不同氣候痛點，有效緩解華南地區高溫高濕與典型回南天的氣候痛點，實現四季如春的綠色人居生活。

Landsea Jinzhonghu No.1 is an innovative product that combines aesthetics and technology. It introduces the Free Ark technology system and is the first one-star green building residential project in Zhongshan. It addresses the climatic pain points of different seasons, especially the high temperature and humidity as well as the typical returning south weather in South China, to achieve a green living experience like spring all year round. This is done from the dimensions of "temperature, humidity, fresh air, sound and light, intelligent control, reservation, energy use, and space."



朗詩金鐘湖壹號項目榮獲一星級綠色建築住宅

Landsea Jinzhonghu No.1 Project has been awarded a one-star green building residential certification



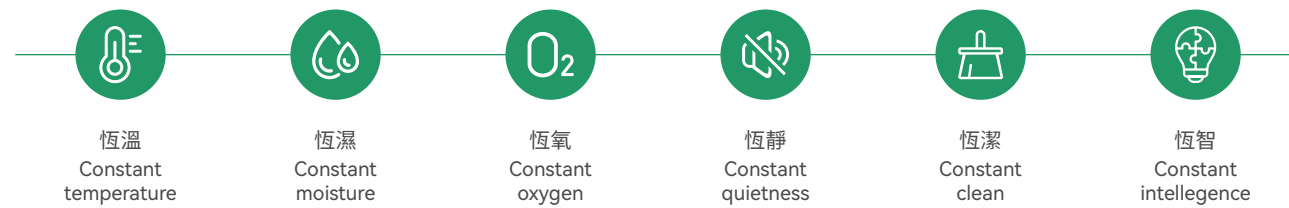
朗詩金鐘湖壹號項目全景圖 Panoramic view of the Landsea Jinzhonghu No.1 Project



「健康堡壘」，守護綠色生活新高度 "Health Fortress," safeguarding a new height of green living

該項目融合了先進的綠色科技與人性化設計，致力於為居民提供一個健康、舒適、環保的理想居住環境。本年度，本公司共在售或交付 5 個「健康堡壘」項目。

The project integrates advanced green technology with people-oriented design, committed to providing residents with an ideal living environment that is healthy, comfortable, and environmentally friendly. This year, the Company has a total of 5 "Health Fortress" projects either on sale or delivered.



自由隨心的 溫度控制 Temperature Control at Your Fingertips

配備高效的輻射供冷供熱系統、置換式新風系統和智慧控制系統，避免傳統空調帶來的溫度、乾濕不均勻和噪音問題的同時，有效減少空氣污染對居民健康的危害。

Equipped with an efficient radiant cooling and heating system, displacement ventilation system, and intelligent control system, the project avoids the issues of uneven temperature and humidity, as well as noise, associated with traditional air conditioning. It also effectively reduces the health hazards of air pollution to residents.

人性化設計 理念 Human- Centric Design Philosophy

採用人性化的設計理念，在室內裝修中使用環保材料，減少甲醛等有害物質的釋放；通過合理的空間規劃，確保每個房間都能獲得充足的自然採光和良好的通風。

Adopting a people-oriented design philosophy, environmentally friendly materials are used in interior decoration to minimize the release of harmful substances like formaldehyde. Through rational spatial planning, each room is ensured to have ample natural lighting and good ventilation.

便捷高效的 隨心智控 Convenient and Efficient Smart Control

配備智慧控制系統，居民可以通過手機應用程式遠端控制家中的設備，實現智慧化的家居管理。

With the intelligent control system in place, residents can remotely control home devices via a mobile application, achieving smart home management.

朗詩「健康堡壘」項目旨在創新綠色建築技術和人性化的設計理念，其不僅是一個居住空間，更是一種健康生活方式的體現，守護著每一位居民的綠色生活新高度。

Landsea's "Health Fortress" project aims to innovate green building technologies and adopt a people-oriented design philosophy. It is not just a living space, but more importantly, a reflection of a healthy lifestyle, safeguarding the new height of green living for every resident.

案例：朗詩·風華裡奠定強勁底蘊

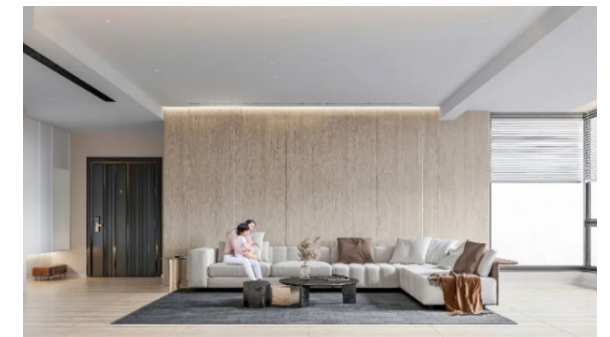
Case Study: Landsea · Fenghuali Lays a Strong Foundation

朗詩·風華裡作為朗詩與姜堰國投通力協作連袂打造的人居範本，不僅雄踞城芯黃金地段，擁享醇熟片區的全維配套資源，更在產品打造上唯精唯深，由外而內反覆運算人居想像。該項目全面配置朗詩 Health+ 健康堡壘，為居者實現從溫濕度、到新風再到聲光等環境因素的智控自由，營造更加舒適的居住環境。

2024 年 9 月，江蘇省自然資源廳發布《推動建設改善型住宅規劃和土地支持政策應用示範案例集》，朗詩·風華里項目成功入選，標誌著朗詩在高質量建設與住宅新技術改造等方面的實力和潛力。

Landsea · Fenghuali, jointly crafted by Landsea and Jiangyan Guotou as a paragon of human habitation, not only occupies a prime urban core location, enjoying the comprehensive supporting resources of a mature district, but also meticulously refines its product from the outside in, repeatedly calculating the imagination of human habitation. The project is fully equipped with Landsea's Health+ Health Fortress, enabling residents to achieve intelligent control over environmental factors such as temperature and humidity, fresh air, and sound and light, thus creating a more comfortable living environment.

In September 2024, the Jiangsu Provincial Department of Natural Resources released the "Compilation of Demonstration Cases for the Application of Planning and Land Support Policies to Promote the Construction of Improved Residential Buildings." The successful inclusion of the Landsea · Fenghuali project signifies Landsea's strength and potential in high-quality construction and the transformation of new residential technologies.



室內意向圖
Interior Renderings



高層立面意向圖
High-rise Facade Renderings



入選江蘇省《推動建設改善型住宅規劃和土地支持政策應用示範案例集》

Included in Jiangsu Province's "Compilation of Demonstration Cases for the Application of Planning and Land Support Policies to Promote the Construction of Improved Residential Buildings"

全方位環境管理

Comprehensive Environmental Management

本公司不僅在建築項目中融入綠色理念，更建設有高標準、嚴要求的環境管理體系，旨在通过全方位的环境管理措施，實現資源節約、能效提升以及污染有效控制的全方位環境管理。本報告期內，本公司出現 0 起環境事故。

The Company not only integrates green concepts into construction projects but also establishes a high-standard, stringent environmental management system. This system aims to achieve comprehensive environmental management through all-round measures, including resource conservation, energy efficiency improvement, and effective pollution control. During the reporting period, the Company had 0 environmental accidents.

在項目施工過程中，我們嚴格遵循國家相關法律法規和行業標準，採用先進的綠色建築技術和環保材料，減少施工過程中的環境污染，同時確保建築的耐用性和安全性。2024 年，我們共開展了 225 次項目巡查，發現問題 1,736 條，截至本報告期末解決率約 85%，並將繼續追蹤剩餘問題直至妥善處理。

During the construction process, we strictly adhere to relevant national laws, regulations, and industry standards. We employ advanced green building technologies and environmentally friendly materials to reduce environmental pollution during construction while ensuring the durability and safety of the buildings. In 2024, we conducted a total of 225 project inspections, identified 1,736 issues, and achieved a resolution rate of approximately 85% by the end of this reporting period. We will continue to track the remaining issues until they are properly resolved.

資源可持續利用

Resource Sustainable Utilization

本公司於內部建立《設計資源庫管理辦法》等制度，在發展中尋求創新解決方案，實現業務輕量化並減少資源浪費。

We have established internal systems such as the *Design Resource Library Management Measures* to seek innovative solutions in our development, achieve business lightness, and reduce resource waste.

對於水資源 For water resource

我們高度重視節約工作與循環利用，嚴格遵守《中華人民共和國水污染防治法》《城市節約用水管理規定》等政策法規。本公司主要用水來源於市政供水，所有污水均按要求排放至市政污水管道，保障無任何外排廢水。2024 年，本公司未遇到任何取水問題。

We place great emphasis on water conservation and recycling, strictly adhering to policies and regulations such as *the Water Pollution Prevention and Control Law of the People's Republic of China* and *the Urban Water Conservation Management Regulations*. The company's primary water source is municipal water supply, and all wastewater is discharged into the municipal sewage pipeline as required, ensuring no unauthorized discharge of wastewater. In 2024, the company did not encounter any water withdrawal issues.

對於能源使用 For energy utility

我們嚴格遵守《中華人民共和國節約能源法》《「十四五」節能減排綜合工作方案》《節約用電管理辦法》等法律法規，力求將項目全生命週期各個環節的能源消耗將至最低。此外我們積極鼓勵、定期宣傳節能減排理念，促使上下游共同節能降耗。

For energy utility, we strictly comply with laws and regulations such as *the Energy Conservation Law of the People's Republic of China*, *the 14th Five-Year Plan Comprehensive Work Plan for Energy Conservation and Emission Reduction*, and *the Electricity Conservation Management Measures*, striving to minimize energy consumption at every stage of a project's life cycle. Additionally, we actively promote and regularly publicize the concept of energy conservation and emission reduction to encourage energy-saving efforts throughout the supply chain.

目標
Objective

推動更多「零碳建築」發展，提高可再生能源使用佔比。
To promote the development of more "zero-carbon buildings" and increase the proportion of renewable energy use.

舉措
Measures

提高新建項目以及運營中業務的可再生能源使用比例；提高建築能效；安裝屋頂光伏，實現清潔電力自發自用；結合其他節能措施、節能系統與樓棟設計的優化，使可再生能源產能大於建築能耗水平。
Increase the proportion of renewable energy use in new projects and ongoing operations; enhance building energy efficiency; install rooftop photovoltaics to generate clean electricity for self-use; and combine other energy-saving measures, systems, and optimized building design to ensure that renewable energy production exceeds building energy consumption levels.

2024 年度進展
2024 Progress

外購電力能耗降低約 52%
Purchased electricity energy consumption was reduced by approximately 52%.

目標
Objective

致力於降低水資源消耗，提升用水效率。
To reduce water consumption and improve water efficiency.

舉措
Measures

在項目建設的全生命週期中，我們嚴格規定節約用水制度，妥善設計用水能效提升方案，在建築室內盡可能裝配更多節水型水龍頭與馬桶。
Throughout the entire life cycle of projects, we strictly enforce water-saving regulations and design effective water efficiency improvement plans. We also install as many water-saving faucets and toilets as possible in building interiors.

2024 年度進展
2024 Progress

總耗水量降低約 70%
Total water consumption was reduced by approximately 70%.

對於土地資源For land resource

我們嚴格遵守國家制定的土壤保護的相關政策，在施工過程中節約用地，遵守用地面積最小化原則，最大程度上減少因工對土地的干擾。在日常建設過程中，我們：

We strictly adhere to national policies regarding soil protection. During construction, we conserve land use and follow the principle of minimizing land area, thereby reducing interference with the land to the greatest extent possible. In our daily construction activities, we:

- 多實施裝配式建築，避免對暫時所佔土地進行污染；
Extensively implement prefabricated construction to avoid contaminating temporarily occupied land;
- 在鋪設施工現場道路時，我們將臨時道路與永久道路靈活結合，或者採取環形通路的鋪設方式，以此盡量減少道路的佔地面積；
When laying construction site roads, we flexibly combine temporary roads with permanent ones, or adopt a circular layout to minimize the land area occupied by roads;
- 在施工造成的裸土區及時種植速生草種，以保護生態環境；
Promptly plant fast-growing grass species in areas of bare soil caused by construction to protect the ecological environment;
- 設置地表排水系統、穩定斜坡、以及植被覆蓋等解決施工過程中容易發生地表徑流土壤流失的問題。
Install surface drainage systems, stabilize slopes, and provide vegetation cover to address issues of surface runoff and soil erosion that can easily occur during construction.

對於辦公資源For office resources

我們於公司內部建立《辦公樓環境管理指引》，發行《綠色辦公、綠色出行倡議書》，旨在將綠色辦公理念深植人心。在日常辦公過程中，我們：

We have established the *Office Building Environmental Management Guidelines* within the company and issued the *Green Office and Green Travel Initiative* to deeply embed the concept of green office practices. In our daily office operations, we:

- 推行無紙化辦公與線上會議，希望減少非必要線下辦公帶來的碳排放；
Promote paperless office practices and online meetings to reduce carbon emissions from unnecessary offline office activities;
- 提倡步行，倡導乘坐公共交通工具以代替開私家車，並鼓勵使用新能源車代替燃油車；
Encourage walking and the use of public transportation instead of private cars, and advocate for the use of new energy vehicles over fuel-powered vehicles;
- 減少制冷劑無謂消耗，空調冬季不高於 20 攝氏度，夏季不低於 26 攝氏度，節約電力消耗；
Minimize unnecessary consumption of refrigerants, setting the maximum temperature for air conditioning at 20°C in winter and the minimum at 26°C in summer to save electricity;
- 節約用電，要求長期離開辦公區域需要關閉照明設備。
Save electricity by requiring that lighting equipment be turned off when leaving the office area for an extended period.

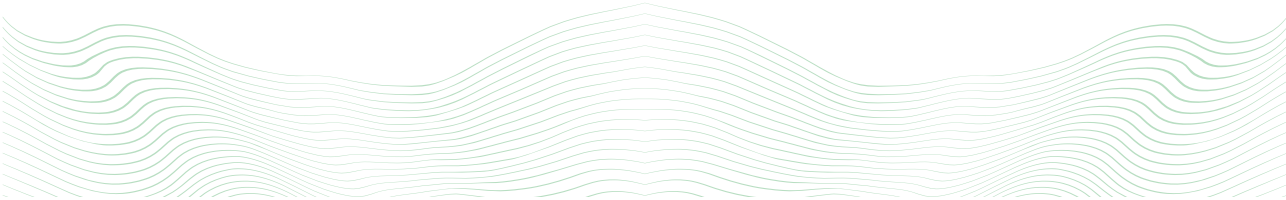
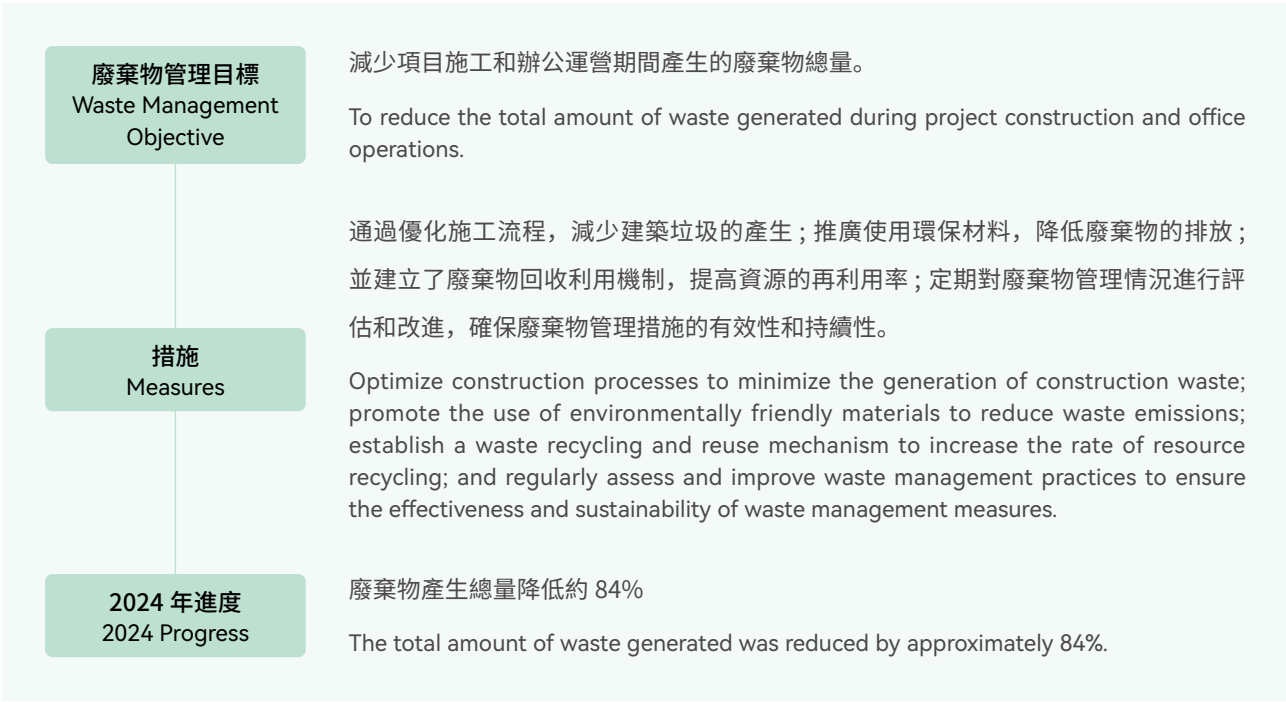
廢棄物管理
Waste Management

本公司將廢棄物管理視為綠色建築全生命週期可持續發展的關鍵環節，嚴格遵循《中華人民共和國固體廢物污染環境防制法》《危險廢物貯存污染控制標準》等政策，確保廢棄物管理的合法合規。

The company regards waste management as a key link in the sustainable development of the entire life cycle of green buildings, and strictly complies with policies such as the *Solid Waste Pollution Prevention and Control Law of the People's Republic of China* and the *Pollution Control Standards for the Storage of Hazardous Wastes*, to ensure the legality and compliance of waste management.

在項目施工階段，我們要求施工單位及時清運產生的固體廢物，並按照環境衛生行政主管部門的規定進行利用或處置；同時還積極推廣廢棄物的分類收集、貯存和處置，減少廢棄物對環境的污染。

During the project construction phase, we require construction units to promptly remove the solid waste generated and to utilize or dispose of it in accordance with the regulations of the environmental sanitation administrative authorities. At the same time, we actively promote the classification, collection, storage, and disposal of waste to reduce the environmental pollution caused by waste.



污染控制

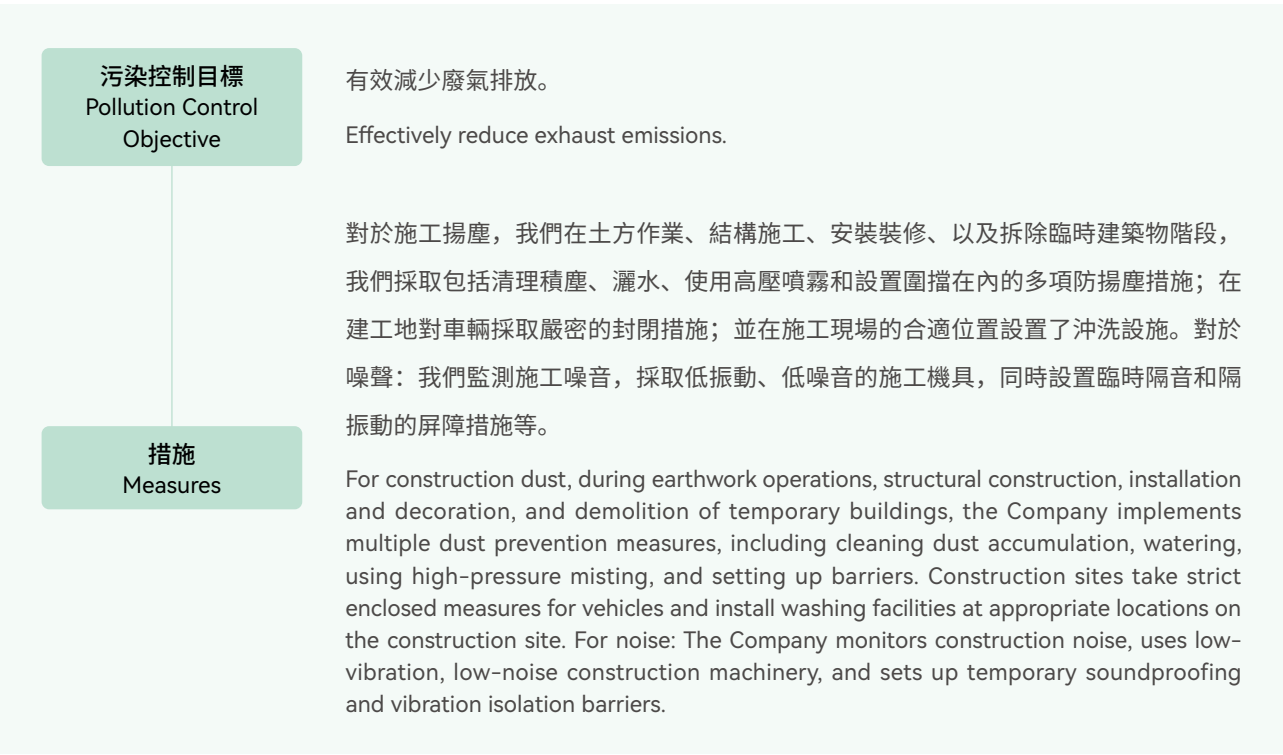
Pollution Control

本公司視污染控制為綠色建築的環境底線。我們依據《綠色建築評價標準》GB/T50378-2019（2024 年版），對室內空氣中的氨、甲醛、苯、總揮發性有機物、氬等污染物濃度進行嚴格控制，確保符合現行國家標準《室內空氣質量標準》GB/T 18883 的有關規定；還採取措施避免廚房、餐廳、列印複印室、衛生間、地下車庫等區域的空氣和污染物串通到其他空間，防止排氣倒灌。

The Company regards pollution control as the environmental baseline for green buildings. In accordance with the *Green Building Evaluation Standard* GB/T50378-2019 (2024 edition), we strictly control the concentration of pollutants such as ammonia, formaldehyde, benzene, total volatile organic compounds, and radon in indoor air to ensure compliance with the relevant provisions of the current national standard *Indoor Air Quality Standard* GB/T 18883. Measures are also taken to prevent the air and pollutants from areas such as kitchens, dining rooms, printing and copying rooms, restrooms, and underground garages from mixing into other spaces and to avoid exhaust backdraft.

此外，我們特別注重源頭和過程控制，遵循《揮發性有機物（VOCs）污染防治技術政策》，在建築裝飾裝修行業推廣使用符合環境標誌產品技術要求的建築塗料、低有機溶劑型木器漆和膠粘劑，逐步減少有機溶劑型塗料的使用。

Moreover, The Company pays special attention to source and process control, following the *Technical Policy on the Prevention and Control of Volatile Organic Compounds (VOCs) Pollution*. In the building decoration and renovation industry, The Company promotes the use of building coatings, low organic solvent wood paints, and adhesives that meet the technical requirements for environmental labeling products, gradually reducing the use of organic solvent-based coatings.



積極應對氣候變化

Proactive Response to Climate Change

氣候管治與策略

Climate Governance and Strategy

作為負責任的綠色地產企業，朗詩始終將緩解氣候變化、減少碳排放作為公司己任，將適應與應對氣候變化帶來的影響作為公司實體風險防控的重中之重。2024 年，我們繼續根植於「雙碳」政策，以內部《碳中和路線圖》為指導，將氣候變化相關事務的管理融入公司 ESG 管治體系中，定期識別「風險」與「機遇」，確保氣候行動科學有效進展。

As a responsible green real estate company, Landsea has always regarded the mitigation of climate change and reduction of carbon emissions as its corporate responsibility, and has prioritized the adaptation to and response to the impacts of climate change as a key focus in the company's risk management. In 2024, we continued to build on the "dual carbon" policies, guided by the internal *Carbon Neutrality Roadmap*, and integrated the management of climate change-related matters into the company's ESG governance system. We regularly identified "risks" and "opportunities" to ensure the scientific and effective progress of climate actions.

氣候風險把控

Climate Risk Management

本年度，我們依據已識別出的氣候實體風險與轉型風險，以及氣候機遇進行深入分析，制定出一系列應對、應變措施。

This Year, based on the identified climate physical risks and transition risks, as well as climate opportunities, we conducted in-depth analyses and developed a series of response and adaptation measures.



風險類別 Rist Category	具體風險 Specific Risk	應對措施 Response Measures
實體風險 Physical Risk	<ul style="list-style-type: none">暴雨與強對流天氣：影響工程施工和進度、導致生態環境保護工作停止、對建築結構安全造成威脅 Heavy rainfall and strong convective weather: Impact construction work and progress, halt ecological and environmental protection efforts, threaten building structural safety	<ul style="list-style-type: none">強化工程管理 Strengthen projects management
	<ul style="list-style-type: none">颱風與颶風：造成基礎設施損害、增加安全風險 Typhoons and hurricanes: Cause infrastructure damage, increase safety risks極端高溫：影響工人戶外作業人身安全 Extreme heat: Affect worker safety during outdoor activities * Strengthen engineering management	<ul style="list-style-type: none">制定相應的應急預案 Develop corresponding emergency plans研發更堅固的建築材料與結構 Research and develop more robust building materials and structures
轉型風險 Transition Risk	<ul style="list-style-type: none">政策與法規改變：政策對企業減排政策的縮緊導致環保成本提升 Policy and regulatory changes: Tightening of corporate emission reduction policies leads to increased environmental protection costs	<ul style="list-style-type: none">緊跟政策動態與方向，完善內部制度法規與實踐 Keep abreast of policy dynamics and directions, improve internal systems, regulations, and practices
	<ul style="list-style-type: none">市場偏好：綠色建築行業競爭激烈，增加公司競爭壓力 Market preferences: Fierce competition in the green building industry, increased company competitive pressure	<ul style="list-style-type: none">增加對綠色產品的研發投入以應對消費者需求 Increase R&D investment in green products to meet consumer demand

氣候指標與目標

Climate Metrics and Targets

2024 年，我們繼續貫徹「直接減碳優先於消除，消除優先於抵銷」的原則，主動統計年度總碳排放與排放強度，通過辦公節能降耗、鼓勵綠色出行、增加可再生能源使用比例、探索與發展建築全生命週期減排計畫等具體行動，踐行朗詩氣候變化應對與可持續發展方面的承諾與目標。本年度，我們的溫室氣體排放總量（範圍一、二）下降約 53%。

In 2024, we continued to implement the principle of "prioritizing direct carbon reduction over elimination, and elimination over offsetting." We proactively calculated our annual total carbon emissions and emission intensity. Through specific actions such as energy conservation in offices, encouraging green travel, increasing the proportion of renewable energy use, and exploring and developing carbon reduction plans for the entire life cycle of buildings, we fulfilled our commitments and goals in responding to climate change and sustainable development. This year, our total greenhouse gas emissions (Scope 1 and 2) decreased by approximately 53%.

可持續綠色供應鏈

Sustainable Green Supply Chain

作為「綠鏈行動」主要發起人之一，朗詩建立了嚴格、合規和負責任的供應了管理體系，採用陽光招採政策，攜手上下游夥伴共同塑造具有韌性的可持續供應鏈。

As one of the main initiators of the “Green Supply Chain Action”, Landsea has established a strict, compliant, and responsible supply chain management system. We adopt a transparent procurement policy and work with upstream and downstream partners to jointly shape a resilient and sustainable supply chain.

供應鏈管理

Supply Chain Management

本公司嚴格遵守《中華人民共和國招投標法》《中華人民共和國政府採購法》等國家法律法規，於公司內部制定《採購管理辦法採購管理辦法》《朗詩陽光採購政策》及《供應商審核制度》等內部供應鏈管理制度，堅持「不綠色 不採購」的原則，將 ESG 作為供應商篩選與考核的關鍵因素。本年度，我們共入庫 297 家供應商，在商業道德、人權及勞工方面出現 0 起重大違法違規經營事件。

The Company strictly complies with national laws and regulations such as the *Bidding and Tendering Law of the People's Republic of China* and the *Government Procurement Law of the People's Republic of China*. We have established internal supply chain management systems within the company, including the *Procurement Management Measures*, *Landsea's Transparent Procurement Policy*, and the *Supplier Audit System*. We adhere to the principle of "no green, no procurement" and regard ESG as a key factor in supplier selection and assessment. This year, we have added 297 suppliers to our database, with 0 major illegal or non-compliant business incidents in terms of business ethics, human rights, and labor.

我們聯袂多家企業發起「綠鏈行動」，旨在更好地肩負起上下游責任。我們尋找在環境合規方面履約優秀的企業形成「白名單」，深入挖掘在節能環保、低碳轉型方面的優秀企業形成「綠名單」。截至 2024 年底，白名單共收錄 100 多萬家供應商企業，26 個品類「綠名單」導則，其中 70 多家供應商企業進入綠名單。

We have jointly launched the “Green Supply Chain Action” with several companies to better fulfill our responsibilities upstream and downstream. We identify companies that perform excellently in environmental compliance to form a "white list" and further select outstanding companies in energy conservation, environmental protection, and low-carbon transformation to form a "green list." By the end of 2024, the white list had included over 1 million supplier companies, and 26 categories of "green list" guidelines had been established, with more than 70 supplier companies entering the green list.



供應鏈管理目標 Supply Chain Management Objective	供應商環境合規審查率維持 100%。 Maintain a 100% supplier environmental compliance review rate.
措施 Measures	求供應商在「蔚藍地圖」網站提供企業的環境監管信息，並督促和要求不合格企業採取及時整改措施。 Require suppliers to provide their environmental regulatory information on the "Blue Map" website and urge and require non-compliant companies to take timely corrective measures.
2024 年進度 2024 Progress	供應商環境合規審查率 100% The supplier environmental compliance review rate was 100%.

廉潔採購

Integrity in Procurement

本公司秉持著「陽光採購」原則，對供應商進行入庫審核、資質審核、業績審核，通過天眼查等軟件，審核供應商信用，確保供應商合法、守信、綠色。

The Company adheres to the "transparent procurement" principle, conducting thorough reviews of suppliers' eligibility, qualifications, and performance. Utilizing software tools such as Tianyancha, we verify the creditworthiness of suppliers to ensure their legality, trustworthiness, and commitment to green practices.



綠色採購

Green Procurement

本公司嚴格要求投標企業在供應商環境信息網站「蔚藍地圖」上提供企業的環境監管信息依據，並強調透明度和公開性的重要性。

The Company strictly requires bidding enterprises to provide their environmental regulatory information on the supplier environmental information website "Blue Map," emphasizing the importance of transparency and openness.

木製品採購承諾

Timber Procurement Commitment

作為世界自然基金會 (WWF) 「全球森林貿易網絡」的成員之一，我們支援可持續的森林經營和負責任的林產品貿易，積極發佈木製品採購承諾。

我們承諾：

- 不採購來自高保護價值森林的木材，除非該森林已經獲得 FSC 認證。
- 不採購《瀕危野生動植物國際貿易公約》所列樹種，除非供應商能夠提供瀕危管理機構出具的允許銷售的恰當許可。
- 不採購來自戰亂或林權有爭議地區木材的應用。
- 不採購將林業用地轉換為非林業用地來源的木材。
- 不採購轉基因木材。
- 不採購將天然林轉變成人工林來源的木材。
- 逐步增加合法木材及獲得 FSC 認證木材的應用。

As a member of the World Wildlife Fund's (WWF) "Global Forest Trade Network," we support sustainable forest management and responsible forest product trade, actively publishing timber procurement commitments.

We commit to:

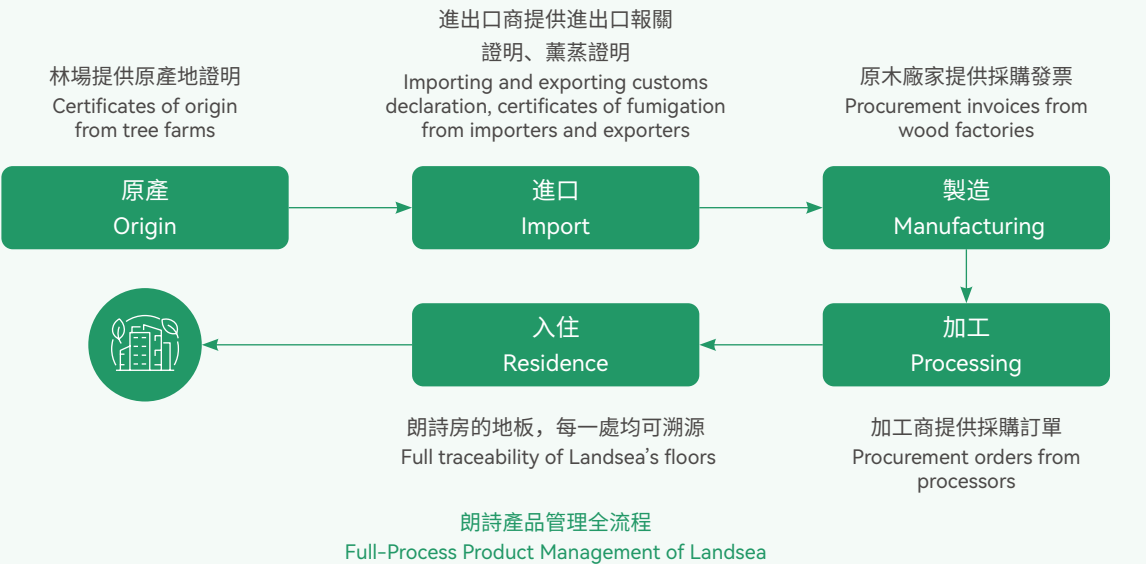
- Not purchasing timber from high conservation value forests unless the forest has obtained FSC certification.
- Not purchasing timber from tree species listed in the *Convention on International Trade in Endangered Species of Wild Fauna and Flora* unless the supplier can provide an appropriate permit from the endangered species management authority allowing for sale.
- Not purchasing timber from regions in conflict or with disputed forest ownership.
- Not purchasing timber from sources where forest land has been converted to non-forest land.
- Not purchasing genetically modified timber.
- Not purchasing timber from sources where natural forests have been converted to plantations.
- Gradually increasing the use of legal and FSC-certified timber.

在生產過程中，我們對於木材的來源、採購、進出口、製造加工等各個環節進行全面把控，確保每一環節的合法性和追溯性。

In the production process, we comprehensively control every link in the chain of timber sourcing, procurement, import/export, and manufacturing processing to ensure the legality and traceability of each step.

可追溯合規材料

Traceable and Compliant Materials



02

第二章：融責而進， 共創社會永續價值

CHAPTER TWO: INTEGRATING RESPONSIBILITY, CREATING SUSTAINABLE SOCIAL VALUE

在發展的道路上，朗詩綠色管理始終秉持著將社會責任融入企業的核心價值觀的理念，以高質量的項目交付、優質的客戶服務、陽光透明的職場環境以及對社區的積極貢獻為支點，努力在實現企業目標的同時，為社會創造更大的價值。

On the path of development, Landsea Green Management has always adhered to the concept of integrating social responsibility into the core values of the enterprise. With high-quality project delivery, excellent customer service, a transparent workplace environment, and active contributions to the community as the fulcrum, we strive to create greater value for society while achieving corporate goals.

本章回應的重要性議題： Materiality of Chapter 2:

員工培訓與發展
Employee training and development

員工吸引與留用
Employee attraction and retention

多元化及平等僱傭
Diversification and equal employment

客戶服務與滿意度
Client service and satisfaction

數據安全與隱私保護
Data security and privacy protection

社區與公益
Community and public welfare

職業健康與安全
Occupational health and safety

負責任營銷
Responsible marketing

本章回應的UNSDGs：
UNSDGs relating to Chapter 2:



高品質保交付

High-Quality and Timely Delivery

本公司將高品質與保交付作為企業發展的核心目標。我們通過嚴格的项目管理和品質控制體系，確保每一個交付的项目都能達到高標準的品質要求；始終堅守交付保障的承諾，積極應對市場變化，確保项目的順利交付。2024 年，我們累計交付項目 14 個，共 6,080 套房產，交付面積高達 775,191.35 平方米。

The Company regards high quality and timely delivery as the core objectives of corporate development. Through a rigorous project management and quality control system, we ensure that every delivered project meets high-standard quality requirements. We always uphold our commitment to delivery assurance, actively respond to market changes, and ensure the smooth delivery of projects. In 2024, we delivered a total of 14 projects, comprising 6,080 residential units, with a delivery area reaching 775,191.35 square meters.

完善的品控體系

Robust Quality Control System

朗詩建立了完善的品控體系，涵蓋建築、景觀與室內等各個方面的《品控體系管理制度》，確保了每一個項目從設計到交付的每一個環節都能達到高標準的品質要求。2024 年，我們進一步完善和補充了品控措施，製作品控工具表督促各參與人員提升品控意識，對項目質量進行精細化管理。

Landsea has established a comprehensive quality control system, covering various aspects such as architecture, landscaping, and interiors through the *Quality Control System Management Regulations*. This ensures that every project meets high-standard quality requirements from design to delivery. In 2024, we further refined and supplemented our quality control measures, creating quality control tool tables to encourage all participants to enhance their quality control awareness and implement refined management of project quality.

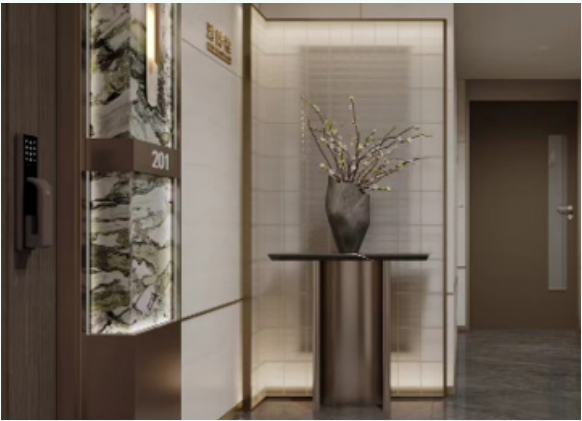
朗詩綠色管理品控體系管理制度要點

Key Points of Landsea Green Management's Quality Control System Management Regulations

建築品控 Architecture Quality Control		景觀品控 Landscape Quality Control		室內品控 Interior Quality Control	
差異化 品控措施 Differentiated Quality Control Measures	立面控制 措施 Facade Control Measures	一體化 品控措施 Integrated Quality Control Measures	落地性 品控措施 Implementation- Oriented Quality Control Measures	專項設計 品控措施 Specialized Design Quality Control Measures	專業間品控 交圈措施 Inter-Professional Quality Control Coordination Measures

建築品控成效——婁葑項目

Architectural Quality Control Achievements – Lougang Project



進戶門增加歸家儀式裝飾造型
Added decorative elements to the entrance doors to enhance the sense of homecoming



地下大堂單元門調整為電動門
Changed the underground lobby unit doors to electric doors



兒童區、活動區增設卡通 IP 主題
Installed cartoon IP-themed areas in the children's and activity zones

景觀品控成效——獅山項目

Landscape Quality Control Achievements – Shishan Project

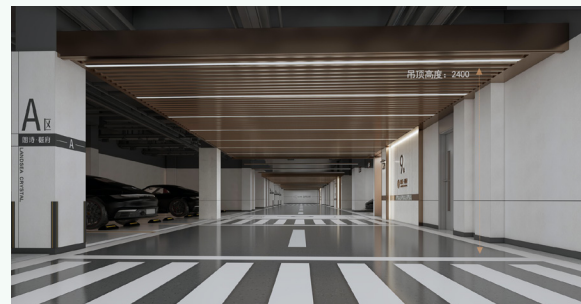


根據今年地產景觀鋪裝反覆運算的情況，考慮局部節點增加拼花鋪裝
Based on the repeated calculations of real estate landscape paving this year, considered adding mosaic paving to some local nodes

度假區樣板段施工后，發現大門細節不佳，針對性的提升細節處理
After the construction of the resort sample section, found that the gate details were not satisfactory and carried out targeted detail improvements

室內品控成效——盛澤項目

Interior Quality Control Achievements – Shengze Project



提升汽車坡道頂面採用發光穿孔鋁板
Upgraded the car ramp ceiling to use luminous perforated aluminum panels

提升車道吊頂，採用分段鋁方通吊頂
Improved the lane ceiling by adopting segmented aluminum square tube ceilings



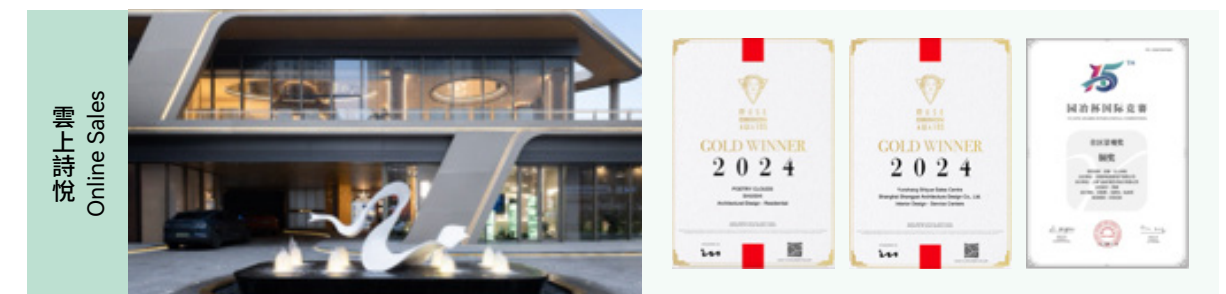
提升地庫主要節點處背景牆
Enhanced the background walls at the main nodes of the underground garage

案例：朗詩錫常公司品控設計獲多個獎項

Case Study: Landsea Wuxi-Changzhou Company's Quality Control Design Wins Multiple Awards

2024 年，錫常公司設計部門從產品端全面挖掘政策要點及規範技術要點，多維度挖掘產品價值點，多個項目榮獲國際設計獎項。

In 2024, the design department of Landsea Wuxi-Changzhou Company fully explored policy and technical specifications from the product end and mined product value points from multiple dimensions. As a result, several projects won international design awards.



熙惠府
Landscape Quality



錦尚天華
Landscape Quality



熙悅春秋
Landscape Quality





高質量安全標竿 High-Quality Safety Benchmark

本公司對安全施工相關工作給予了高度的重視，將其視為對每一位員工和合作夥伴生命安全的莊嚴承諾。我們通過建立完善的安全管理體系和嚴格的監督機制，制定詳細且涵蓋從項目規劃、施工到竣工驗收的每一個環節的安全施工標準和操作流程，確保每一個專案都能在安全的環境中順利推進。本年度，本公司百賢庭項目榮獲未央區住建領域建築施工質量安全管理標竿項目榮譽。

The Company places great emphasis on safety-related construction work, regarding it as a solemn commitment to the life safety of every employee and partner. We have established a comprehensive safety management system and a strict supervision mechanism, and have formulated detailed safety construction standards and operating procedures that cover every link from project planning, construction to completion acceptance, ensuring that each project can proceed smoothly in a safe environment. This year, the Company's Bai Xian Ting project has been honored as a benchmark project in quality and safety management in the construction field of the Weiyang District.



朗詩·百賢庭項目榮獲年度建築施工質量安全管理標竿項目
Landsea·Bai Xian Ting Project has been awarded the title of
Benchmark Project in Construction Quality and Safety Management
annually

優質客戶服務

Quality Customer Service

本公司致力於提供全方位、高品質的客戶服務，確保客戶在購房、入住和售後的每一個環節都能感受到朗詩的關懷與專業。2024 年，我們針對項目交付後的各類客訴問題進行梳理，將風險前置化，制定了《客服審圖檢查要點》，更好地規避了交付後的投訴風險。

建立了完善的客戶投訴處理機制，客戶可以通過電話、電子郵件或信件等多種方式隨時提出投訴和建議。一旦收到投訴，我們會立即啟動相關流程，進行嚴格的調查和整改，確保問題得到快速解決。公司會定期對投訴處理結果進行定期回訪，確保客戶的需求得到充分滿足。

此外，朗詩高度重視客戶隱私和資訊安全，嚴格遵守相關法律法規，制定了詳細的隱私政策，明確告知客戶數據的收集、使用和存儲方式，並確保所有數據處理活動都在客戶明確同意的基礎上進行。我們還定期對內部員工進行隱私保護培訓，強化員工的隱私保護意識，防止客戶信息洩露。

The Company is committed to providing comprehensive and high-quality customer service, ensuring that customers feel Landsea's care and professionalism at every stage of purchasing, moving in, and after-sales. In 2024, we reviewed various customer complaints after project delivery, preempted risks, and formulated the *Customer Service Drawing Review Checklist* to better avoid post-delivery complaint risks.

We have established a comprehensive customer complaint handling mechanism. Customers can file complaints and suggestions at any time through multiple channels such as phone, email, or mail. Once a complaint is received, we immediately initiate the relevant process, conduct a strict investigation and rectification, and ensure that the issue is resolved quickly. The company regularly follows up on the results of complaint handling to ensure that customer needs are fully met.

Moreover, Landsea highly values customer privacy and information security, strictly complies with relevant laws and regulations, and has established a detailed privacy policy. We clearly inform customers of the collection, use, and storage of data, and ensure that all data processing activities are conducted with the customer's explicit consent. We also regularly provide privacy protection training for internal employees to enhance their awareness of privacy protection and prevent customer information leakage.

售前風控優化

Pre-Sales Risk Control Optimization

本年度，我們積極推行銷售端前置銷售合同的風控優化措施，旨在從源頭規避潛在風險，提升客戶滿意度和企業運營效率，確保了合同的規範性和透明度的同時效減少了因信息不對稱或溝通不暢導致的客戶投訴和法律糾紛。

This year, we actively implemented risk control optimization measures for pre-sales contracts at the sales end, aiming to avoid potential risks at the source, enhance customer satisfaction and corporate operational efficiency, and ensure the standardization and transparency of contracts while effectively reducing customer complaints and legal disputes caused by information asymmetry or poor communication.

售前風控優化措施
Pre-Sales Risk Control Optimization Measures

交付標準的一致性
Consistency of Delivery Standards

合同約定的交付標準與樣板間展示交付標準及政府報審保持一致。

The delivery standards stipulated in the contract should be consistent with the standards displayed in the show units and those submitted to the government for approval.

合同附圖與報規圖紙的一致性
Consistency of Contract Attachments and Planning Drawings

確保合同附圖與報規圖紙保持一致，避免因圖紙不一致導致的客戶誤解和法律風險。

Ensure that the drawings attached to the contract are consistent with the planning drawings to avoid customer misunderstandings and legal risks caused by discrepancies.

售樓處展示的優化
Optimization of Sales Office Display

對紅線內外不利因素進行詳細核對，並與設計充分溝通，確保售樓處公示內容的準確性和完整性。

Conduct a detailed review of adverse factors both within and outside the red line, and communicate fully with the design team to ensure the accuracy and completeness of the content displayed at the sales office.

1 交付時間與產證辦理時間的明確約定
Clear Agreement on Delivery and Title Deed Processing Time

在銷售合同中與項目確認交付時間及產證辦理時間，確保不出現延期違約情況。

2 Specify the delivery time and title deed processing time in the sales contract to ensure no delay or breach of contract occurs.

3 不利因素的全面披露
Full Disclosure of Adverse Factors

紅線內外的不利因素需寫入合同補充條款及簽約須知，並與售樓處公示內容保持一致。

Adverse factors both within and outside the red line should be included in the contract supplementary terms and signing instructions, and should be consistent with the content displayed at the sales office.

5 樣板間展示的規範管理
Standard Management of Show Unit Display

門口戶型圖與交付保持一致，如涉及改造，需在樣板間相應位置醒目提示。

6 The entrance unit diagrams should be consistent with the delivery standards. If any modifications are involved, they should be prominently indicated in the corresponding positions of the show units.

負責任的特色營銷
Responsible and Unique Marketing

「先住後買」
"Try Before You Buy"

「樣板間試住」、「科技住宅先買後住」等是朗詩一直以來的特色行銷理念，讓客戶身臨其境、親身感受朗詩產品的魅力。2024 年，本公司在無錫、蘇州、如皋、中山、臨安等項目上，開展了 40 多場相關活動。

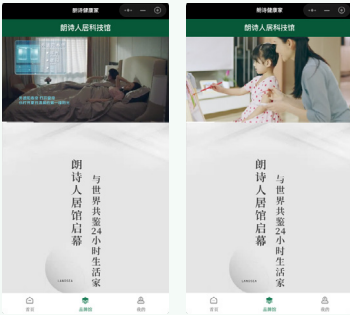
"Show unit trial living" and "Technology homes: buy after you try" have always been Landsea's unique marketing concepts, allowing customers to immerse themselves and personally experience the charm of Landsea's products. In 2024, the Company conducted over 40 related activities in projects in Wuxi, Suzhou, Rugao, Zhongshan, Lin'an, and other locations.

線上營銷新方式
New Methods of Online Marketing

線上售樓處小程序
Online Sales Office Mini-Program

朗詩健康家線上售樓處展示了項目詳情、沙盤、區位、交通、戶型、開發進度、3D 看房等客戶關注的資訊，並通過直播、圖文、視頻等方式不定期與客戶互動。截至本報告期末，朗詩健康家小程序共「打造」40 個線上售樓處。

Landsea's Healthy Home online sales office showcases detailed project information, models, locations, transportation, floor plans, development progress, 3D virtual tours, and other information that customers care about. It also interacts with customers regularly through live broadcasts, images, text, and videos. As of the end of this reporting period, Landsea's Healthy Home mini-program has "created" 40 online sales offices.



朗詩健康家小程序截圖
Screenshot of Landsea Healthy Home Mini-Program

線上直播銷售
Online Live Sales

2024 年，錫常公司線上直播 300 多場，產生流量 200 萬 +，並直接達成 10 餘套房源成交。各項目利用微信公眾號、抖音、小紅書等線上平臺進行傳播，產生 500 萬 + 播放量，形成有效的低成本高傳播率的媒體運營方式。

In 2024, Wuxi-Changzhou Company conducted over 300 online live streaming sessions, generating over 2 million views and directly securing the sale of more than 10 units of properties. Various projects utilized online platforms such as WeChat Official Accounts, Douyin, and Xiaohongshu for dissemination, achieving over 5 million views, thus forming an effective media operation mode with low cost and high dissemination rate.



線上直播海報
Poster of online live sales

建設陽光職場

Building a Transparent and Supportive Workplace

朗詩將合規招聘與員工關懷貫穿於人力資源管理的全過程，為員工營造公平、透明、關懷備至的工作環境，同時嚴格遵循《中華人民共和國勞動法》《中華人民共和國勞動合同法》等法律法規，構建完善的人才招聘體系。

在招聘過程中，本公司堅持公平、公正、公開的原則，杜絕包括性別、年齡、種族和宗教信仰在內的任何形式的歧視行為，對候選人的背景進行全面調查，嚴格把控年齡等關鍵指標，堅決杜絕招用童工與強制勞工的現象，一經發現立即報送並積極配合調查與整改，切實維護勞動市場的公平與正義。

同時，本公司高度重視職業健康與安全，透過執行安全制度與定期風險評估，強化員工安全意識，並落實安全培訓與防護措施。

Landsea integrates compliant recruitment and employee care throughout the entire human resources management process, creating a fair, transparent, and caring work environment for employees. We strictly follow national laws and regulations such as the *Labor Law of the People's Republic of China* and the *Labor Contract Law of the People's Republic of China*, and have established a comprehensive talent recruitment system.

In the recruitment process, the Company adheres to the principles of fairness, justice, and openness, eliminating any form of discrimination based on gender, age, race, or religious belief. We conduct thorough background checks on candidates, strictly control key indicators such as age, and resolutely prevent the hiring of child labor and forced labor. Any violations are immediately reported, and we actively cooperate with investigations and rectifications to uphold the fairness and justice of the labor market.

Meanwhile, the Company attaches great importance to occupational health and safety. By implementing safety systems and conducting regular risk assessments, it strengthens employees' safety awareness and ensures the enforcement of safety training and protective measures.

員工發展與培訓

Employee Development and Training

本公司建立了完善的從招聘、晉升到解聘的全流程管理計劃。通過不斷完善和修訂內部《考勤休假管理制度》以及《員工手冊》等制度，確保各項管理規定與時俱進，適應員工的需求和公司的發展。

為了順應新環境下業務拓展工作要求，全面提升團隊拓展能力，加強中心與一線公司、一線公司之間、拓展條線與其他條線的互動交流，我們為員工組織了一系列針對性的交流與培訓活動。2024 年，我們分不同形式、不定期地開展了 24 場專題會議及業務培訓，充分起到了交流互動和能力補充的作用。

The Company has established a comprehensive management plan covering the entire process from recruitment to promotion and termination. By continuously improving and updating internal regulations such as the *Attendance and Leave Management System* and the *Employee Handbook*, we ensure that management policies keep pace with the times and meet the needs of employees and the company's development.

To meet the requirements of business expansion in the new environment and enhance the team's capabilities, we have organized a series of targeted exchange and training activities for employees. In 2024, we conducted 24 specialized meetings and business training sessions in various formats and on an irregular basis, which effectively facilitated interaction and capability enhancement.





拓展體系會議 Expansion System Meetings

每週日下午三點定期召開拓展體系拓展線上周例會，旨在相互交流業務拓展中遇到的問題及經驗，整合資源協助推動項目落地。

Every Sunday afternoon at 3:00 PM, we hold a regular online weekly meeting for the expansion system to exchange experiences and issues encountered in business expansion, and to integrate resources to promote project implementation.

每半年召開拓展體系拓展線下會議，各公司對各自典型性項目進行復盤交流總結，在回顧過往工作得失的同時梳理後續工作思路。

Every six months, we hold an offline meeting for the expansion system where each company reviews and summarizes typical projects, reflecting on past work and planning for future tasks.



專項業務知識培訓 Specialized Business Knowledge Training



員工福祉與活動

Employee Welfare and Activities

公司依據既定的薪酬管理辦法，為員工提供全面且具有競爭力的薪酬與福利計劃，確保員工在工作中獲得滿足感和全面支援。

在假期福利方面，我們充分考慮員工的個人生活需求，力求平衡工作與生活。我們嚴格執行法定公休日，同時為員工提供婚喪假、產假、哺乳假等額外的休假安排，確保員工能夠從容應對生活中的重要時刻。

我們積極為員工舉辦各類職工活動，旨在在工作之餘更加豐富員工生活，同時提升團隊凝聚力。

In accordance with the established compensation management policies, the Company provides employees with a comprehensive and competitive compensation and benefits package to ensure job satisfaction and full support for employees.

Regarding holiday benefits, we fully consider the personal life needs of employees and strive to balance work and life. We strictly implement statutory public holidays and also provide additional leave arrangements such as marriage and bereavement leave, maternity leave, and breastfeeding leave to ensure that employees can comfortably deal with important moments in life.

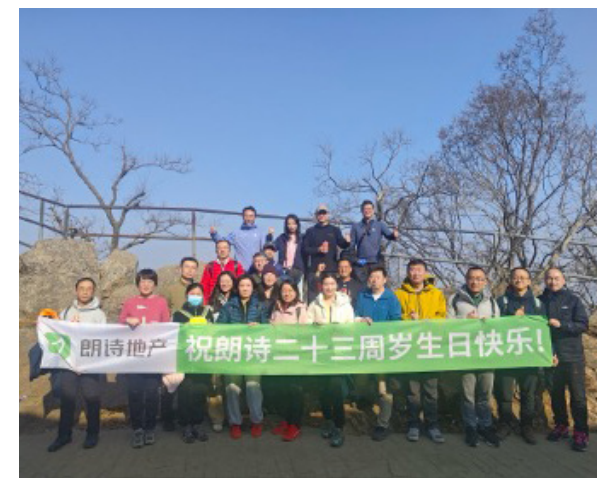
We actively organize various staff activities for employees to enrich their lives outside of work and enhance team cohesion.

案例：朗詩 23 週年員工活動

Case Study: Landsea's 23rd Anniversary Employee Activity

2024 年 12 月 24 日，本公司組織了登紫金山活動，幫助員工釋放壓力，放鬆身心的同時，慶祝朗詩 23 周年生日快樂！

On December 24, 2024, the Company organized a mountain climbing activity on Mount Zijin. This activity helped employees relieve stress and relax while celebrating Landsea's 23rd birthday!



登紫金山活動
Mount Zijin Climbing Activity

貢獻幸福社區

Contributing to Happy Communities

朗詩將企業社會責任注入養老服務社區產業的發展中，積極探索「就近養老」模式，通過居家、社區、機構三位一體的服務體系，為長者提供便利、豐富的養老生活，致力於為長者打造高品質、人性化的養老社區，推動養老模式的創新與可持續發展。

「朗詩常青藤」作為我們的專業養老品牌，已在南京、蘇州、上海、北京等多個城市建立 38 個網站，滿足長者全生命週期的不同養老需求，不僅解決了居家養老中老人遠離醫療資源和孤獨的問題，還通過豐富的社區活動和便利的生活設施，滿足了長者的情感需求。

在養老社區的建設中，我們注重適老化設計和綠色科技的應用。朗詩·芳華居通過重新定位和綠建技術應用，大幅提升存量物業價值，並將公共配套設施向周邊居民和社區開放，並配備了五維生活規劃體系，全方位保障長者安全。

Landsea integrates corporate social responsibility into the development of elderly care community industries, actively exploring the "aging in place" model. Through an integrated service system of home, community, and institutional care, we provide the elderly with convenient and enriching retirement lives. We are committed to creating high-quality, humanized retirement communities for the elderly, promoting innovation and sustainable development in elderly care models.

Landsea Evergreen Vine, as our professional elderly care brand, has established 38 sites in multiple cities, including Nanjing, Suzhou, Shanghai, and Beijing, to meet the diverse elderly care needs of seniors throughout their life cycle. This not only addresses the issues of the elderly being far from medical resources and feeling lonely in home-based care but also satisfies their emotional needs through rich community activities and convenient living facilities.

In the construction of elderly care communities, we focus on age-friendly design and the application of green technology. Landsea·Fanghua Residence has significantly enhanced the value of existing properties through repositioning and green building technology applications. It has also opened public supporting facilities to surrounding residents and communities and equipped with a five-dimensional life planning system to comprehensively ensure the safety of the elderly.

朗詩·芳華居五維生活規劃體系 Landsea·Fanghua Residence Five-Dimensional Life Planning System

健康管理系統
Health
Management
System

綠建科技系統
Green Building
Technology
System

隱形適老系統
Invisible
Age-Friendly
System

活力頤養系統
Vitality
and
Care System

親情服務系統
Family
Service
System



芳華居效果圖
Rendering of Fanghua Residence



芳華大廳（膳食中心）
Fanghua Lobby (Dining Center)



芳華居樣板間
Show Unit of Fanghua Residence

在養老社區的建設中，我們始終秉承綠色可持續發展理念，通過綠色建築技術和適老化改造，提升長者的生活品質的同时力求實現存量物業的價值提升。朗詩的城市更新型 CCRC 模式，將養老社區與城市的發展需求緊密結合，旨在實現城市、企業、社區、業主的多方共贏。

In the construction of elderly care communities, we always adhere to the concept of green and sustainable development. By applying green building technologies and age-friendly renovations, we enhance the quality of life for seniors while striving to increase the value of existing properties. Landsea's urban renewal CCRC (Continuing Care Retirement Community) model closely integrates elderly care communities with the developmental needs of the city, aiming to achieve a win-win situation for the city, the company, the community, and the residents.

03

第三章：融實而升， 共建卓越公司治理

CHAPTER THREE: INTEGRATING PRACTICE, BUILDING EXCELLENT CORPORATE GOVERNANCE

為實習卓越的公司治理，同時邁向更加可持續的企業經營，朗詩始終將合規發展作為公司運營的基石，將風險管理與防控作為公司進取的保護線，將新質發展作為內驅動力，共融行業創新與發展。

To achieve excellent corporate governance and move towards more sustainable business operations, Landsea always regards compliance as the cornerstone of company operations, risk management and prevention as the protective line for the company's progress, and high-quality development as the internal driving force, integrating industry innovation and development.

本章回應的重要性議題： Materiality of Chapter 3:

知識產權保護
Intellectual property protection

風險管理
Risk management

經濟績效及投資者權益保護
Economic performance and investor protection

外部經濟環境挑戰與機遇
Challenges and opportunities of external economic environment

商業道德與反貪污
Business ethics and anti-corruption

合規經營
Compliance operation

本章回應的UNSDGs：
UNSDGs relating to Chapter 3:



夯實合規基石

Strengthening the Compliance Foundation

朗詩在運營的各個環節中，多年來始終堅持嚴格遵守法律法規，以確保為所有利益相關方營造一個合規且可持續發展的美好未來。

Landsea has always strictly adhered to laws and regulations in all aspects of its operations over the years, to ensure a compliant and sustainable future for all stakeholders.

合規經營

Compliant Operations

本年度公司繼續深化修訂與完善內部政策，細化釐清責任邊界，優化可監察的審計系統，充分發揮監督效能，形成透明、公正且合法合規的經營體系，推動公司穩健高效運作的同時為股東創造穩定持續的價值。

This year, the company continued to refine and improve internal policies, clarify responsibility boundaries, and optimize the auditable audit system to fully leverage its supervisory effectiveness. This has led to the formation of a transparent, fair, and legally compliant operating system. While promoting the company's stable and efficient operations, it also creates stable and continuous value for shareholders.

根據管理委員會要求，結合公司經營現狀，本公司監察部秉承「審計範圍全覆蓋、審計業務與製度文化並建」的要求制定了 2024 年的工作計劃。本年度，我們共計開展各類審計項目 6 項，累計提交內控改進建議與審計建議 10 條，有效提升了公司合規運營水平。

In accordance with the management committee's requirements and in combination with the company's current business situation, the company's Supervision Department formulated the 2024 work plan based on the requirements of "full coverage of audit scope and concurrent development of audit business and institutional culture." This year, we conducted a total of 6 various audit projects and submitted a total of 10 internal control improvement suggestions and audit suggestions, effectively enhancing the company's compliance operation level.



商業道德與反腐敗

Business Ethics and Anti-Corruption

朗詩綠色管理始終堅守廉潔從業的治理准則，堅決貫徹「不行賄受賄、不做假賬、不偷稅漏稅、不欺騙客戶」的四不鐵律，並嚴格遵守《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》《中華人民共和國反貪污受賄法》等相關法律法規，於內部製定了《朗詩集團審計監察製度》《反腐敗條例》《廉潔從業規範手冊》等一係列反腐倡廉相關製度條例，對腐敗、賄賂、欺詐、洗錢等違反商業道德的行為採取零容忍原則。

Landsea Green Management has always adhered to the governance principle of clean business practices and firmly implemented the "four no's" iron law of "no bribery, no false accounting, no tax evasion, and no customer deception." It strictly complies with relevant laws and regulations such as the *Anti-Unfair Competition Law of the People's Republic of China*, the *Anti-Monopoly Law of the People's Republic of China*, and the *Anti-Bribery Law of the People's Republic of China*. Internally, it has established a series of anti-corruption-related systems and regulations, including the *Landsea Group Audit Supervision System*, the *Anti-Corruption Regulations*, and the *Clean Business Conduct Manual*. It adopts a zero-tolerance policy towards corrupt practices, bribery, fraud, money laundering, and other behaviors that violate business ethics.

商業道德管理 體系 Business Ethics Management System

為規範公司全員商業道德行為，本公司專門設立了直屬監察部定期對各事業部、區域公司進行例行監察，並對高風險領域開展專項審計。本年度我們進一步強化監察室功能，專註於監督人力資源風險。通過完善的審計體系，我們及時識別內部控制漏洞並進行相應的整改完善。此外，我們聘請了外部機構對公司的內控進行審查，以營造一個透明公正的工作環境。

To regulate the business ethics behavior of all company staff, the company has specifically established a direct Supervision Department to conduct routine supervision of various business units and regional companies and to carry out special audits in high-risk areas. This year, we further strengthened the function of the Supervision Department, focusing on supervising human resources risks. Through a comprehensive audit system, we promptly identify internal control loopholes and make corresponding improvements. In addition, we have engaged external agencies to review the company's internal controls to create a transparent and fair working environment.

2024 年反貪污情況披露

2024 Anti-Corruption Situation Disclosure

反貪污訴訟事件數

Number of Anti-Corruption
Litigation Cases

0

處理違規違紀事項數

Number of Disciplinary and
Violation Matters Handled

2

查處違規供應商數

Number of Non-Compliant
Suppliers Investigated

0

商業道德培訓
Business Ethics
Training

本公司一直堅持「懲教結合」的理念對待反腐敗問題，在公司企業文化中對員工行為進行規範的同時，持續進行廉政宣傳和案例分享。本年度朗詩繼續強調「走出去」的宣傳辦法，創新廉政宣貫的形式，組織商業道德相關培訓 4 場，通過風險分析、案例分享等多樣形式使廉政思想扎根於員工內心，從而做到身體力行，贏得內外部的廣泛認可和好評。

The Company has always adhered to the concept of "combining punishment with education" in dealing with corruption issues. While regulating employee behavior through corporate culture, we continuously carry out integrity publicity and case sharing. This year, Landsea continued to emphasize the "going out" publicity approach, innovated the form of integrity publicity, and organized 4 business ethics-related trainings. Through diverse forms such as risk analysis and case sharing, we have rooted the idea of integrity in employees' hearts, enabling them to practice it and win widespread recognition and praise from both inside and outside the company.

此外，我們製定了「員工利益衝突申報製度」以便員工進行自我廉潔管理與主動預防，並以信息化的方式予以實施，申報覆蓋率達到 100%。

In addition, we have established the "Employee Conflict of Interest Declaration System" to enable employees to manage their own integrity and actively prevent conflicts. This system is implemented in an information-based manner, with a declaration coverage rate reaching 100%.

公司廉潔主題公眾號「陽光朗詩」深入開展廉潔教育工作。本年度，累計訪問 1,488 次。文章同步更新至公司內網的朗詩社區，年度訪問量達 3,763 次。

The Company's integrity-themed public account "Sunshine Landsea" has deeply carried out integrity education work. This Year, it has been visited 1,488 times. Articles are also updated synchronously to the Landsea Community on the company's intranet, with an annual visit volume reaching 3,763 times.

舉報機制
Reporting
Mechanism

朗詩綠色管理確立了以「陽光」核心價值觀為名的廉政文化標籤，積極建設「陽光朗詩」廉潔文化品牌。本年度，我們繼續優化內部舉報管理制度，制定專門的舉報流程規範，以確保舉報信息的記錄清晰、節點明確、流轉有序、時效可控。

Landsea Green Management has established a clean governance culture label named after the "Sunshine" core value and actively built the "Sunshine Landsea" clean governance culture brand. This year, we continued to optimize the internal reporting management system and formulated a dedicated reporting process standard to ensure that reporting information is clearly recorded, with clear nodes, orderly flow, and controllable timeliness.

公司提供了舉報電話、郵箱、微信公眾號等多種舉報途徑，一經查實舉報內容，將依據既定制度進行處罰，情節嚴重者將移交司法機關處理。本年度，依託「陽光朗詩」廉潔工作信息化平台，我們推出了「廉正面對面」功能，以「我有話說、我要舉報」為新的舉報端口，在手機端與電腦端同步上線，進一步拓寬了舉報渠道。我們將持續創新和優化微信公眾號、公司 BBS 社區等信息化平台，致力於構建直接、高效、主動的廉潔工具。

The Company provides multiple reporting channels, including telephone, email, and WeChat public account. Once the reported content is verified, penalties will be imposed according to established regulations, and serious cases will be handed over to judicial authorities for handling. This year, relying on the "Sunshine Landsea" clean governance information platform, we launched the "Face-to-Face Integrity" function, with "I Have Something to Say" and "I Want to Report" as new reporting portals, which were simultaneously launched on mobile and computer ends, further expanding the reporting channels. We will continue to innovate and optimize information platforms such as WeChat public accounts and company BBS communities, committed to building direct, efficient, and proactive clean governance tools.

「陽光朗詩」廉正工作信息化平台具備以下渠道：
The "Yang Guang Landsea" clean governance information platform has the following channels:

- **陽光文化教育：**廉潔教育活動、淺談「微腐敗」、「清風車站」
- **廉政知識庫：**包含內部規章制度、外部法律法規、風險清單、輕資產審計框架、案例分享、廉政材料模板
- **業務端口：**利益衝突申報、廉情調查、廉政考試、司法協同機要管理、黨建工作、工作台
- **Yangguang Culture Education:** Integrity education activities, a brief discussion on "micro-corruption," and the "Clean Breeze Station"
- **Integrity Knowledge Base:** Including internal regulations and systems, external laws and regulations, risk lists, asset-light audit frameworks, case sharing, and integrity material templates
- **Business Endpoints:** Conflict of interest declaration, integrity investigation, integrity examination, judicial coordination of confidential management, party building work, and workbench

- **廉政舉報途徑：**
 - 郵件直通車：ygls@landsea.cn
 - 我要上繳：廉政賬戶
 - 我有話說：025-84221045
 - 微信公眾號：陽光朗詩（LANDSEA_YGLS）
 - 舉報地址：江蘇省南京市建鄴路 108 號朗詩控股審計監察部
- **Integrity Reporting Channels:**
 - Email Express: ygls@landsea.cn
 - I Want to Surrender: Integrity Account
 - I Have Something to Say: 025-84221045
 - WeChat Public Account: (LANDSEA_YGLS)
 - Reporting Address: Audit and Supervision Department of Landsea Holdings, No. 108 Jianye Road, Nanjing, Jiangsu Province

穩控風險底線

Stabilizing the Risk Baseline

堅守風險底線是朗詩綠色管理在可持續發展道路上行穩致遠的重要法寶。朗詩綠色管理嚴格遵守《中華人民共和國公司法》《中華人民共和國證券法》和《香港聯合交易所有限公司證券上市規則》等法律法規和先進國家法條，參考眾多行業標準和風險管理標準，將風險管理融入公司管治架構的各層級職責中，構建了一套以董事局為主導的科學完備的風險管理體系，以提高風險管理效率，並保障公司資產與股東權益；我們還設立了「三道防線」風險管理模型，定期開展內部風險識別、分析工作，進一步將風險管理落實到一線團隊，對公司運營過程中的各項業務進行高效風險把控，提高公司的整體風險防控能力。

Adhering to the risk baseline is an essential tool for Landsea Green Management to achieve sustainable development in a stable and far-reaching manner. Landsea Green Management strictly complies with national laws and regulations such as the *Company Law of the People's Republic of China*, the *Securities Law of the People's Republic of China*, and the *Listing Rules of The Stock Exchange of Hong Kong Limited*. It also refers to numerous industry standards and risk management standards, integrating risk management into the responsibilities at all levels of the company's governance structure. This has led to the establishment of a scientifically comprehensive risk management system led by the Board of Directors to enhance risk management efficiency and protect the company's assets and shareholders' rights. Additionally, we have implemented a "three lines of defense" risk management model, regularly conducting internal risk identification and analysis work to further implement risk management at the front-line teams. This enables efficient risk control over various business operations and enhances the company's overall risk prevention capabilities.

風險管理架构

Risk Management Framework

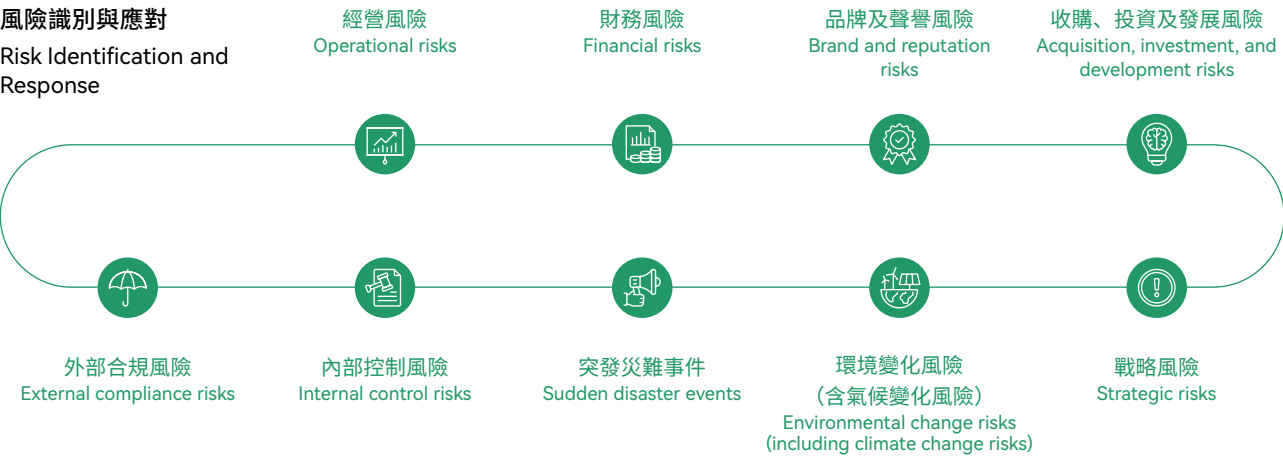


風險識別體系

Risk Identification System

為確保公司日常生產經營活動順利進行，朗詩綠色管理定期進行公司運營過程風險識別，對重大風險項進行分析，並進一步進行監控管理與明確對策措施。同時，我們不斷結合以往的管理經驗，持續完善現有的風險管理體系，提高風險識別的精確性，力求更高效、更深度地對風險進行把控。

To ensure the smooth operation of the Company's daily production and business activities, Landsea Green Management regularly conducts risk identification in the company's operational processes, analyzes significant risk items, and further implements monitoring, management, and clear countermeasures. At the same time, we continuously integrate past management experience to continuously improve the existing risk management system, enhance the accuracy of risk identification, and strive to more efficiently and deeply control risks.



風險清單一本通

Risk Management Manual

本年度朗詩綠色管理致力于進一步加強風險治理能力，對「風險清單一本通」係統進行了全面升級。該係統依托先進的信息化技術，以電子辭典的形式呈現，為員工提供了便捷的在線瀏覽、查詢和補充功能，並實現了對全體員工的權限開放。在本報告期間，朗詩綠色管理已完成成本管理方面 1 項風險的整改工作，年度整改率達 100%。針對潛在風險點，我們已將其列入下一年度的整改計劃，並將持續進行監督與檢查，確保所有風險點得到有效整改。

This Year, Landsea Green Management is committed to further strengthening risk governance capabilities and has comprehensively upgraded the "Risk Management Manual" system. This system relies on advanced information technology and is presented in the form of an electronic dictionary, providing employees with convenient online browsing, searching, and updating functions, and achieving access permissions for all employees. During the reporting period, Landsea Green Management has completed the rectification of 1 risk item in cost management, with an annual rectification rate of 100%. For potential risk points, we have included them in the rectification plan for the next year and will continue to monitor and inspect to ensure that all risk points are effectively rectified.

供應鏈風險管理 Supply Chain Risk Management

供應鏈風險管理是朗詩綠色管理風險控制體系中的關鍵環節。本年度，我們進一步完善了廉潔協議，明確規定了供應鏈中違規行為的具體內容、處罰措施以及監督舉報渠道，進一步增強了供應鏈的透明度。

新版廉潔協議實施後，朗詩綠色管理的供應商簽署率達 100%。這將有助於提升供應商的廉潔意識和公平競爭精神，並為他們提供了公開透明的申訴和舉報渠道，進一步深化了供應鏈風險管理。

對於違規供應商，我們絕不姑息。在本報告期內，公司審計檢查部始終對供應商保持動態監控和檢測，全年未發生嚴重的供應商違規行為。

Supply chain risk management is a key link in Landsea Green Management's risk control system. This Year, we have further improved the integrity agreement, clearly stipulating the specific content of non-compliant behavior in the supply chain, penalty measures, and supervision and reporting channels, further enhancing the transparency of the supply chain.

After the implementation of the new integrity agreement, the signing rate of suppliers by Landsea Green Management reached 100%. This will help to enhance suppliers' awareness of integrity and spirit of fair competition, and provide them with open and transparent channels for appeals and reporting, further deepening supply chain risk management.

For non-compliant suppliers, we will not tolerate them. During the reporting period, the Company's audit and inspection department has always maintained dynamic monitoring and detection of suppliers, and no serious non-compliant behavior of suppliers occurred throughout the year.

未來風險管理工作計劃 Future Risk Management Work Plan

未來，我們將繼續鞏固基礎，持續更新風險清單並嚴格貫徹落實風險管理相關工作，繼續深化風險治理，系統化識別與精細化評估 ESG 風險，全面提升風險管理能力，爭取在日後具備條件時實現審計監察全覆蓋，持续推进品牌建设和信息化发展，為可持續發展奠定基礎。

此外，我們將繼續完善 ISO 37301 等體系建設，利用數字化、信息化手段使風險管理結果可視化，完備朗詩廉政電子資產數據，滿足合規建設的需求。同時，我們將強化各部門之間的風險溝通，加強對公司成員的風險管理意識，將合規文化融入企業價值觀，探索並實現大合規體系建設。

Going forward, we will continue to consolidate the foundation, regularly update the risk list, and strictly implement risk management-related work. We will further deepen risk governance, systematically identify and finely assess ESG risks, comprehensively enhance risk management capabilities, and strive to achieve full coverage of audit and supervision when conditions permit in the future. We will continue to advance brand building and informatization development, laying the foundation for sustainable development.

In addition, we will continue to improve systems such as ISO 37301, use digital and information means to make risk management results visible, and perfect Landsea's anti-corruption electronic asset data to meet the needs of compliance construction. At the same time, we will strengthen risk communication between departments, enhance risk management awareness among company members, integrate compliance culture into corporate values, and explore and achieve the construction of a comprehensive compliance system.

知識產權保護

Intellectual Property Protection

朗詩綠色管理高度重視知識產權保護，將其視為企業創新和可持續發展的關鍵。公司通過多種措施確保智慧財產權的有效管理和保護，以支持企業的長期發展和市場競爭力。

Landsea Green Management places high importance on intellectual property protection, regarding it as a key to corporate innovation and sustainable development. The company has taken various measures to ensure the effective management and protection of intellectual property rights to support the company's long-term development and market competitiveness.

保護體系 Protection System

本公司制定了全面的知識產權保護政策，涵蓋專利、商標、著作權等多個方面。公司嚴格遵守國家和地區的法律法規，確保所有知識產權活動合法合規。通過內部培訓和外部合作，提升員工和合作夥伴的智慧財產權保護意識。

The Company has established a comprehensive intellectual property system, covering patents, trademarks, copyrights, and other aspects. The company strictly complies with national and regional laws and regulations to ensure that all intellectual property activities are legal and compliant. Through internal training and external cooperation, we enhance the intellectual property protection awareness of employees and partners.

專利管理 Patent Management

公司積極申請專利，保護創新成果。截至於本報告期末，朗詩綠色管理已擁有 300 多項專利技術，涵蓋建築節能、環境工程、智慧化控制等多個領域。公司將專利技術應用於實際項目中，如上海朗詩綠色中心（LGC）辦公樓，採用 14 大技術體系共 108 項建築科技，實現人性設計、健康環境、舒適辦公、節能環保、智慧管理等五大核心價值點。

The Company actively applies for patents to protect innovative achievements. As of the end of this reporting period, Landsea Green Management has obtained more than 300 patent technologies, covering multiple fields such as building energy saving, environmental engineering, and intelligent control. The company applies patent technologies to actual projects. For example, the Shanghai Landsea Green Center (LGC) Office Building adopts 14 major technical systems with a total of 108 building technologies, realizing five core value points: human-oriented design, healthy environment, comfortable office, energy saving and environmental protection, and intelligent management.

商標管理
Trademark
Management

本公司註冊並保護多個商標，確保品牌標識的唯一性和合法性。通過定期監測和法律手段，防止商標侵權行為。在品牌推廣方面，我們通過多種渠道推廣品牌，提升品牌知名度和美譽度，增強品牌價值，高度履行行銷責任，不存在任何虛假行銷或過度營銷的情況。

The Company registers and protects multiple trademarks to ensure the uniqueness and legality of brand identification. Through regular monitoring and legal means, we prevent trademark infringement. In terms of brand promotion, we promote the brand through various channels to enhance brand awareness and reputation, strengthen brand value, and fully fulfill marketing responsibilities. There is no situation of false marketing or excessive promotion.

著作權管理
Copyright
Management

本公司對內部開發的軟體和文檔進行著作權登記，保護智慧財產權不被侵犯。此外，我們定期對員工進行版權教育，提高員工的版權意識，防止侵權行為的發生。

The Company registers copyrights for internally developed software and documents to protect intellectual property from infringement. In addition, we regularly provide copyright education to employees to enhance their copyright awareness and prevent the occurrence of infringement.

保護成效 Protection Effectiveness

我們通過一系列知識產權保護措施，實現了應用專利技術提升項目的科技含量和市場競爭力，如自由方舟技術的應用使朗詩的綠色住宅在市場中脫穎而出；利用對商標和品牌的保護提升了品牌知名度和美譽度，增強了客戶對朗詩品牌的信任和認可；通過對綠色建築技術的專利保護和應用，推動了建築行業的可持續發展，減少了能源消耗和環境污染。未來，我們將繼續致力於智慧財產權保護，不斷提升企業的創新能力和市場競爭力，為可持續發展貢獻力量。

We have implemented a series of intellectual property protection measures, which have enabled us to enhance the technological sophistication and market competitiveness of our projects through the application of patented technologies. For instance, the application of the Free Ark technology has allowed Landsea's green residential properties to stand out in the market; the protection of our trademarks and brands has increased brand awareness and reputation, thereby strengthening customer trust and recognition of the Landsea brand; and the patent protection and application of green building technologies have driven sustainable development in the construction industry, reducing energy consumption and environmental pollution. Looking ahead, we will continue to be dedicated to the protection of intellectual property rights, constantly improving the company's innovation capabilities and market competitiveness, and contributing to sustainable development.



實踐案例 Practice Case

案例：綠色建築技術專利

Case Study: Green Building Technology Patent

自由方舟技術

Free Ark Technology

朗詩綠色管理推出擁有自主智慧財產權的新一代綠色住宅自由方舟，集中能源和戶內系統相結合，自成獨立系統，每個使用者可以自由選擇不同場景下的運行方式和各項指標，可開關可計量，從而有效支援了用戶的行為節能。

Landsea Green Management has launched the new generation of green residential Free Ark with independent intellectual property rights. It combines centralized energy with household systems, forming an independent system. Each user can freely choose different operating modes and indicators under various scenarios, with switchable and measurable functions, effectively supporting user behavior energy saving.

超低能耗技術

Ultra-Low Energy Consumption Technology

朗詩綠色中心（LGC）辦公樓採用超低能耗外牆和門窗，配合光伏、新風熱回收、等效生理照明等建築節能技術，總體能耗低於上海辦公寫字樓均值 30% 以上。

The Landsea Green Center Office Building (LGC) adopts ultra-low energy consumption exterior walls and windows, combined with building energy-saving technologies such as photovoltaics, fresh air heat recovery, and equivalent physiological lighting. The overall energy consumption is more than 30% lower than the average level of office buildings in Shanghai.



報告編製說明

NOTES ON THE REPORT PREPARATION

報告編制依據

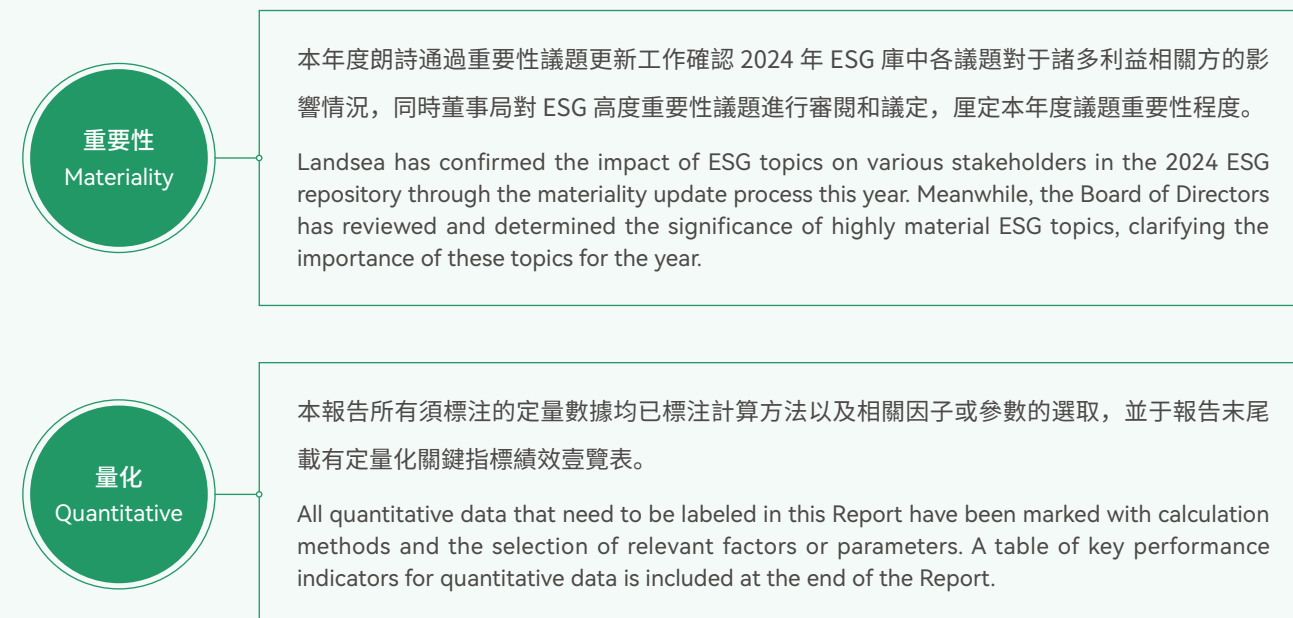
Report Basis

本報告編制所遵循及參考的相關標準、框架、原則及相關要求如下，旨在全面、客觀地反映朗詩綠色管理在環境、社會及公司治理（ESG）方面的實踐與成效，增進利益相關方對公司的瞭解與信任。

- 香港聯合交易所有限公司（聯交所）《上市規則》附錄 C1《企業管治守則》和附錄 C2《環境、社會及管治報告指引》
- 全球可持續發展標準委員會（GSSB）發佈的《GRI 可持續發展報告標準》（「GRI 標準」）
- 國際可持續準則理事會（ISSB）發布的《國際財務報告可持續披露準則 2 號——氣候相關披露》（IFRS S2）
- 聯合國可持續發展目標（UN SDGs）

The standards, frameworks, principles, and requirements that this Report follows and references are as follows. The aim is to comprehensively and objectively reflect Landsea Green Management's practices and achievements in the areas of environment, social, and corporate governance (ESG), thereby enhancing stakeholders' understanding and trust in the Company.

- The Stock Exchange of Hong Kong Limited (HKEX) Listings Rules Appendix C1 Corporate Governance Code and Appendix C2 Environmental, Social and Governance Reporting Guide
- Global Sustainability Standards Board (GSSB) GRI Sustainability Reporting Standards (GRI Standards)
- International Sustainability Standards Board (ISSB) IFRS S2 Climate-related Disclosures
- United Nations Sustainable Development Goals (UN SDGs)



報告時間範圍

Reporting Time Range

本報告覆蓋範圍與朗詩綠色管理 2024 年度財務報告保持一致。除特殊說明外，時間範圍為 2024 年 1 月 1 日至 2024 年 12 月 31 日，部分內容適當追溯歷史表現、數據，或前瞻性表述。

The timescope of this Report is consistent with the 2024 Annual Financial Report of Landsea Green Management. Except for special explanations, the time scope is from January 1, 2024, to December 31, 2024. Some contents appropriately trace back to historical performance and data or contain forward-looking statements.

報告組織範圍

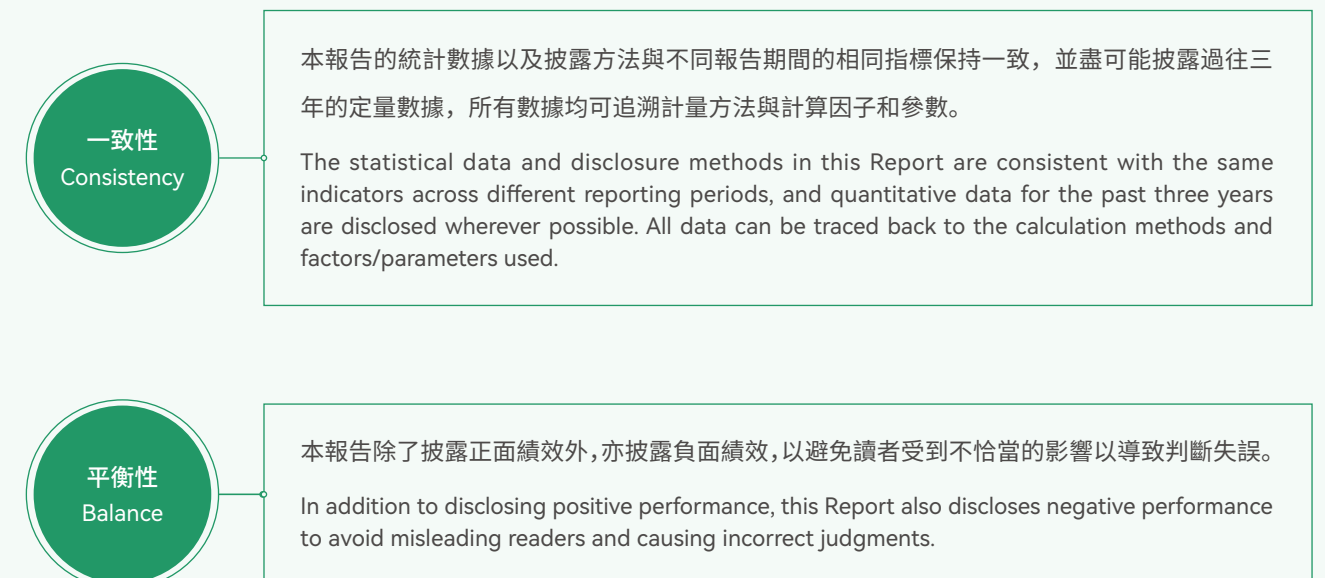
Reporting Organization Scope

本報告組織範圍為朗詩綠色管理股份有限公司（簡稱「朗詩」、「朗詩綠色管理」、「我們」或「公司」），以及朗詩綠色管理（股票代碼：106.HK）年報中財務報表範圍內的子公司¹。

The organizational scope of this Report includes Landsea Green Management Co., Ltd. (referred to as "Landsea," "Landsea Green Management," "we," or "the Company"), as well as subsidiaries within the scope of the financial statements in the Annual Report of Landsea Green Management (stock code: 106.HK)¹.

¹ Landsea US 子公司及其產品已於 2024 年上半年剝離本公司組織範圍，因此本年度報告未包含美國分公司相關內容。

¹ The Landsea US subsidiary and its products were divested from our organizational scope in the first half of 2024. Therefore, this Report does not include any content related to the US branch.



報告數據來源

Data Sources of the Report

本報告中的數據来源于朗詩綠色管理內部原始台賬、公司文件及審計報表等資料，部分經濟類數據来自于公司 2024 年年度報告，該部分數據已經審計。除另有注明外，本報告中貨幣均以人民幣表示。財務數據與公司年度財務報告不符的，以年度財務報告為準。

The data in this Report are derived from internal original ledgers, company documents, and audit reports of Landsea Green Management. Some economic data are from the Company's 2024 Annual Report, which has been audited. Unless otherwise noted, the currency in this Report is expressed in RMB In case of discrepancies between financial data in this Report and the Annual Financial Report, the Annual Financial Report shall prevail.

報告語言版本

Report Language Versions

本報告分別以繁體中文、英文兩種語言編制，如果兩種版本的內容有分歧，請以中文版報告為準。

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

報告發佈週期

Reporting Cycle

本報告為年度報告，上一份報告發佈日期為 2024 年 4 月。

This Report is an annual report. The previous report was published in April 2024.

審核發佈

Review and Release

本報告經朗詩綠色管理董事局通過並批准發布，並以電子版形式發布。電子版報告可在香港聯交所披露易網站以及本公司官網（<http://www.landsea.hk>）可持續發展專欄下載瀏覽。

This Report has been reviewed and approved by the Board of Directors of Landsea Green Management and is released in electronic form. The electronic version of the report can be downloaded and viewed in the sustainability section of the official website of the company (<http://www.landsea.hk>) and on the Hong Kong Stock Exchange's disclosure website.

意見反饋

Feedback

本報告于尾頁載有「讀者意見反饋表」，如您對本報告有任何意見或建議，歡迎發送郵件至電子郵箱：ir@landsea.hk

The "Reader Feedback Form" is included at the end of this Report. If you have any comments or suggestions on this Report, please send an email to: ir@landsea.hk

ESG 關鍵績效表

ESG KPI

環境績效

Environmental KPI

指標 Indicator	單位 Unit	2022	2023	2024
資源使用 / Resource Utilization				
直接能源消耗總量 Total Direct Energy Consumption	兆瓦時 MW·h	649.77	538.32	241.69
間接能源消耗總量 Total Indirect Energy Consumption	兆瓦時 MW·h	2,095.65	673.97	322.72
辦公耗電量 Office power consumption	兆瓦時 MW·h	2,095.65	673.97	322.72
辦公耗水量 Officer water consumption	立方米 m³	6,068.86	2830.80	840.00
天然氣消耗量 Natural gas consumption	立方米 m³	11,098.19	1352.00	0.00
自有車輛汽油用量 Gasoline consumption of own vehicles	升 liter	55,584.00	54,124.90	26,605.31
自有車輛柴油用量 Diesel consumption of own vehicles	升 liter	2,390.00	3,083.74	0.00
單位面積耗電量 Power consumption per unit area	千瓦時 / 平方米 kW·h/m²	145.41	114.02	11.65
單位面積耗水量 Water consumption per unit area	立方米 / 平方米 m³/m²	0.42	0.48	840.00
單位面積天然氣消耗量 Natural gas consumption per unit area	立方米 / 平方米 m³/m²	0.77	0.23	0.00
排放物 / Emissions				
溫室氣體排放總量 Total GHG emissions	噸二氧化碳當量 ton of carbon dioxide equivalent	1,358.51	490.04	231.80
範圍一溫室氣體排放量 Scope 1 GHG emissions	噸二氧化碳當量 ton of carbon dioxide equivalent	178.28	132.12	59.60
範圍二溫室氣體排放量 Scope 2 GHG emissions	噸二氧化碳當量 ton of carbon dioxide equivalent	1,180.22	357.92	172.20
單位面積溫室氣體排放量 GHG emissions per unit area	噸二氧化碳當量 / 平方米 ton of carbon dioxide equivalent/m²	0.08	0.08	0.09
資源使用 / Resource Utilization				
辦公產生有害廢棄物總量 Total office hazardous waste discharged	噸 ton	0.16	0.09	0.02
辦公產生無害廢棄物總量 Total office non-hazardous waste discharged	噸 ton	22.07	10.24	1.26
無害廢棄物回收及再利用的量 Total non-hazardous waste recycled and reused	噸 ton	1.16	1.35	0.9
無害廢棄物棄置量 Total non-hazardous waste treated	噸 ton	20.92	11.03	0.1
單位面積有害廢棄物產生量 Total hazardous waste discharged per unit area	千克 / 平方米 kg/m²	0.01	0.02	0.01
單位面積無害廢棄物產生量 Total non-hazardous waste discharged per unit area	千克 / 平方米 kg/m²	1.05	1.73	0.51

社會績效
Social KPI

指標 Indicator	單位 Unit	2022	2023	2024
社會績效 / Social Performance				
員工僱傭 / Employment				
員工總數 Number of employees	人 person	1,659	1,506	511
男性員工 Number of male employees	人 person	1,068	925	352
女性員工 Number of female employees	人 person	591	581	159
全職勞動合同工 Number of full-time contract workers	人 person	1,515	1,387	500
全職勞務派遣工 Number of full-time dispatched workers	人 person	142	116	11
兼職員工 Number of part-time employees	人 person	2	3	0
其他僱傭形式員工 Number of other forms of employment	人 person	0	0	0
50 歲以上的員工 Number of employees aged over 50	人 person	172	227	12
30 歲至 50 歲的員工 Number of employees aged 30 to 50	人 person	1,149	1,101	453
30 歲以下的員工 Number of employees aged under 30	人 person	338	178	47
在中國大陸工作的員工 Number of employees working in Mainland China	人 person	1,207	1,012	511
在港澳台及海外工作的員工 Number of employees working in Hong Kong, Macau, Taiwan and overseas	人 person	452	494	0
中級管理層以上女性員工佔比 Proportion of female employees above middle management	%	18	22	14
員工流失率 Employee turnover rate	%	42	31	30
男性員工流失率 Male employee turnover rate	%	40	29	28
女性員工流失率 Female employee turnover rate	%	45	34	37
50 歲以上員工流失率 Turnover rate of employees over 50	%	15	27	14
30 至 50 歲員工流失率 Turnover rate of employees aged 30 to 50	%	40	29	29
30 歲以下員工流失率 Turnover rate of employees under 30	%	62	41	44
在中國大陸工作的員工流失率 Turnover rate of employees working in Mainland China	%	54	47	30
在港澳台及海外工作的員工流失率 Turnover rate of employees working in Hong Kong, Macau, Taiwan and overseas	%	10	38	0
違反員工僱傭及勞工法律法規所受處罰的次數 Number of penalties for violations of employment and labour laws and regulations	次 time	0	0	0

指標 Indicator	單位 Unit	2022	2023	2024
健康與安全 / Health and Safety				
因工作關係而死亡的員工人數 Number of deaths due to work-related injuries	人 Person	0	0	0
因工傷損失的工作日數 Workday loss due to workplace injury	日 Day	7	3	0
員工培訓 / Employee Training				
員工培訓覆蓋率 Percentage of employees trained	%	62	44	66
培訓覆蓋的女性員工的比例 Percentage of female employees trained	%	63	40	72
培訓覆蓋的男性員工的比例 Percentage of male employees trained	%	62	46	63
培訓覆蓋的高級管理層員工的比例 Percentage of senior management trained	%	62	49	84
培訓覆蓋的中級管理層員工的比例 Percentage of middle management trained	%	50	33	75
培訓覆蓋的基層員工的比例 Percentage of junior management trained	%	67	48	66
員工接受培訓平均小時數 Average training hours completed per employee	小時 hour	21	15	14
女員工接受培訓平均小時數 Average training hours completed by female employees	小時 hour	23	31	23
男員工接受培訓平均小時數 Average training hours completed by male employees	小時 hour	41	36	16
高級管理層接受培訓平均小時數 Average training hours completed by senior management	小時 hour	52	16	19
中級管理層接受培訓平均小時數 Average training hours completed by middle management	小時 hour	36	9	17
基層員工接受培訓平均小時數 Average training hours completed by junior management	小時 hour	32	18	21
產品責任 / Product Responsibility				
在客戶隱私方面發生違法違規事件的總數 Total number of reported non-compliance incidents on customer privacy	件 piece	0	0	0
在市場推廣方面發生違法違規事件的總數 Total number of reported non-compliance incidents on marketing	件 piece	0	0	1
所提供的產品和服務在健康與安全、標籤方面發生違法違規事件的總數 Total number of reported non-compliance incidents on health and safety, and labelling of the products and services provided	件 piece	0	0	0
已售或已運送產品中因安全與健康理由而須回收的產品的金額 The monetary value for products recalled due to safety and health reasons that have been sold or shipped	萬元 10,000 CNY	0	0	0
經證實的侵犯客戶隱私權及遺失客戶資料的投訴次數 Total number of complaints received due to violation of customer privacy and loss of customer data	件 piece	0	0	0

附錄 1：香港聯交所附錄 C2

APPENDIX 1: APPENDIX C2 OF HKEX

指標 Indicator	單位 Unit	2022	2023	2024
接獲關於產品及服務的投訴數目 Total number of complaints received on products and services	件 piece	853	642	246
投訴處理率 Complaint resolution rate	%	94	100	93
營運慣例 / Operating Practice				
反貪污 / Anti-Corruption				
報告期內對公司或其員工提出並已審結的貪污訴訟案件數 Number of concluded legal cases regarding corrupt practices brought against the Company or its employees during the reporting period	件 piece	0	1	0
反貪污培訓覆蓋的董事局成員比例 Proportion of Board members receiving anti-corruption training	%	48	60	45
董事人均接受反貪污培訓小時數 Average hours of anti-corruption training received by each Board member	小時 hour	3	5	2
反貪污培訓覆蓋的員工比例 Proportion of employees receiving anti-corruption training	%	49	45	60
員工人均接受反貪污培訓小時數 Average hours of anti-corruption training received by each employee	小時 hour	4	2	5
供應商管理 / Supplier Management				
供應商總數 Total suppliers	家 unit	2,118	2,405	297
大陸地區的供應商數 By geographical region: Mainland China	家 unit	2,084	2,371	297
海外及港澳台地區的供應商數 By geographical region: Hong Kong, Macao and Taiwan and other countries or regions	家 unit	34	34	0
按公司供應商評估制度執行環境、勞工、道德等方面表現評估的供應商數 Number of suppliers receiving environmental, labour, and ethical performance assessment according to the Company's supplier evaluation system	家 unit	945	590	146
通過環境、勞工、道德等方面評估的供應商數 The number of suppliers assessed in terms of environment, labour, ethics, etc.	家 unit	945	426	134
社區與公益 / Community and Charity				
社區公益投入金額 Total community philanthropic investment	元 CNY	1,142,410	880,000	0
員工志願服務人次 Number of volunteers	人次 per volunteer	20	0	0
志願者活動小時數 Number of volunteer services hours	小時 hour	160	0	0

主要範疇 / 層面 / 一般披露及關鍵績效指標 Subject Areas, Aspects, General Disclosures and KPIs		內容所在章節 / 文件 Chapter in the Report
A. 環境 Environment		
層面 A1：排放物 Aspect A1: Emissions	<p>一般披露： 有關廢氣排放、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 (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>註：廢氣排放包括氮氧化物、硫氧化物及其他受國家法律及規例規管的污染物。有害廢棄物指國家規例所界定者。</p> <p>General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air emissions, discharges into water and land, and generation of hazardous and non-hazardous waste.</p> <p>Note: Air emissions include NOx, SOx, and other pollutants regulated under national laws and regulations. Hazardous wastes are those defined by national regulations.</p>	
	關鍵績效指標 A1.1 KPI A1.1	<p>排放物種類及相關排放數據 The types of emissions and respective emissions data.</p> <p>ESG 關鍵績效表 - 環境績效 ESG KPI- Environmental KPI</p>
	關鍵績效指標 A1.2 KPI A1.2	<p>所產生有害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).</p> <p>ESG 關鍵績效表 - 環境績效 ESG KPI- Environmental KPI</p>
	關鍵績效指標 A1.3 KPI A1.3	<p>所產生有害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).</p> <p>ESG 關鍵績效表 - 環境績效 ESG KPI- Environmental KPI</p>
	關鍵績效指標 A1.4 KPI A1.4	<p>描述所訂立的排放量目標及為達到這些目標所採取的步驟。 Description of emission target(s) set and steps taken to achieve them.</p> <p>1.2 全方位環境管理 1.2 COMPREHENSIVE ENVIRONMENTAL MANAGEMENT</p>
	關鍵績效指標 A1.5 KPI A1.5	<p>描述處理有害及無害廢棄物的方法，及描述所訂立的減廢目標及為達到這些目標所採取的步驟。 Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.</p> <p>1.2 全方位環境管理 1.2 COMPREHENSIVE ENVIRONMENTAL MANAGEMENT</p>
	層面 A2：資源使用 Aspect A2: Use of Resources	<p>一般披露： 有效使用資源（包括能源、水及其他原材料）的政策。 註：資源可用於生產、儲存、運輸、樓宇、電子設備等。</p> <p>General Disclosure Policies on the efficient use of resources, including energy, water and other raw materials.</p> <p>Note: Resources may be used in production, in storage, transportation, in buildings, electronic equipment, etc.</p>
關鍵績效指標 A2.1 KPI A2.1		<p>按類型劃分的直接及／或間接能源（如電、氣或油）總耗量（以千個千瓦時計算）及密度（如以每產量單位、每項設施計算）。 Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility).</p> <p>第一章： 融綠而行，共繪綠色建築未來 CHAPTER 1: EMBRACING GREEN, SHAPING THE FUTURE OF GREEN ARCHITECTURE</p> <p>ESG 關鍵績效表 - 環境績效 ESG KPI- Environmental KPI</p>

主要範疇 / 層面 / 一般披露及關鍵績效指標 Subject Areas, Aspects, General Disclosures and KPIs		內容所在章節 / 文件 Chapter in the Report	
層面 A2：資源使用 Aspect A2: Use of Resources	關鍵績效指標 A2.2 KPI A2.2	總耗水量及密度（如以每產量單位、每項設施計算）。 Water consumption in total and intensity (e.g. per unit of production volume, per facility).	ESG 關鍵績效表 - 環境績效 ESG KPI- Environmental KPI
	關鍵績效指標 A2.3 KPI A2.3	描述所訂立的能源使用效益目標及為達到這些目標所採取的步驟。 Description of energy use efficiency target(s) set and steps taken to achieve them.	1.2 全方位環境管理 1.2 COMPREHENSIVE ENVIRONMENTAL MANAGEMENT
	關鍵績效指標 A2.4 KPI A2.4	描述求取適用水源上可有任何問題，以及所訂立的用水效益目標及為達到這些目標所採取的步驟。 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them.	1.2 全方位環境管理 1.2 COMPREHENSIVE ENVIRONMENTAL MANAGEMENT
	關鍵績效指標 A2.5 KPI A2.5	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。 Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced.	不涉及 ² Not applicable ²
層面 A3：環境及天然資源 Aspect A3: The Environment and Natural Resources	一般披露： 減低發行人對環境及天然資源造成重大影響的政策。 General Disclosure Policies on minimising the issuer's significant impacts on the environment and natural resources.		第一章： 融綠而行，共繪綠色建築未來 CHAPTER 1: EMBRACING GREEN, SHAPING THE FUTURE OF GREEN ARCHITECTURE
	關鍵績效指標 A3.1 KPI A3.1	描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	1.2 全方位環境管理 1.2 COMPREHENSIVE ENVIRONMENTAL MANAGEMENT 1.3 積極應對氣候變化 1.3 PROACTIVE RESPONSE TO CLIMATE CHANGE
B. 社會 Social			
僱傭及勞工常規 Employment and Labour Practices			

層面 B1：僱傭 Aspect B1: Employment	一般披露： 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。 General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer		第二章： 融責而進，共創社會永續價值 CHAPTER TWO: INTEGRATING RESPONSIBILITY, CREATING SUSTAINABLE SOCIAL VALUE
	關鍵績效指標 B1.1 KPI B1.1	按性別、僱傭類型（如全職或兼職）、年齡組別及地區劃分的僱員總數。 Total workforce by gender, employment type (for example, full- or part-time), age group and geographical region.	ESG 關鍵績效表 - 社會績效 ESG KPI- Social KPI
	關鍵績效指標 B1.2 KPI B1.2	按性別、年齡組別及地區劃分的僱員流失比率。 Employee turnover rate by gender, age group and geographical region.	ESG 關鍵績效表 - 社會績效 ESG KPI- Social KPI

² 本公司主營業務為綠色地產與輕資產代建，不涉及包裝材料等排放。

² Our company's main business is green real estate and light asset construction, which does not involve emissions such as packaging materials.

主要範疇 / 層面 / 一般披露及關鍵績效指標 Subject Areas, Aspects, General Disclosures and KPIs		內容所在章節 / 文件 Chapter in the Report	
層面 B2：健康與安全 Aspect B2: Health and Safety	一般披露： 有關提供安全工作環境及保障僱員避免職業性危害的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards.		第二章： 融責而進，共創社會永續價值 CHAPTER TWO: INTEGRATING RESPONSIBILITY, CREATING SUSTAINABLE SOCIAL VALUE
	關鍵績效指標 B2.1 KPI B2.1	過去三年（包括匯報年度）每年因工亡故的人數及比率。 Number and rate of work-related fatalities occurred in each of the past three years including the reporting year.	ESG 關鍵績效表 - 社會績效 ESG KPI- Social KPI
	關鍵績效指標 B2.2 KPI B2.2	因工傷損失工作日數。 Lost days due to work injury.	ESG 關鍵績效表 - 社會績效 ESG KPI- Social KPI
	關鍵績效指標 B2.3 KPI B2.3	描述所採納的職業健康與安全措施，以及相關執行及監察方法。 Description of occupational health and safety measures adopted, and how they are implemented and monitored.	2.3 建設陽光職場 2.3 BUILDING A TRANSPARENT AND SUPPORTIVE WORKPLACE
層面 B3：發展及培訓 Aspect B3: Development and Training	一般披露： 有關提升僱員履行工作職責的知識及技能的政策。描述培訓活動。 註：培訓指職業培訓，可包括由僱主付費的內外部課程。 General Disclosure Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities. Note: Training refers to vocational training. It may include internal and external courses paid by the employer.		第二章： 融責而進，共創社會永續價值 CHAPTER TWO: INTEGRATING RESPONSIBILITY, CREATING SUSTAINABLE SOCIAL VALUE
	關鍵績效指標 B3.1 KPI B3.1	按性別及僱員類別（如高級管理層、中級管理層）劃分的受訓僱員百分比。 The percentage of employees trained by gender and employee category (e.g. senior management, middle management).	ESG 關鍵績效表 - 社會績效 ESG KPI- Social KPI
	關鍵績效指標 A3.2 KPI B3.2	按性別及僱員類別劃分，每名僱員完成受訓的平均時數。 The average training hours completed per employee by gender and employee category.	ESG 關鍵績效表 - 社會績效 ESG KPI- Social KPI
層面 B4：勞工準則 Aspect B4: Labour Standards	一般披露： 有關防止童工或強制勞工的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour.		第二章： 融責而進，共創社會永續價值 CHAPTER TWO: INTEGRATING RESPONSIBILITY, CREATING SUSTAINABLE SOCIAL VALUE
	關鍵績效指標 B4.1 KPI B4.1	描述檢討招聘慣例的措施以避免童工及強制勞工。 Description of measures to review employment practices to avoid child and forced labour.	2.3 建設陽光職場 2.3 BUILDING A TRANSPARENT AND SUPPORTIVE WORKPLACE
	關鍵績效指標 A4.2 KPI B4.2	描述在發現違規情況時消除有關情況所採取的步驟。 Description of steps taken to eliminate such practices when discovered.	2.3 建設陽光職場 2.3 BUILDING A TRANSPARENT AND SUPPORTIVE WORKPLACE
營運慣例 Operating Practices			
層面 B5：供應鏈管理 Aspect B5: Supply Chain Management	一般披露： 管理供應鏈的環境及社會風險政策。 General Disclosure Policies on managing environmental and social risks of the supply chain.		第一章： 融綠而行，共繪綠色建築未來 CHAPTER 1: EMBRACING GREEN, SHAPING THE FUTURE OF GREEN ARCHITECTURE

主要範疇 / 層面 / 一般披露及關鍵績效指標 Subject Areas, Aspects, General Disclosures and KPIs		內容所在章節 / 文件 Chapter in the Report	
層面 B5： 供應鏈管理 Aspect B5: Supply Chain Management	關鍵績效指標 B5.1 KPI B5.1	關鍵績效按地區劃分的供應商數目。 Number of suppliers by geographical region.	ESG 關鍵績效表 - 社會績效 ESG KPI- Social KPI
	關鍵績效指標 B5.2 KPI B5.2	描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目，以及相關執行及監察方法。 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	ESG 關鍵績效表 - 社會績效 ESG KPI- Social KPI
	關鍵績效指標 B5.3 KPI B5.3	描述有關識別供應鏈每個環節的環境及社會風險的慣例，以及相關執行及監察方法。 Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	1.4 可持續綠色供應鏈 1.4 SUSTAINABLE GREEN SUPPLY CHAIN
	關鍵績效指標 B5.4 KPI B5.4	描述在揀選供應商時促使多用環保產品及服務的慣例，以及相關執行及監察方法。 Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	1.4 可持續綠色供應鏈 1.4 SUSTAINABLE GREEN SUPPLY CHAIN
層面 B6：產品責任 Aspect B6: Product Responsibility	一般披露： 有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress.		第一章： 融綠而行，共繪綠色建築未來 CHAPTER 1: EMBRACING GREEN, SHAPING THE FUTURE OF GREEN ARCHITECTURE 第二章： 融責而進，共創社會永續價值 CHAPTER TWO: INTEGRATING RESPONSIBILITY, CREATING SUSTAINABLE SOCIAL VALUE
	關鍵績效指標 B6.1 KPI B6.1	已售或已運送產品總數中因安全與健康理由而須回收的百分比。 Percentage of total products sold or shipped subject to recalls for safety and health reasons.	1.1 全生命週期綠色項目管理 1.1 FULL LIFE CYCLE GREEN PROJECT MANAGEMENT ESG 關鍵績效表 - 環境績效 ESG KPI- Environmental KPI
	關鍵績效指標 B6.2 KPI B6.2	接獲關於產品及服務的投訴數目以及應對方法。 Number of products and service related complaints received and how they are dealt with.	2.2 優質客戶服務 2.2 EXCELLENT CUSTOMER SERVICE ESG 關鍵績效表 - 環境績效 ESG KPI- Environmental KPI
	關鍵績效指標 B6.3 KPI B6.3	描述與維護及保障知識產權有關的慣例。 Description of practices relating to observing and protecting intellectual property rights.	2.2 優質客戶服務 2.2 EXCELLENT CUSTOMER SERVICE
	關鍵績效指標 B6.4 KPI B6.4	描述質量檢定過程及產品回收程式。 Description of quality assurance process and recall procedures.	2.1 高品質保交付 2.1 HIGH-QUALITY AND TIMELY DELIVERY
	關鍵績效指標 B6.5 KPI B6.5	描述消費者資料保障及私隱政策，以及相關執行及監察方法。 Description of consumer data protection and privacy policies, and how they are implemented and monitored.	2.2 優質客戶服務 2.2 EXCELLENT CUSTOMER SERVICE
層面 B7：反貪污 Aspect B7: Anti-corruption	一般披露： 有關防止賄賂、勒索、欺詐及洗黑錢的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering.		第三章： 融實而升，共建卓越公司治理 CHAPTER THREE: INTEGRATING PRACTICE, BUILDING EXCELLENT CORPORATE GOVERNANCE

主要範疇 / 層面 / 一般披露及關鍵績效指標 Subject Areas, Aspects, General Disclosures and KPIs		內容所在章節 / 文件 Chapter in the Report	
層面 B7：反貪污 Aspect B7: Anti-corruption	關鍵績效指標 B7.1 KPI B7.1	於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。 Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases.	3.1 夯實合規基石 3.1 STRENGTHENING THE COMPLIANCE FOUNDATION ESG 關鍵績效表 - 環境績效 ESG KPI- Environmental KPI
	關鍵績效指標 B7.2 KPI B7.2	描述防範措施及舉報程式，以及相關執行及監察方法。 Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	3.1 夯實合規基石 3.1 STRENGTHENING THE COMPLIANCE FOUNDATION ESG 關鍵績效表 - 環境績效 ESG KPI- Environmental KPI
	關鍵績效指標 B7.3 KPI B7.3	描述向董事及員工提供的反貪污培訓。 Description of anti-corruption training provided to directors and staff.	3.1 夯實合規基石 3.1 STRENGTHENING THE COMPLIANCE FOUNDATION
社區 Community			
層面 B8：社區投資 Aspect B8: Community Investment	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。 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.		第二章： 融責而進，共創社會永續價值 CHAPTER TWO: INTEGRATING RESPONSIBILITY, CREATING SUSTAINABLE SOCIAL VALUE
	關鍵績效指標 B8.1 KPI B8.1	專注貢獻範疇（如教育、環境事宜、勞工需求、健康、文化、體育）。 Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport).	2.4 貢獻幸福社區 2.4 CONTRIBUTING TO HAPPY COMMUNITIES
	關鍵績效指標 A8.2 KPI B8.2	在專注範疇所動用資源（如金錢或時間）。 Resources contributed (e.g. money or time) to the focus area.	ESG 關鍵績效表 - 社會績效 ESG KPI- Social KPI

附錄 2：讀者意見反饋表

APPENDIX 2: READER FEEDBACK FORM

尊敬的讀者：

您好！感謝您閱讀《朗詩綠色管理股份有限公司 2024 年度環境、社會及管治（ESG）報告》（以下簡稱「本報告」），我們在此誠摯地邀請您對本報告提出寶貴的意見和建議，以幫助改善我們的工作。

針對下列問題，請在適當處勾選您的選擇：

1. 您對本報告對總體滿意度評價

☐ 非常差 ☐ 較差 ☐ 一般 ☐ 較好 ☐ 非常好

2. 本報告完整地回應、披露了利益相關方的議題

☐ 非常差 ☐ 較差 ☐ 一般 ☐ 較好 ☐ 非常好

3. 本報告披露的信息及資料清晰、準確、完整

☐ 非常差 ☐ 較差 ☐ 一般 ☐ 較好 ☐ 非常好

4. 本報告全面、準確地反映了朗詩綠色管理對社會與環境的重大影響

☐ 非常差 ☐ 較差 ☐ 一般 ☐ 較好 ☐ 非常好

5. 本報告的邏輯主線、語言文字、版式設計條理清晰、可讀性強

☐ 非常差 ☐ 較差 ☐ 一般 ☐ 較好 ☐ 非常好

請您對以下問題作出簡要回答

1. 在本報告披露的內容中，您最關心或最滿意的部分有哪些？

2. 本報告是否存在您所關注卻尚未披露的內容？

3. 針對本報告，您是否有其他意見或建議？

您可以通過郵寄、電子郵件或傳真的方式對問卷進行回饋，亦可直接來電說明，我們將充分考慮您的意見和建議。

電話：(852) 28796800

反饋郵箱：ir@landsea.hk

地址：香港灣仔皇后大道東 8 號 4 樓 406 室

Dear reader,

Thank you for reading the Landsea Green Management Co., Ltd. 2024 Environmental, Social, and Governance (ESG) Report (referred to as ‘this Report’). We sincerely invite you to provide valuable feedback and suggestions on this Report to help us improve our work.

Please check your choice in the appropriate place for the following questions.

1. Your evaluation of the overall satisfaction with this Report.

☐ Very Bad ☐ Bad ☐ Average ☐ Good ☐ Very Good

2. The Report adequately addresses and discloses stakeholder issues.

☐ Very Bad ☐ Bad ☐ Average ☐ Good ☐ Very Good

3. The information and data disclosed in the Report are clear, accurate, and complete.

☐ Very Bad ☐ Bad ☐ Average ☐ Good ☐ Very Good

4. The Report comprehensively and accurately reflects the significant impact of Landsea Green Management on society and the environment.

☐ Very Bad ☐ Bad ☐ Average ☐ Good ☐ Very Good

5. The logical structure, language and layout design of the Report are clear and highly readable.

☐ Very Bad ☐ Bad ☐ Average ☐ Good ☐ Very Good

Please provide a brief answer to the following questions.

1. What are the parts of the Report disclosed that you are most concerned about or satisfied with?

2. Is there anything in this Report that you are concerned about that has not been disclosed?

3. Do you have any other comments or suggestions regarding this Report?

You can give us your feedback by post, email or fax, or you can call us directly. We will take your comments and suggestions into consideration.

Telephone: (852) 28796800

Email: ir@landsea.hk

Address: Unit 406, 4th Floor, 8 Queen’s Road East, Wan Chai, Hong Kong

