

L.gem 綠景(中國)地產投資有限公司

LVGEM (CHINA) REAL ESTATE INVESTMENT COMPANY LIMITED

(於開曼群島註冊成立之有限公司)

(Incorporated in the Cayman Islands with limited liability)

香港聯交所股份代號: 95 HKSE Stock Code: 95

2024

環境、社會及管治報告

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT



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Environmental, Social & Governance Report

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ABOUT THIS REPORT

LVGEM (China) Real Estate Investment Company Limited ("LVGEM (China)" or the "Company") is pleased to present its ninth Environmental, Social and Governance Report (this "Report"), which aims to report on the strategies, management approaches, measures and performance of the Company and its subsidiaries (collectively referred to as the "Group" or "we") in environmental, social and governance ("ESG") aspects for the year 2024, and specifically addresses stakeholders' concerns regarding the Group's ESG performance.

Reporting Scope

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

Reporting Period: Unless otherwise specified, this Report covers the period from 1 January 2024 to 31 December 2024 (the "Reporting Period" or "2024").

Reporting Guide

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

關於本報告

綠景(中國)地產投資有限公司(下稱「綠景(中國)」或「本公司」)欣然發佈第九份環境、社會及管治報告(下稱「本報告」),旨在匯報本公司及其附屬公司(統稱「本集團」或「我們」)於二零二四年度的環境、社會及管治(下稱「ESG」)方面的策略、管理方針、措施和表現,並重點回應利益相關方對本集團ESG方面的關注。

報告範圍

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

時間範圍:除非另有說明,本報告的時間範圍為二零二四年一月一日至二零二四年十二月三十一日(下稱「本報告期」或「二零二四年」)。

報告指引

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

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Reporting Principle

This Report has been prepared in accordance with the reporting principles set out in the *ESG Guide*, which include:

報告原則

本報告按照《ESG指引》中的匯報原則進行編製，當中包括：

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

Report Statement

This Report has been reviewed by the Board, who is responsible for the authenticity and validity of the information contained herein, ensuring that the content is free from false statements and misleading descriptions.

This Report is published in both Traditional Chinese and English. In case of any discrepancy or inconsistency between the Traditional Chinese and English versions, the Traditional Chinese version shall prevail.

Report Accessibility

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

報告聲明

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

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

報告發佈渠道

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

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MANAGEMENT'S MESSAGE

In 2024, amid mounting external pressures and increasing internal challenges, China steadfastly promoted high-quality development. The national economy maintained overall stability with progressive advancement, while the quality of development continued to enhance. The economic growth targets established at the beginning of the year were achieved, marking hard-earned accomplishments.

In terms of real estate sector, the policy focus was on "stopping the decline and stabilising the market". Efforts were made simultaneously on both supply and demand sides, with intensive policy rollouts and implementation leading to signs of stabilization in the real estate market during the fourth quarter. First-tier cities saw gradual price stabilization, while third and fourth-tier cities achieved gradual supply-demand balance through inventory strategies. With continuous policy refinement and implementation, the real estate industry is expected to achieve healthier and more stable development. The government continue to monitor market dynamics and adjust policy directions promptly to ensure stable operation of the real estate market. Furthermore, urban renewal has been elevated to a higher strategic position, frequently appearing as a key topic in central government meetings. China is actively developing sustainable urban renewal models and regulatory frameworks, supporting local governments in pursuing innovative approaches based on their specific conditions, and establishing sound sustainable urban renewal mechanisms. This indicates that urban renewal shall play a more significant role in the new round of economic growth.

As a pioneer in Shenzhen's urban renewal, we uphold the vision of "becoming the most respected urban value creator" and embrace the mission of "continuously enhancing urban value, creating premium developments with an international perspective, improving our professional capabilities, and injecting sustained vitality into urban value enhancement." Through the Baishizhou Project, we have deeply implemented the concept of "Greater City Value." In this project, we have seamlessly integrated ecological concepts, humanistic care, and technological innovation. This integration is reflected not only in the realization of commercial value, but also validates our forward-thinking approach to future urban development, marking LVGEM's entry into a new development phase in urban value creation. During the Reporting Period, we have also persistently advanced our ESG strategy implementation, achieving significant progress in environmental protection, social responsibility, and corporate operations.

管理層寄語

二零二四年，面對不斷加大的外部壓力和增多的內部困難，中國紮實推動高質量發展，國民經濟運行總體平穩、穩中有進，發展質量不斷提高，實現了年初設定的經濟增長目標，取得了來之不易的成績。

房地產方面，政策的核心是「止跌回穩」，在供給端和需求端同時發力，政策的密集出台和落實，使得房地產市場在四季度出現了階段性止跌回穩的跡象。一線城市房價逐步企穩，三四線城市通過去庫存策略實現了供求關係的逐步平衡。隨著政策的不斷完善和落實，房地產行業有望實現更加健康、穩定的發展。政府將持續關注市場動態，及時調整政策方向，確保房地產市場的平穩運行。另一方面，城市更新也被賦予了更高的定位，作為高頻詞出現在中央的重要會議上。我國正積極構建可持續的城市更新模式和政策法規體系，支持各地因地制宜進行創新探索，建立健全可持續的城市更新機制。這意味著在新一輪經濟穩增長方面，城市更新將發揮更大的作用。

作為深圳城市更新的先行者，我們秉持「做最受尊敬的城市價值創造者」的願景，並以「持續提升城市價值，以國際視野打造精品，提升自身專業能力，為持續提升城市價值注入源源不斷的活力」為使命，以白石洲項目為載體，深入踐行「大城價值」理念。在這一項目中，我們將生態理念、人文關懷與科技創新完美融合，不僅體現在商業價值的實現上，亦驗證了我們對未來城市發展的前瞻思考，標誌著綠景在城市價值創造道路上邁入新的發展階段。報告期內，我們亦不懈推進ESG戰略落地，在環境保護、社會責任和公司經營方面均取得了顯著進展。

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Low Carbon: Green Operations, Sustainable Future

We consistently integrate “green concepts” into every operational aspect of the Group. Our projects thoroughly implement energy conservation and environmental protection principles during design and construction phases, utilising efficient energy management systems, renewable energy technologies, and low-carbon building materials. Currently, our Hong Kong LVGEM NEO Building, Phase I of Shenzhen Baishizhou Urban Renewal Project (including Jingting and Tianyue Garden), and Phase II of Shenzhen Hongshu Huafu (Shangyuefu) have successfully obtained green building certifications. During the construction process, we incorporate energy-saving and emission-reduction concepts, actively utilising Building Information Modeling (“BIM”) and prefabricated construction. In the business operations of various commercial entities, we actively respond to emissions management, carbon reduction, energy efficiency improvement, and implementation of waste classification and recycling programs among other aspects to promote “green operations”, effectively reducing environmental footprint during operations and enhancing sustainable development capabilities. Furthermore, we regularly conduct staff training and environmental awareness campaigns to enhance environmental consciousness among all employees, working together toward sustainable development goals.

Employees: People-Oriented, Co-creating Values

We firmly believe that employees are the most valuable asset of an enterprise. On the journey of mutual growth, we continuously improve our talent development system, build broad development platforms for employees, and create a positive and upward-oriented work atmosphere. Through systematic training mechanisms and diversified career development pathways, we stimulate employee potential, facilitating the simultaneous realization of personal value and corporate vision. Meanwhile, we continue to deepen our open and trust-based corporate culture, strengthen humanistic care, and foster a work environment where respect, recognition, and sense of achievement coexist, achieving win-win progress for both individuals and the enterprise.

Operations: Pursuing Excellence, Giving Back to Society

We uphold a philosophy of continuous improvement, implementing excellence standards throughout every aspect of product development. From preliminary planning and design, engineering and construction, to subsequent operation and maintenance, we have established a comprehensive quality management system to ensure each project achieves industry-leading standards. We are not merely constructing safe living environments, but creating comfortable and liveable spaces. Therefore, we continue to explore innovative models and integrate innovative technologies to empower residential living and build joyful lifestyles. Furthermore, we deeply understand that corporate development is inseparable from social progress. We actively promote community building and regularly organize diverse cultural activities to foster neighborhood mutual assistance and social cohesion, contributing to the construction of a more inclusive society.

Outlook: Collaborating Across Sectors, Looking Forward to the Future

Sustainable development cannot be achieved through individual efforts alone; achieving this goal requires collaboration across all sectors, the actions of employees, as well as the understanding from investors. Facing intense market pressures, we must continue to uphold our original intentions, integrate and coordinate internal resources, and continuously deepen our ESG strategic objectives. With a broader global perspective to identify opportunities and stronger conviction to promote innovative business and refined management, we will integrate sustainability concepts into every aspect of the Group's operations, bringing long-term development to the Group and benefits to society.

低碳：綠色運營，永續未來

我們持續將「綠色理念」融入本集團的每一個經營環節。項目在設計與建設過程中，充分貫徹節能環保理念，採用高效的能源管理系統、可再生能源技術以及低碳建築材料。目前，香港綠景NEO大廈、深圳白石洲城市更新項目一期（包括璟庭、天悅花園）、深圳紅樹華府二期尚悅府已成功獲得綠色建築認證；在建築施工過程中，也融入節能減排的理念，積極使用建築信息模型(BIM)、裝配式建築；在各商業經營運營中，我們積極響應排放物管理、降低碳排放，提高能源效率，貫徹廢棄物分類及回收計劃等多個方面，推動「綠色營運」，有效減少了運營過程中的環境足跡，提升可持續發展能力。此外，我們還定期開展員工培訓與環保宣傳活動，提升全體員工的環保意識，共同為可持續發展目標努力。

員工：以人為本，共創價值

我們始終堅信，員工是企業最寶貴的資產。在共同成長的征程中，我們不斷完善人才培養體系，為員工搭建廣闊的發展平台，創造積極向上的工作氛圍。通過系統化的培訓機制和多元化的職業發展通道，激發員工潛能，助力個人價值與企業願景的共同實現。同時，我們將持續深化開放互信的企業文化，強化人文關懷，營造尊重、認可與成就感並存的工作環境，實現個人與企業的雙贏共進。

經營：精益求精，回饋社會

我們秉持精益求精的品質理念，將卓越標準貫穿於產品開發的每個環節。從前期規劃設計、工程建設到後期運營維護，我們建立了全面的質量管理體系，爭取每一個項目都能達到行業領先水準。我們不單是建築一個安全的居住環境，更是營造舒適宜居的空間。因此，我們將持續探索創新的模式，疊加創新的科技技術，為居住賦能，構築喜悅的生活。另一方面，我們深知企業發展與社會進步密不可分。我們積極推動社區建設，定期舉辦豐富多彩的文化活動，促進鄰里互助及社會凝聚力，為建設更具包容性的社會貢獻力量。

展望：攜手各界，未來可期

可持續發展不是一己之力可達成的，此目標的達成需要各界通力合作，既要有員工的行動，更要有投資者的理解。面對市場高壓的環境，我們更需要繼續秉持初心，整合和調配內部資源，持續深化ESG戰略目標，以更開闊的全球視野洞察機遇，以更堅定的信念推動創新業務和精細化管理，將可持續發展的理念貫穿到集團運營的每個環節，為集團帶來長遠的發展，為社會帶來效益。

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1. ABOUT LVGEM (CHINA)

LVGEM (China) inherently carries the “urban renewal” DNA, and with strategic vision and steadfastness, has pioneered deep cultivation in urban renewal. Using Shenzhen as its foundation and focusing on core Greater Bay Area cities, the Group has meticulously developed a series of signature premium urban residential projects in prime urban locations, including Shenzhen LVGEM Peninsula Community, LVGEM Chanson, LVGEM 1866 Garden, LVGEM Hongwan Garden, LVGEM Hongshu Huafu Phase I and II, and Zhuhai Dongqiao Project, establishing a distinctive real estate brand and becoming a benchmark enterprise in urban renewal. Meanwhile, the Group has maintained a dual-driven development model of “residential + commercial” for years, dedicated to creating two major commercial real estate series – “NEO” and “Zoll” – which provide commercial supporting atmosphere for residential projects and develop synergistically with modern urban core areas. Throughout years of resource accumulation and experience consolidation, the Group has built highly competitive barriers and core competencies in urban renewal within the Greater Bay Area’s core cities, forming a deep moat for the Group’s development. With the launch of the “aircraft carrier” scale – Shenzhen Baishizhou Urban Renewal project (Baishizhou Urban Renewal Project), LVGEM (China) has gradually demonstrated its prowess as Shenzhen’s urban renewal pioneer and will become a leader in the Greater Bay Area’s urban renewal sector. The Group will also carry forward Shenzhen’s “bold and enterprising” innovative spirit to actively lead the iteration and upgrading of urban residential and commercial products, continuously empowering the city’s inherent value while providing substantial returns for investors.

1. 關於綠景(中國)

綠景(中國)自帶「城市更新」基因，憑藉著戰略的目光與定力，以先行者之姿深耕城市更新領域。以深圳為基點，深耕大灣區核心城市，在核心城市核心地段精心打造了深圳綠景藍灣半島、深圳綠景香頌花園、深圳綠景公館1866、深圳虹灣花園、紅樹華府一期及二期、珠海東橋項目等一系列極具代表性的城市精品住宅項目，建立起獨樹一幟的特色地產品牌，成為了城市更新的標桿企業。同時，本集團多年來堅持「住宅+商業」雙輪驅動的發展模式，潛心打造了「NEO」及「佐聆」兩大商業地產系列，為住宅項目營造商業配套氛圍，與現代化城市核心區協同發展，共同成長。歷經多年的資源積累與經驗沉澱，集團在大灣區核心城市的舊改領域上構築起較高的競爭壁壘和核心競爭力，為集團發展形成深厚的護城河。綠景(中國)隨著深圳白石洲城市更新項目這一「航母」級別的項目的啟動，已逐步顯現深圳舊改先鋒的魄力，將會成為粵港澳大灣區城市更新賽道上的領頭羊。集團也會帶著深圳「敢闖敢幹」的創新精神積極引領城市住宅及商業產品迭代升級，為城市內生價值持續賦能，並為投資者提供豐碩回報。

Recap of Operational Highlights in 2024

二零二四業績亮點回顧

The Group is deeply rooted in the Guangdong-Hong Kong-Macao Greater Bay Area, focusing closely on three major business segments: integrated real estate development, commercial investment and operations, and comprehensive property service. Through innovative development concepts and high-quality project resources, the Group strives to build a competitive integrated real estate enterprise. During the Reporting Period, significant achievements and progress have been made across various projects, including Baishizhou Project, LVGEM Hongshu Huafu Phase II (Shangyuefu), and Zhuhai Dongqiao (Zhuhai Xiyue Bay) projects. Various construction projects are progressing steadily, continuously injecting more momentum into the Group’s development blueprint. Notably, in 2024, Baishizhou Urban Renewal Project has frequently appeared in major media outlets, becoming a benchmark for Shenzhen’s urban renewal with its high-quality construction and innovative planning, gaining widespread market recognition.

本集團深耕粵港澳大灣區，緊密圍繞綜合性房地產開發、商業投資及運營、物業綜合服務三大業務板塊，致力於以創新的發展理念和優質的項目資源，打造具有市場競爭力的綜合性房地產企業。本報告期內，深圳白石洲城市更新項目、深圳紅樹華府二期(尚悅府)、珠海東橋(珠海璽悅灣)等項目均取得一系列顯著的成就和進展。各項工程穩步推進，持續為本集團的發展藍圖注入更多動力。尤其二零二四年綠景白石洲城市更新項目更是頻頻登上各大媒體，以其高品質建設和創新規劃成為深圳城市更新的標桿，備受市場高度認可。

Flats Handover of Shenzhen Hongshu Huafu Phase II – Shangyuefu

深圳紅樹華府二期·尚悅府集中交付

In April 2024, Shangyuefu was officially delivered, two months ahead of the contractually agreed delivery period. During the seven-day delivery period, a total of 939 residential units were handover, achieving a delivery rate of 98%.

二零二四年四月，尚悅府正式交付。交付期較合同約定提前兩個月。本次為期七天的集中交付共完成939套住宅交付，交付率高達98%。

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Recap of Operational Highlights in 2024

二零二四業績亮點回顧



Baishizhou Urban Renewal Project Phase 1- Jingting Garden Project Achieves Full Structural Topping-out

深圳白石洲城市更新項目一期：璟庭花園項目主體結構全面封頂

In September 2024, the main structure of Jingting Garden Project achieved full topping-out and completed the dismantling of the climbing scaffold. The overall completion rates for the interior decoration works and curtain wall/window installation reached 40% and 70%, respectively. Meanwhile, the installation of MEP systems, public area fireproof cable trays, as well as water supply and firefighting pipelines, has been successfully completed.

二零二四年九月，璟庭花園主體結構已實現全面封頂並完成爬架拆除工作。精裝修工程及幕牆門窗安裝工程整體完成率分別達40%及70%，同時，機電系統、消防公區橋架以及供水、消防水管的安裝工作均已順利完成。

Baishizhou Urban Renewal Project Phase 1- Tianyue Garden Achieves Structural Topping-Out

深圳白石洲城市更新項目一期：天悅花園項目主體結構全面封頂

In November 2024, Tianyue Garden attained full structural topping-out one month ahead of schedule. The batch handover of apartment interior finishing workspaces has been completed. Wet finishes of apartment fine-decoration and curtain wall doors/windows were completed by 70% and 45% respectively. MEP systems, fire-rated cable trays in common areas, and water supply/fire suppression piping installations have been substantially completed.

二零二四年十一月，天悅花園提前一個月完成主體結構封頂。公寓批量精裝修工作面已完成移交，公寓精裝修濕作業及幕牆門窗分別已完成70%及45%。機電、消防公區橋架、供水及消防水管安裝等施工已基本完成。



Flats Handover of Huazhou LVGEM International Garden Central Mansion Phase 2

化州綠景國際花城中央公館二期集中交付

In September 2024, the Group successfully completed the delivery of Central Mansion Phase II of LVGEM International Garden City in Huazhou, with a total of 651 residential units delivered. The acceptance rate reached 94.35%. We pay meticulous attention to delivery details, achieving a 100% satisfaction rate among property owners.

二零二四年九月，本集團順利完成化州綠景國際花城中央公館二期的交付工作，共完成651套住宅交付，收房率達94.35%，交付細節標準到位，業主滿意度達100%。



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Awards and Honours

獎項與榮譽

In 2024, the Group continued to uphold its vision of “becoming the most respected urban value creator.” Through excellent project development capabilities and operational strength, the Group received multiple accolades across key areas including real estate development and property services. Notably, the outstanding performance of the Baishizhou Urban Renewal Project achieved remarkable industry recognition, fully demonstrating market acknowledgment of both the project and the Group’s comprehensive strength.

二零二四年，本集團繼續秉持「做最受尊敬的城市價值創造者」的願景，憑藉優質的項目開發能力和經營實力，在房地產開發、物業服務等多個重點領域均收穫多項殊榮。其中，白石洲城市更新項目的傑出表現亦在業界取得矚目成績，充分體現了市場對項目及對集團綜合實力的認可。

- Ranked among Shenzhen’s Top 10 Real Estate Developers in Comprehensive Strength for 13 consecutive years
- Listed in China’s Real Estate Enterprise Sales Top 200 Rankings 2024 (Ranked 142)
- LVGEM Property awarded “2024 Greater Bay Area Top 100 Property Service Enterprises” and “2024 Greater Bay Area Property Service Benchmark Project: LVGEM Hongwan Garden”
- LVGEM Asset Management Services Company listed in Mall China’s 2024 Excellence List of Commercial Management Companies
- Huazhou LVGEM Property received “2024 Guangdong Property Industry Comprehensive Strength Enterprise,” “2023–2024 Guangdong Leading Outstanding Property Management Enterprise,” and “2024 Outstanding Property Enterprise in New Media Operations”
- Shenzhen NEO awarded Benchmark Demonstration Base (Commercial Category) by Shenzhen Property Management Industry Association
- 連續十三屆蟬聯深圳市房地產開發行業綜合實力十強
- 二零二四年中國房地產企業銷售TOP200排行榜(排名142)
- 綠景物業榮獲「二零二四粵港澳大灣區物業服務力百強企業」榮譽稱號及「二零二四粵港澳大灣區物業服務力標桿項目：綠景虹灣花園」獎項
- 綠景資產服務公司榮登中購聯購物中心行業二零二四年度商業管理公司卓越榜
- 化州綠景物業榮獲「二零二四年廣東物業行業綜合實力企業」、「二零二三、二零二四年廣東首物業管理行業優秀企業」及「二零二四新媒體運營優秀物業企業」
- 深圳NEO榮獲深圳市物業管理行業協會頒發標桿示範基地(商業類)獎





2024年1-12月·中國房地產企業

操盘榜TOP200

排名	企業名稱	銷售金額 (億元)	排名	企業名稱	銷售面積 (萬平方米)
139	美的集團	66.1	139	國城集團	16.6
140	五洲藥房	45.2	140	金豐集團	16.4
141	廣發信託	44.8	141	綠景物業	16.3
142	廣中環	42.9	142	金豐集團	16.3
143	廣中環	42.2	143	金豐集團	16.3
144	廣中環	42.1	144	金豐集團	16.3



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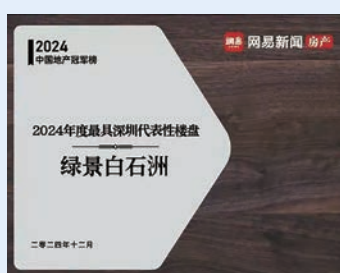
Awards and Honours

獎項與榮譽

Baishizhou Urban Renewal Project awarded:

白石洲城市更新項目榮譽：

- IFeng.com “2024 China Good Property • Project of the Year” – Influential Urban Complex in China's Real Estate
- Southern Metropolis Daily “Annual Greater Bay Area Comprehensive Quality Urban Landmark”
- Shenzhen Press Group “2024 Outstanding Contribution Award for High-Quality Development” – Urban Landmark Project
- Netease News “China Real Estate Champions List • 2024 Most Representative Property Project in Shenzhen”
- 2024 DAMA China Data Management Summit “Best Practice Award in Data Governance”
- Japan IDPA 2024 International Design Pioneer Award -Pioneer of category “Landscape”
- 鳳凰網「二零二四中國好房·年度樓盤」中國地產影響力城市綜合體
- 南方都市報「年度灣區綜合品質城市地標」
- 深圳報業集團「二零二四高質量發展突出貢獻獎」城市地標項目
- 網易新聞「中國地產冠軍榜·二零二四年度最具深圳代表性樓盤」
- 2024DAMA中國數據管理峰會「數據治理最佳實踐獎」
- 榮獲日本IDPA AWARD國際先鋒設計大獎「園林景觀國際先鋒設計獎」



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1.1. Corporate Culture

Construction of an Honest and Harmonious Corporate Culture

Employees are the foundation of LVGEM's business and the Group's most valuable resource. Every step of the Group's development embodies the dedication and wisdom of our employees. Guided by our corporate belief of "Excellence in Business, Integrity in People", we consistently maintain an open, innovative, and mutually supportive employee relationship. We place great emphasis on employees' cultural life and spiritual motivation, regularly organising various corporate cultural activities such as staff training, sports and cultural events, collective birthday celebrations, anniversary celebrations, and Spring Festival galas. These activities enable employees to fully realize their personal values and aspirations in a diligent, pragmatic, efficient, and progressive corporate environment.

Staying Agile and Innovative

Innovation and adaptability are our foundation for competing in the market. Our rapid adaptability stems from our long-accumulated business instincts, while our bold innovative spirit is largely derived from the Group's broad-minded corporate ambition. Relying on keen business acumen, the Group continuously innovates in industrial structure and operational models. With real estate development as our core, we actively develop related industries including property management, commercial operations, healthcare, and high-tech industries, forming a diversified and coordinated industrial layout.

1.1. 企業文化

精誠，和諧共建企業文化

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

機敏應變，銳意創新

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

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

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1.2. Core Strengths

The Group has been deeply rooted in the Greater Bay Area for 40 years, distinguishing itself in the market through its professional management team, premium land reserves, and outstanding operational capabilities. We have accumulated rich experience in real estate development, property services, and urban renewal sectors, establishing unique competitive advantages. Through precise market judgment and efficient project execution capabilities, the Group continues to create value for customers and has built an excellent brand image. Notably in the urban renewal sector, we have carefully crafted over ten development projects, forming a development model with distinctive LVGEM characteristics, laying a solid foundation for the Group's sustainable development.

1.2. 核心優勢

本集團植根大灣區四十載，以專業的管理團隊、優質的土地儲備及卓越的運營能力在市場中脫穎而出。我們在房地產開發、物業服務及城市更新等領域積累了豐富經驗，形成了獨特的競爭優勢。憑藉對市場的精準判斷和項目的高效執行力，集團持續為客戶創造價值，樹立了良好的品牌形象。尤其在城市更新領域，精心打造的十多個開發項目，形成頗具綠景特色的開發模式，為集團可持續發展構築堅實基礎。

Focus on Urban Renewal 專注城市更新	<ul style="list-style-type: none"> Proven track record with dedicated redevelopment team 多年成功經驗，專業舊改團隊 Over 90% of projects from urban renewal initiatives 超90%項目來自舊改 Gross margins exceeding 50% and net margins surpassing 30% from urban renewal projects 舊改專案毛利率超50%、淨利率超30%
Strategic Planning in Greater Bay Area 佈局大灣區	<ul style="list-style-type: none"> Shenzhen-based with concentrated footprint in Greater Bay Area 深耕深圳，聚焦大灣區 90%+ assets in prime Greater Bay Area core city locations 超90%的資產位於大灣區核心城市的核心地段 Scaling up individual projects, holding several mega-scale urban renewal projects in the Greater Bay Area 單一專案規模化，手握若干大灣區超大規模舊改項目
Dual-Engine Strategy in Residential and Commercial Segment 商住並舉	<ul style="list-style-type: none"> Synergistic real estate and commercial business model 地產與商業雙輪驅動，相互促進增值 Dual commercial brands: NEO + Zoll NEO、Zoll佐玲商業雙品牌 Stable cash flow from balanced revenue streams 收益搭配帶來穩定現金流

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1.3. Sustainable Development Strategy

We consistently integrated “Crafting Happiness” into our daily operations over the years. While developing our business, we also emphasize sustainable development principles, creating win-win value across ESG dimensions. In our development strategy, besides providing customers with high-quality living environments and premium services, we are committed to promoting sustainable development with our suppliers, offering an excellent working environment for our employees, making meaningful contributions to communities, and contributing to a low-carbon green environment. We will further promote green, environmentally friendly, and sustainable elements in our business operations, leading the way in green living and responding to the nation's carbon neutrality goals.

1.3. 可持續發展策略

我們多年來堅持將「構築喜悅」融入於日常營運，在發展業務的同時，亦重視可持續發展理念，為ESG三方面創造共贏價值。在我們的發展策略中，除為客戶提供高品質的居住環境和高質素的服務外，亦致力與供應商共同推動可持續發展，為我們的僱員提供優質的工作環境，為社區帶來有意義的貢獻，為低碳綠色的環境做出一份努力。我們將進一步在業務提倡綠色、環保及可持續元素，引領綠色生活，響應國家的碳中和目標。



2. ESG Management

Guided by our vision to be “the most respected creator of urban value,” the Group continuously strengthens its integrated operational capabilities and brand reputation, fully leveraging its rich experience and pioneering position in urban renewal to inject new vitality into urban development, taking it as our mission to build joyful living and create value for property owners and customers. Meanwhile, in our daily business operations, we increasingly emphasize and implement green operations, fulfill social responsibilities, and contribute to the sustainable development of both the Group and society. During the Reporting Period, we adjusted the structure and functions of the ESG Committee and ESG Working Group to establish a more scientific, systematic, and standardized ESG management system.

2.1 Corporate Governance

Sustainable Development Governance

To implement the Group’s sustainable development, the Board places high importance on this work, taking responsibility for establishing the Group’s ESG objectives, promoting and monitoring sustainable development management, and actively applying sustainable development strategies in daily operations. The ESG Committee is established under the Board, with the Board Chairman serving as the ESG Committee Chairman, and Executive Directors and Chief Financial Officer serving as committee members. The ESG Committee’s responsibilities encompass comprehensive supervision and review of the company’s ESG and climate change strategies and planning, assessment of related risks and opportunities, oversight of policy implementation, development of corresponding measures, approval of annual ESG reports, and other important functions. The Committee is committed to ensuring company operations align with ESG and climate change strategic requirements, and regularly reports significant sustainability matters to the Board.



2. ESG管理

以「做最受尊敬的城市價值創造者」為願景，本集團不斷提升綜合運營能力和品牌聲譽，充分利用在舊改領域累積的豐富經驗和先鋒地位，為城市建設注入新的活力，以構築喜悅生活為己任，為業主和客戶創造價值。同時，在日常業務運營中更加注重及推行綠景運營，履行社會責任，為集團、為社會可持續發展做貢獻。報告期內，我們對ESG委員會及ESG工作小組的架構及職能進行調整，以搭建更科學、系統、規範的ESG管理體系。

2.1 企業治理

可持續發展管治

為了貫徹集團的可持續發展，集團董事會對其工作予以高度重視，負責訂立集團的ESG目標，推動及監控可持續發展管理，並積極將可持續發展策略應用於日常運營實踐中。董事會下設ESG委員會，由董事局主席擔任ESG委員會主席，執行董事、財務總監擔任委員會成員。ESG委員會的職責範圍涵蓋全面監督和審閱公司ESG及氣候變化戰略與規劃、評估相關風險及機遇、監督政策執行、制定相應的措施、審批年度ESG報告等重要職能。委員會致力確保公司運營符合ESG及氣候變化戰略要求，並定期向董事會匯報可持續發展的重要事項。

Promoting Group Sustainable Development

The ESG Working Group operates under the ESG Committee's guidance. The working group is headed by the Chief Financial Officer, with members including heads of the audit and supervision center, administrative office, finance system integrated office, and Hong Kong integrated management department. The Hong Kong integrated management department is designated as the dedicated ESG department, responsible for daily liaison and coordination work. Based on the Board and ESG Committee's strategic planning for the Group's sustainable development and climate change response, the ESG Working Group is responsible for formulating the breakdown of the Group's ESG and climate change-related strategic objectives and medium-to-long term planning, organising risk and opportunity assessments, coordinating departmental annual ESG work plans and ESG report information collection, and regularly reporting operational status and goal completion progress to the ESG Committee, driving all business units and subsidiaries to unite in pursuing sustainable development goals. All functional departments and subsidiaries, as the implementing force for ESG strategy execution, actively cooperate with the Group's ESG Working Group to complete various specialized tasks and jointly promote the Group's sustainable development objectives. During the Reporting Period, we organized an ESG and climate change management work-related training session for relevant employees, further enhancing employees' understanding and execution capabilities regarding ESG strategy and climate risk management, ensuring efficient advancement of the Group's various practices in the field of sustainable development.

推動集團可持續發展

ESG工作小組在ESG委員會的指導下開展工作。小組由財務總監擔任組長，成員包括審計監察中心、行政辦公室、財務系統綜合辦及香港綜合管理部各負責人，並指定香港綜合管理部作為ESG工作的專職部門，負責日常聯絡和協調工作。基於董事會及ESG委員會就本集團可持續發展及應對氣候變化的戰略規劃，ESG工作小組負責制定本集團ESG及氣候變化相關戰略目標分解和中長期規劃，組織相關風險及機遇的評估工作、統籌各部門年度ESG工作計劃及ESG報告信息收集工作，並定期向ESG委員會匯報運行情況及目標完成進度，推動公司各個業務部門和子公司上下一心向可持續發展的目標進發。各職能部門及子公司作為ESG戰略落地的執行力量，積極配合集團ESG工作小組完成各項專項工作，共同推動集團可持續發展目標。報告期內，我們為相關員工組織了一場ESG及氣候變化管理工作相關培訓，進一步提升了員工對ESG戰略及氣候風險管理的認識與執行力，確保集團在可持續發展領域的各項實踐得以高效推進。

ESG Risk Management ESG風險管理	<p>The Group regularly identifies and evaluates ESG and climate risks and opportunities, reviews internal preventive measures and emergency response plans, and integrates ESG risks into the overall enterprise risk management framework. For details, please refer to Section 2.4. ESG Risk Management.</p> <p>本集團定期識別和評估ESG及氣候風險與機遇，審視內部防範措施和應急預案，並將ESG風險納入整體企業風險管理框架中。具體請參閱章節2.4. ESG風險管理。</p>
ESG Target Management ESG目標管理	<p>The Group advances the implementation of sustainable development strategies by establishing clear ESG objectives and medium-to-long term planning. We have established qualitative targets for various aspects of environmental management and continuously monitor and evaluate target achievement status. For details, please refer to Section 5. Green Innovation, Building the Future Together.</p> <p>本集團通過制定明確的ESG目標和中長期規劃，推動可持續發展戰略的落地實施。我們已針對環境管理各方面訂立定性目標，並持續監測和評估目標完成情況。具體請參閱章節5. 綠色創新，共築未來。</p>
ESG Meeting Mechanism and Decision Management ESG會議機制與決策管理	<p>The ESG Committee incorporates ESG and climate change-related matters into internal meeting discussions. The ESG Working Group is required to hold at least one regular meeting annually to form specific work resolutions. For unexpected urgent matters, relevant departments will be organized immediately to conduct research, discuss and respond to emergency situations. ESG委員會將ESG及氣候變化相關事項納入內部會議討論。同時，ESG工作小組每年需至少召開一次定期會議，形成具體工作決議；若遇突發緊急事項，則隨時組織相關部門開展研究，對突發情況進行商議與應對。</p>

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2.2. Stakeholder Communication

The Group highly values stakeholders' opinions. We identify key stakeholders based on two dimensions: "degree of impact from the enterprise" and "degree of influence on the enterprise". Meanwhile, we communicate with various stakeholders through different communication channels to understand their concerns and expectations regarding corporate sustainable development performance, and provide timely and effective responses.

2.2. 利益相關方溝通

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

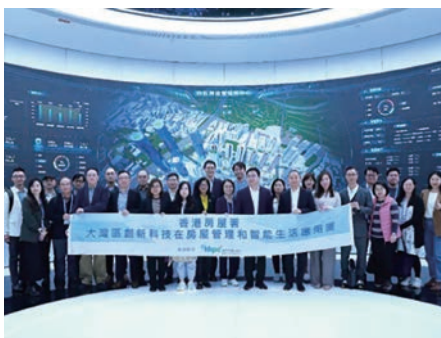


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Stakeholder Engagement Activities

During the Reporting Period, the Group actively conducted stakeholder engagement activities to promote mutual communication. Specifically, the Group's property and commercial projects organized over 250 offline community events throughout the year, including cultural exchanges, charitable activities, and parent-child interactions, strengthening connections with property owners, merchants, business partners, and the general public.



Hong Kong Housing Authority and Hong Kong Productivity Council
visit to Baishizhou Urban Renewal Project
香港房屋署、香港生產力促進局赴綠景白石洲考察

利益相關方參與活動

於本報告期內，本集團積極開展利益相關方參與活動，促進雙方溝通。其中，本集團物業、商業項目全年開展社區線下活動逾250場，包括文化交流、公益活動及親子互動等多個主題，加強了與業主、商戶、合作夥伴及公眾的聯繫。



LVGEM NEO Customer Appreciation Event
深圳NEO客戶答謝會



LVGEM and Suppliers Basketball Friendly Match
綠景與供應商籃球友誼賽活動



Zoll Chanson Property Owners' Welfare Festival
佐聆香頌業主福利節



Zoll Community Running Race
佐聆社區跑步賽



Investor Interactions
投資者互動

2.3. Materiality Assessment

The Group conducts materiality assessments on an annual basis to identify core sustainability issues relevant to the Group. In the 2024 assessment, the Group preliminarily screened ESG issues by referencing international standards and the Hong Kong Stock Exchange ESG Guide, while considering industry characteristics and peer practices. Through questionnaire surveys of internal and external stakeholders, the Group effectively collected extensive feedback and conducted systematic analysis of the survey results, ultimately determining key focus areas highly aligned with the Group's business development.

2.3. 重要性評估

本集團每年定期開展重要性評估，以明確本集團在可持續發展領域的核心關注議題。在二零二四年度評估中，集團參考國際標準和香港聯交所《ESG指引》，結合行業特點及同行實踐，初步篩選相關的ESG議題。通過內外利益相關方問卷調研，集團有效收集了廣泛的意見，並對調研結果進行了系統性分析，最終確定與集團業務發展高度契合的重點領域。

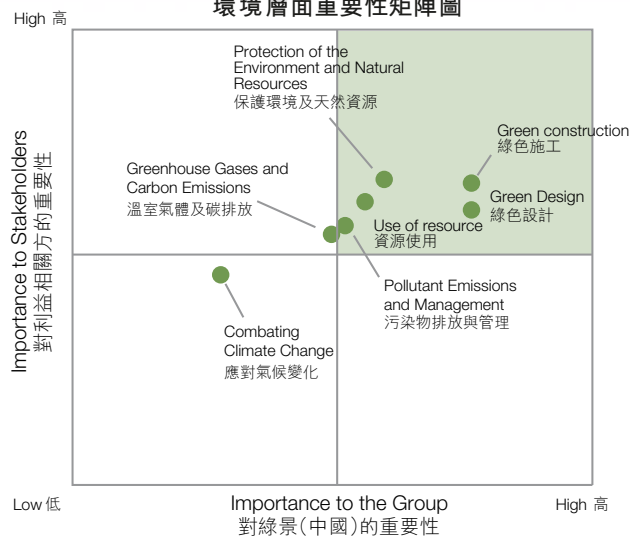


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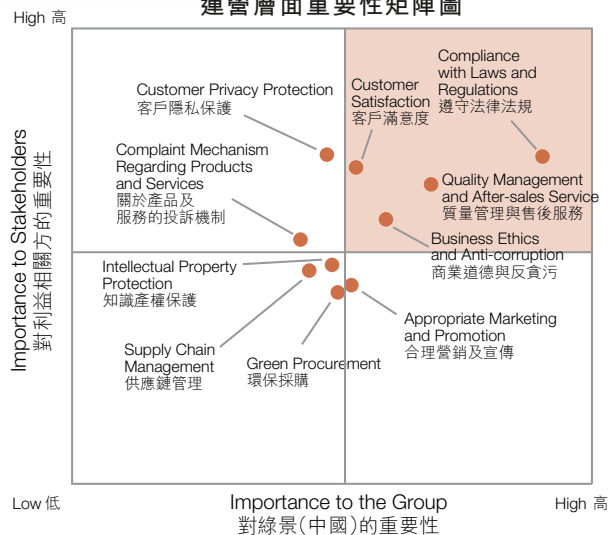
Materiality Matrix for Environmental Issues

環境層面重要性矩陣圖



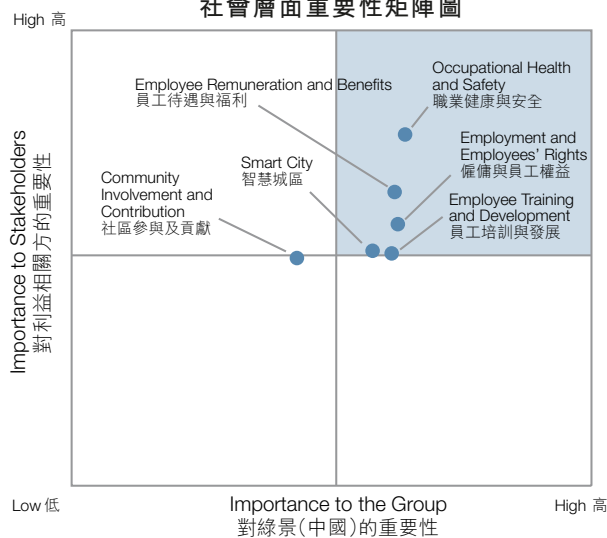
Materiality Matrix for Operational Issues

運營層面重要性矩陣圖



Materiality Matrix for Social Issues

社會層面重要性矩陣圖



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Material Issues 重要性議題		
Environmental 環境	Social 社會	Operational 運營
Green construction 綠色施工	Occupational health and safety 職業健康與安全	Compliance with laws and regulations 遵守法律法規
Green design 綠色設計	Employee remuneration and benefits 員工待遇與福利	Quality management and after-sales service 質量管理與售後服務
Protection of the environmental and natural resources 保護環境及天然資源	Employment and employees' rights 僱傭與員工權益	Customer satisfaction 客戶滿意度
Use of resource 資源使用	Employee training and development 員工培訓與發展	Business ethics and anti-corruption 商業道德與反貪污
Pollutant emissions and management 污染物排放與管理	Smart city 智慧城市區	Customer privacy protection 客戶隱私保護
Greenhouse gases and carbon emissions 溫室氣體及碳排放	Community involvement and contribution 社區參與及貢獻	Intellectual property protection 知識產權保護
Combating climate change 應對氣候變化		Complaint mechanism regarding products and services 關於產品及服務的投訴機制
		Appropriate marketing and promotion 合理營銷及宣傳
		Green procurement 環保採購
		Supply chain management 供應鏈管理

2.4. ESG Risk Management

Compliance Operations and Risk Management

As the cornerstone of stable company operations, we consistently ensure that our business activities fully comply with legal and regulatory requirements while continuously strengthening our risk management system to safeguard the Group's high-quality development. The Group has specifically developed the *Risk Management Manual*, which is comprehensively updated annually to adapt to changes in internal and external environments and business needs. The *Risk Management Manual* serves as the Group's core guidance document for risk management, providing detailed specifications for risk control organizational structure, work processes, improvement measures, and risk culture development, ensuring risk management is integrated into every aspect of operations. Based on different business areas, we have classified key risk items into risk levels, managing them hierarchically from low to high risk, and have established specific control activities for each type of risk, including early warning mechanisms, compliance review processes, and emergency response plans, to ensure operational safety and compliance. The *Risk Management Manual* not only covers business risks but also provides guidance for ESG risk identification and management.

2.4. ESG風險管理

合規運營及風險管理

作為公司穩健運營的基石，我們始終確保經營活動完全符合法律法規的要求，並不斷強化風險管理體系，以保障集團的高質量發展。本集團專門制定了《風險管理手冊》，並每年進行全面更新，以適應內外部環境的變化和業務需求。《風險管理手冊》作為集團風險管理的核心指導文件，對風險管控的組織架構、工作流程、改進措施以及風險文化建設進行了詳細規範，確保風險管理貫徹到經營的每一個環節。根據不同業務領域，我們對關鍵風險事項進行了風險級別的劃分，從低風險到高風險進行分級管理，並針對每一類風險制定了具體的控制活動，包括提前預警機制、合規審查流程及應急響應計劃等，確保業務運營的安全性和合規性。《風險管理手冊》不僅涵蓋了業務風險，還為ESG風險的識別和管理提供了指導。

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ESG Risk Assessment

Based on our overall risk management framework, we pay special attention to the identification and management of ESG risks, ensuring the company's sustainability in ESG aspects. During the Reporting Period, the Group's ESG Working Group conducted an ESG risk assessment to assist the Board in evaluating, prioritising, and managing significant risks, effectively incorporating ESG risks into the Group's overall risk management system. Based on the assessment results, we comprehensively reviewed existing management measures to ensure effective response to and control of potential impacts from ESG risks, providing strong support for the Group's sustainable development. In this assessment, the Group did not identify any significant ESG risk issues. The following table lists ESG risks relevant to the Group (with "medium" risk level) and corresponding response measures:

ESG風險評估

在整體風險管理框架的基礎上，我們特別關注ESG風險的識別和管理，以確保公司在ESG方面的可持續性。在本報告期內，本集團的ESG工作小組開展了ESG風險評估，協助董事會評估、優先排序及管理重大風險，並將ESG風險有效納入集團的整體風險管理體系中。基於評估的結果，我們全面審視現有的管理措施，確保能夠有效應對並控制ESG風險帶來的潛在影響，為集團的可持續發展提供有力保障。於本次評估中，本集團未發現任何重大ESG風險事項。下表列出與本集團相關的ESG風險（風險程度為「中」）及相應的應對措施：

ESG Risks ESG風險	Risks Response Measures 風險應對措施
Energy Use and Efficiency 能源使用及效益	Setting Energy Efficiency Targets 設置能源效益目標 <ul style="list-style-type: none"> The Group has established energy efficiency targets and regularly records action plans for various indicators. For details, please refer to Section 5.2 Green Operations. 本集團已制定提高能源使用效益的目標並定期記錄各項指標的行動計劃。具體請參照章節5.2綠色營運。 Green Building Planning 建築綠色規劃 <ul style="list-style-type: none"> All new projects follow green building standards in design and planning, incorporating energy-saving equipment and smart control systems. Commercial projects regularly report energy consumption and implement energy-saving measures, continuously optimising energy usage solutions. 新建項目均已依循綠色建築標準推動設計規劃，引入節能設備及智能控制系統；商業項目定期匯報能耗使用情況，並部署節能措施，持續優化用能方案。
Supply Chain Management 供應鏈管理	Supply Chain Risk Management 供應鏈風險管理 <ul style="list-style-type: none"> The Group regulates supply chain management through documents such as <i>Procurement Management System</i>, <i>Supplier Inspection Guidelines</i>, and <i>Procurement Operation Guidelines</i>. The Group particularly focuses on suppliers' compliance operations and ESG risks. Suppliers will be directly blacklisted for dishonest behaviours such as bribery, major quality issues, safety incidents, environmental accidents, or violations of national laws and regulations. For details, please refer to Section 4.3 Sustainable Supply Chain Management. Regarding construction projects, the project department is responsible for material acceptance inspection, record-keeping, and monitoring both supply quality and overall engineering quality. 集團通過《採購管理制度》《供應商考察工作指引》及《採購作業工作指引》等規範供應鏈管理工作。其中，本集團重點關注供應商合規經營及ESG風險。如供應商出現賄賂、重大質量、安全、環境事故或違反國家法律法規要求等失信行為，將直接列為黑名單，具體請參照章節4.3可持續供應鏈管理。 在工程方面，項目部負責材料驗收工作並做好記錄，把關供貨及整體工程質量。

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ESG Risks ESG風險	Risks Response Measures 風險應對措施
Product and Service Quality 產品與服務質量	<p>Quality Control 品質監控</p> <ul style="list-style-type: none"> Construction quality is jointly supervised and inspected by the project department and engineering management center, ensuring that construction quality meets the requirements of design drawings, national and local regulations, and technical standards, achieving the quality objectives specified in contracts. 施工品質由項目部及工程管理中心共同監督檢查，確保建築工程質量符合設計圖紙、國家及地方的有關規範和技術標準的要求，達到合同約定的質量目標。 <p>Service Quality Enhancement 服務品質提升</p> <ul style="list-style-type: none"> The Group values opinion collection, and customers can provide feedback through various channels such as service hotlines and customer service systems. Meanwhile, we conduct satisfaction surveys both online and offline to thoroughly understand customer needs and continuously improve customer service experience. For details, please refer to Section 4.2 Customer-Centric Approach. 集團重視意見收集工作，客戶可透過不同反饋渠道，如服務熱線、客服系統等反映意見。同時，我們通過線上及線下方式開展滿意度調查，深入了解客戶需求並持續提升客戶服務體驗。具體請參照章節4.2以客戶為中心。
Brand Reputation Risk 品牌聲譽風險	<p>Brand Management 品牌管理</p> <ul style="list-style-type: none"> The brand marketing center is responsible for monitoring and conducting risk assessments of the Group's brand reputation, reporting and handling risk events in a timely manner according to the <i>Brand Management System</i>. Regular training sessions are organized to enhance employees' brand awareness. 品牌營銷中心負責對集團品牌聲譽進行監測及風險評估，按照《品牌管理制度》及時匯報並處理風險事件。 定期組織培訓，提升員工品牌意識。
Business Ethics 商業道德	<p>Internal Audit Management 內部審計管理</p> <ul style="list-style-type: none"> The Group has established relevant system documents such as the <i>Supervision and Whistleblowing Management System</i> and <i>Internal Audit System</i> to clarify management processes. The audit department annually prepares audit work plans based on company strategy and business development planning, effectively conducting internal audit work according to these plans, preventing issues proactively and rejecting risk events. 集團已制定《監察與舉報管理制度》及《內部審計制度》等相關制度文件明確管理流程。審計部門每年根據公司戰略、業務發展規劃等編製審計工作計劃，並按照工作計劃有效進行內部審計工作，防範未然，拒絕風險事件。 <p>Professional Integrity 廉潔從業</p> <ul style="list-style-type: none"> The Group strictly implements systems such as the <i>Employee Behavior and Performance Management System</i>, <i>Supervision and Whistleblowing Management System</i>, and <i>Special Investigation Guidelines</i>, resolutely preventing situations involving bribery, extortion, fraud, and money laundering. Meanwhile, integrity education lectures and training activities are provided to employees throughout the Group to strengthen legal awareness and promote a culture of integrity. 本集團嚴格執行《員工行為及履職管理制度》《監察與舉報管理制度》及《專項調查工作指引》等制度，堅決杜絕有關賄賂、勒索、欺詐及洗黑錢等情況。同時為集團上下員工提供廉潔教育講座等培訓活動，強化法治意識及倡導廉潔文化。

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ESG Risks ESG風險	Risks Response Measures 風險應對措施
Network Security 網絡安全	Data Security Management 數據安全管理 <ul style="list-style-type: none"> The IT department designates dedicated information security management personnel who are regularly responsible for information system data security protection, including regular virus scanning and data backup. When existing business systems experience failures, backup systems are promptly activated to take over production business systems, ensuring business continuity. IT部門指定專門的信息安全管理人員，定期負責信息系統數據安全的防護，包括定期殺毒、數據備份等。 當現有業務系統出現故障，及時啟動備份系統接替生產業務系統，保障業務不中斷。
Macroeconomic Development 宏觀經濟發展	Policy and Market Monitoring Management 政策及市場監控管理 <ul style="list-style-type: none"> The planning team is responsible for collecting and analyzing information about new real estate policies and market trends, sharing information through special meetings, and flexibly adjusting marketing strategies based on circumstances. 策劃團隊負責歸集分析房地產相關新政，市場動向等信息，通過專題會議及時共享資訊並根據情況靈活調整營銷策略。 Forward-looking Planning 前瞻規劃 <ul style="list-style-type: none"> The Group has established the <i>Property Development Proposal Guidelines and Project Overall Positioning Report Guidelines</i>. Throughout the entire cycle of construction project planning, we integrate current urban development patterns and consumer needs, focusing on various dimensions such as residential function upgrades, smart living experiences, liveable and workable ecological environments, and green environmental concepts. We continuously enhance product and service capabilities to stay at the market forefront. 本集團制定《物業發展建議工作指引》及《項目整體定位報告工作指引》，在建築項目全週期規劃的階段均有融合當前城市發展脈絡及消費者的需求特點，聚焦居住功能升級、智慧生活體驗、宜居宜業的生態環境及綠色環保理念等不同維度，不斷提升產品力與服務力，始終走在市場前沿。

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3. Sustainable Development Focus: Baishizhou Urban Renewal Project

The Baishizhou Urban Renewal Project is located in the core area of Overseas Chinese Town, Nanshan, close to four major strategic hubs: Houhai Financial Headquarters Base, Shenzhen Bay Super Headquarters Base, Liuxiandong Headquarters Base, and High-tech Park Headquarters Base and others. With a construction area of approximately 5 million square metres, it is positioned as a “Borderless Sharing City,” integrating multiple functions including commercial, office, hotel, cultural tourism, and residential spaces. Taking global first-tier cities as benchmarks and guided by the core concept of achieving harmony between city and nature, the Group is committed to creating a green and sustainable urban paradigm.



Baishizhou Urban Renewal Project Phase 1
綠景白石洲城市更新項目一期

3. 可持續發展焦點：白石洲城市更新項目

白石洲城市更新項目位處南山華僑城核心處，近後海金融總部基地、深圳灣超級總部基地、留仙洞總部基地、高新園總部基地四大總部基地等戰略樞紐。建築面積約500萬平方米，以「無邊界共享城」作為定位，彙集商業、辦公、酒店、文旅、居住等多元業態。集團以全球一線都市為標桿，以實現城市與自然和諧共生為核心理念，致力打造綠色可持續的城市範例。



Partial Architectural Rendering of Baishizhou Urban Renewal Project
白石洲城市更新項目局部效果圖

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3.1 Smart City

We deeply recognize that developing “smart cities” is a crucial trend for future urban renewal, especially for mega-scale project development. From its inception, the Baishizhou Urban Renewal Project was positioned as a “smart city” integrating intelligent urban district functions. With an efficient smart district brain as its core, Baishizhou Urban Renewal Project designs to build multiple subsystems for the future urban area, including smart security, smart fire protection, smart healthcare, smart logistics, smart environmental sanitation, 5G full coverage, smart transportation, smart parking, and other systems, fully serving the healthy and stable operation of community families, commercial services, and equipment within the district. Meanwhile, the project creates a “smart home” segment focusing on three aspects: home security, home health, and whole-house intelligence. After moving in, residents can enjoy convenient and comfortable smart living services through indoor intelligent control panels, smart district APP, or smart speakers. 2024 is the year of fulfillment for the Baishizhou mega-city. During the Reporting Period, we completed the top-level design of the smart district in collaboration with our strategic partner Huawei, while 5G base station infrastructure construction progressed simultaneously, marking another significant step forward in smart district development.

3.1 智慧城區

我們深刻認識到發展「智慧城市」是未來城市更新，尤其是特大規模項目發展的重要趨勢。白石洲城市更新項目在立項之初就定位為一個集智慧城區為一體的「智慧城市」。白石洲城市更新項目以一個高效的智慧城區大腦為核心，規劃建設智慧安防、智慧消防、智慧健康、智慧物流、智慧環衛、5G全覆蓋、智慧交通、智慧停車等N個未來城區的子系統，全力服務於城區內的社區家庭、商業服務及設備的健康穩定運行。同時，項目從居家安全、居家健康、全屋智能三個方面打造「智慧家」板塊，入住後，住戶可通過室內智能中控面板或智慧城區APP、智能音箱，享受智慧大城便捷舒適的智慧生活服務體驗。2024年是白石洲大城的兌現年，報告期內，我們與戰略合作夥伴華為共同完成智慧城區的頂層設計，5G基站也同步展開基礎建設，智慧城區又往前邁進了一大步。



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In 2024, the Baishizhou Urban Renewal Project's data governance won the "Data Governance Best Practice Award" from the DAMA, demonstrating high recognition of Baishizhou Project in the data management and digitalization industry.

二零二四年，白石洲城市更新項目數據治理榮獲國際數據管理協會(DAMA)「數據治理最佳實踐獎」，這一榮譽體現綠景白石洲獲數據管理及數字化行業的高度認可。



LVGEM Group's 40th Anniversary Technology Forum and Strategic Cooperation Signing Ceremony between LVGEM Group, Genjoy Technology, and Shenzhen Unicom

綠景集團四十週年科技論壇暨綠景集團、景悅科技、深圳聯通戰略合作簽約儀式

In May 2024, the Group successfully hosted the "Shenzhen-style Smart Living City" Technology Forum and Cooperation Signing Ceremony at the LVGEM Baishizhou Marketing Center. The event focused on joint efforts in developing and promoting technological and intelligent solutions across various fields including residential and commercial areas, covering "Technology Real Estate", "Smart Living", "Smart Communities", and "Smart Parks". This marked an important strategic cooperation between the Group and industry partners in smart community construction. The forum also invited representatives from the Group and multiple enterprises including Shenzhen Unicom, Genjoy Technology, Vanrui Technology, Tantron Group, and TPV Technology to discuss the development vision of "Future Communities". Through roundtable discussions, guests engaged in in-depth exchanges about the application scenarios of innovative technologies in future communities, providing valuable industry insights for smart community construction.

二零二四年五月，本集團在綠景白石洲營銷中心成功舉辦「深派生活智慧大城」科技論壇暨合作簽約儀式，共同致力於「科技地產」、「智慧生活」、「智慧社區」、「智慧園區」等涵蓋住宅、商業等各個領域的科技與智能解決方案的研發與推廣，標誌著本集團在智慧社區建設與行業夥伴達成重要戰略合作。此次論壇亦邀請了本集團及深圳聯通、景悅科技、萬睿科技、泰創科技、冠捷科技等多家企業的代表，共同探討「未來社區」的發展願景。與會嘉賓通過圓桌討論深入交流了創新型技術在未來社區的應用場景，為智慧社區建設提供了寶貴的行業洞見。



Strategic Cooperation Signing Ceremony between LVGEM Group, Genjoy Technology, and Shenzhen Unicom

綠景集團、景悅科技、深圳聯通戰略合作簽約儀式



Roundtable Discussion on "How Innovative Technologies Will Be Applied in Future Communities"

「創新型技術將如何應用於未來社區」圓桌討論

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As Shenzhen's first benchmark smart district in urban renewal, Baishizhou Urban Renewal Project focuses on the planning and construction of three major smart space systems: smart urban district, smart community, and smart home. Through a unified smart district operation and management system, we are committed to creating a new model of living that features artistic culture as its core content, immersive experience as its characteristic, social and humanistic attributes, and technology sharing as its means, providing strong support for cross-business format management in Baishizhou. At the user-facing infrastructure level, we have comprehensively deployed five segments including smart security, smart parking, and smart six protection, with over 20 construction items covering more than 120 core smart scenarios, creating a safe, convenient, and efficient modern living environment.

綠景白石洲城市更新項目作為深圳第一個城市更新智慧城區標桿，聚焦智慧城區、智慧社區、智慧家庭三大智慧空間體系規劃與建設。通過智慧城區統一運營管理體系，我們致力於打造人居生活新模式，以藝術文化為內涵，以沉浸體驗為特點，以社交人文為屬性，以科技共享為手段，為白石洲項目的跨業態管理提供了強勁助力。在面向用戶的基礎設施層面，我們已全面部署智慧安防、智慧停車、智慧消防等共六個板塊，20多項建設，覆蓋超過120個核心智慧場景，打造安全、便捷、高效的現代化生活環境。

Smart System Cases

智慧系統案例

Smart Parking

智慧停車

- Includes: Commercial AR navigation, parking space navigation software, car-moving robot system, parking guidance and reverse car-finding system.
- The system enhances parking resource integration and allocation capabilities through real-time monitoring and data sharing, optimising parking resource utilization efficiency.
- Through unmanned operation and contactless payment technologies, the smart parking system reduces costs related to hiring dedicated parking management staff, lowers operational expenses, and improves staff efficiency.
- 包含：商業AR導航、停車場車位導航軟件、挪車機器人系統、車位引導及反向尋車系統等。
- 系統通過實時監測和數據共享，提高了停車資源的融合調配能力，優化了停車資源的使用效率。
- 通過無人值守、無感支付等技術手段，智慧停車系統減少了停車場專職管理人員費用，降低了停車場經營成本，提高了員工工作效率。

Smart Security

智慧安防

- Smart access control system enables functions such as unified code access, visitor invitation, registration, and control center communication.
- Equipped with video AI recognition, including fall detection and high-altitude object throwing monitoring, as well as aerial patrol drone systems, building a comprehensive, three-dimensional smart security network.
- 智能門禁管理實現一碼同行、訪客邀約、登記、呼叫管理中心等功能。
- 配備視頻AI識別，包括人員摔倒識別高空拋物監測等，以及高空巡邏無人機系統，構建起全方位、立體化的智慧安防網絡。

Smart Home

智慧家居

- Implements a multi-layer security protection system comprising palm vein recognition, fingerprint recognition, and password-enabled smart door locks.
- Achieves intelligent adjustment of house lighting, air conditioning, and fresh air systems, providing a comfortable indoor environment.
- Equipped with multiple functions including smart environmental monitoring, water leakage detection, temperature sensing monitoring, gas alarm system, and emergency help buttons, comprehensively ensuring residential safety and convenience.
- 採用了掌靜脈識別、指紋識別以及密碼智能門鎖組成的多重安全防護系統。
- 實現全屋燈光、空調和新風系統的智能調節，提供舒適宜人的室內環境。
- 配備智能環境監測、漏水檢測、溫度感應監控、燃氣報警系統以及緊急求助按鈕等多項功能，全面保障居住安全與便利性。



Sample Display of Smart Home System
樣本房家居系統展示

Based on its position as a smart district operation and dispatch center, the Baishizhou Urban Renewal Project has significantly improved operational efficiency through the construction of smart systems and implementation of intensive management models, achieving notable results in quality improvement, risk control, and cost management. For example, the smart commercial system encompasses a comprehensive membership system, WiFi control and traffic direction, business attraction management system, contract management system, commercial big data, and Business Intelligence (BI) for operations management. Through data integration and precise analysis, it optimizes resource allocation, enhances service quality and consumer loyalty, while exploring new business opportunities. The smart logistics system, relying on a smart joint distribution center, enables centralized dispatch and efficient transportation, further reducing logistics costs and improving delivery efficiency, comprehensively supporting efficient project operations.

3.2 Green Architectural Designs

Phase I of the Baishizhou Urban Renewal Project strictly implements the Green Building Evaluation Standard GB/T 50378-2019 two-star or above standard for all residential and public buildings, achieving green, energy-efficient, and environmentally friendly building operation goals through multiple technical measures. Intelligent services for building mechanical and electrical equipment related to wind, water, light, and electricity employ stable, reliable, and precise automatic control and energy consumption analysis technologies, providing a hygienic, healthy, and comfortable indoor public environment while improving building mechanical and electrical operation efficiency, energy efficiency management, and labor efficiency. The project has established a classified and hierarchical automatic remote metering system for energy usage and introduced an energy management system for real-time monitoring, data analysis, and management of building energy consumption. Within the project, we also conduct calculations and analysis of building carbon emissions. To reduce carbon emission intensity per unit of building area, we adopt efficient and energy-saving air conditioning, lighting, and elevator systems. The project achieves a 30% green coverage rate and employs a multi-layer greening design comprising trees, shrubs, and herbaceous plants, effectively enhancing carbon sequestration capacity and improving the ecological environment.

基於智慧城區運營調度中心的定位，白石洲城市更新項目通過智慧化系統的構建與集約化管理模式的實施，大幅提升了運營效率，實現在品質提升、風險控制和成本管控等多個方面的顯著成果。例如智慧商業系統涵蓋大會員系統、WiFi管控導流、招商管理系統、合同管理系統、商業大數據和運營管理商業智能(BI)，通過數據整合與精準分析，優化資源配置，提升服務質量與消費者忠誠度，並挖掘新的商業機會；智慧物流系統依託智慧共配中心，集中調度與高效運輸，進一步降低物流成本和提升配送效率，全面助力項目高效運營。

3.2 綠色建築設計

白石洲城市更新項目一期所有居住建築及公共建築均嚴格執行《綠色建築評價標準》GB/T 50378-2019二星級及以上標準，並通過多項技術措施實現綠色、節能、環保的建築運營目標。智能化服務針對風、水、光和電等建築機電設備，採用穩定、可靠、精準的自動控制與能耗分析技術，提供衛生、健康、舒適的室內公共環境，同時提升建築機電運行效率、能效管理及人工效率。項目設置了分類、分級的用能自動遠傳計量系統，並引入能源管理系統，用於建築能耗的實時監測、數據分析與管理。項目中，我們亦針對碳排放進行建築碳排放的計算與分析。為降低單位建築面積的碳排放強度，我們採用高效及節能的空調、照明、電梯系統。項目綠化覆蓋率達到30%，並採用喬木、灌木和草本植物構成的複層綠化設計，有效增強固碳能力並改善生態環境。

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Lighting 照明	<ul style="list-style-type: none"> Public areas adopt high-efficiency light sources, fixtures, and energy-saving control measures, including timer, voice, motion, or photoelectric controls in naturally daylighting areas, and electronic ballasts for tubular fluorescent lamps. 項目公共部位的照明採用高效光源、高效燈具和節能控制措施，包括在自然採光的區域設定時、聲控、感應或光電控制，直管式螢光燈採用電子鎮流器。 Lighting systems in corridors, staircases, entrances, and lobbies employ zoned, timed, and sensor-based energy-saving control measures. 走廊、樓梯間、門廳、大堂等場所的照明系統採取分區、定時、感應的節能控制措施。 Lighting power density design in main functional rooms meets national standard target values, saving electricity consumption. 主要功能房間照明功率密度設計達到現行國家標準的目標值，節約電耗。
Heating, Ventilation and Air Conditioning (HVAC) 暖通	<ul style="list-style-type: none"> Selection of high-efficiency air conditioning systems and equipment units. 選用高效能空調系統及設備機組。
Drainage 排水	<ul style="list-style-type: none"> Circulating cooling water systems implement water treatment measures, using larger collection pans, balance pipes, or balance tanks to prevent cooling water overflow when cooling water pumps stop. 循環冷卻水系統採取設置水處理措施，通過加大集水盤、設置平衡管或平衡水箱，避免冷卻水泵停泵時冷卻水溢出。 All green areas use micro-spray water-saving irrigation systems. 所有綠化面積均採用微噴灌節水灌溉系統。 Sanitary fixture water efficiency reaches Grade 2 or above, conserving water usage. 衛生器具用水效率等級達到二級以上，節約用水。
Noise Reduction 降噪	<ul style="list-style-type: none"> Utilize hollow glass, sound-insulating paint, and other noise reduction measures. 採用中空玻璃、隔音塗料等措施隔音降噪。
Green Building Materials 綠色建材	<ul style="list-style-type: none"> Uses corrosion-resistant, anti-aging pipelines and durable decoration materials. 採用耐腐蝕、抗老化的管材質料以及耐久性好的裝修材料。 Recyclable and reusable materials account for 6% of residential materials. 住宅可再循環材料和可再利用材料用量比例達到6%。 Construction contracts specify building material types and environmental requirements, such as: Low formaldehyde emission material, national standard-compliant plywood, environmentally friendly paints and synthetic materials, Plastic-metal composite pipes, Energy-saving and environmentally protective lighting systems. 通過施工合同明確建材類型及環保要求，如甲醛釋放量較低、達到國家標準的大芯板、環保型油漆等化學合成材料；塑料金屬複合管、節約電能、保護環境為目的的照明系統。

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3.3 Healthy Community System

To create a healthy and liveable community environment, we have comprehensively implemented internationally leading building standards. All residential communities in the projects are planned and constructed according to the international Fitwel healthy community certification system and have obtained the Fitwel Community 3 Star Rating certificate. As an internationally renowned healthy building design evaluation system, Fitwel certification encompasses multiple assessment requirements, from site planning, entrance design, and walkway systems, to air and water quality control, sports facility layout, and lifestyle convenience, fully ensuring the health and comfort of the community environment.

During the project design and construction process, we actively adopt innovative technologies and high-quality building materials to optimize the living environment from multiple aspects. For example, through efficient air quality management, residences are equipped with PM2.5 filtration and fresh air systems, kitchen exhaust systems, cooling tower noise reduction facilities, and equipment room vibration and noise reduction designs. Carbon dioxide and carbon monoxide concentration detectors are installed in relevant areas to ensure fresh and healthy indoor air. Additionally, we have incorporated smart health systems, providing residents with integrated health monitoring devices, enabling them to complete daily health monitoring within the community, establish personal health records, understand their health trends, thereby guiding residents to enhance health awareness and develop active healthy lifestyles.

3.3 健康社區體系

為打造健康宜居的社區環境，我們全面推行國際領先的建築標準。項目所有居住社區均按照國際Fitwel健康社區認證體系進行規劃建設，並獲取Fitwel社區認證三星級認證（Fitwel Community 3 Star Rating）證書。Fitwel認證作為國際知名的健康建築設計評價體系，涵蓋多方面的評估要求，從場地規劃、出入口設計、步行系統，到空氣和水質控制，再到運動設施佈局以及生活便捷性等，充分確保社區環境的健康性與舒適性。

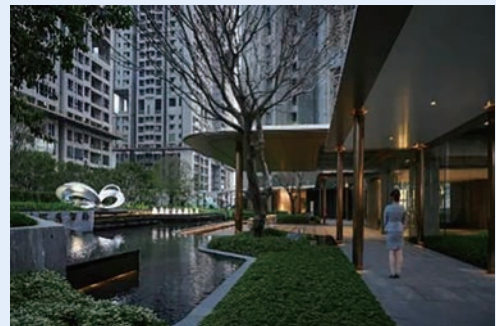
我們在項目設計與建設過程中，積極採用創新技術與高品質建築材料，從多方面優化居住環境。例如，通過高效的空氣品質管理，住宅內配備PM2.5除霾新風系統、排油煙系統、冷卻塔降噪設施和設備房減振降噪設計，並在相關場所設置二氧化碳與一氧化碳濃度探測器，確保室內空氣清新健康。此外，我們還融入了智慧健康系統，為業主提供健康監測一體機，方便業主在社區內完成日常健康監測，建立個人體檢檔案，了解自身健康趨勢，從而引導業主增強健康意識，養成積極健康的生活方式。

Baishizhou Urban Renewal Project Phase 1 Jingting Garden was awarded the Japanese IDPA International Pioneer Design Award

白石洲城市更新項目一期（璟庭花園）榮獲日本IDPA AWARD國際先鋒設計大獎

During the Reporting Period, Baishizhou Urban Renewal Project JingTing Garden won the 2024 Pioneer Award of category "Landscape" at the Japan International Pioneer Design Award. The design concept of Jingting centers on "Boundless Creation, Boundless Environment, Boundless Imagination," focusing on creating a seamlessly integrated landscape space that achieves perfect harmony between natural scenery and architectural space, creating a living environment that combines ecological friendliness with modern aesthetics. The design team deeply integrated Shenzhen's urban renewal process with Baishizhou's modernization development needs, outlining a comprehensive living landscape that innovates traditional living scenarios and brings cutting-edge living experiences to residents. This award not only highlights the project's quality value but also fully demonstrates our commitment to creating highly innovative, future-oriented, and high-quality products led by digitalization and intelligence, establishing benchmarks for living spaces, promoting better quality of life, and continuously enriching the essence of "Crafting Happiness".

在本報告期內，白石洲城市更新項目一期璟庭花園榮獲日本IDPA AWARD國際先鋒設計大獎中的「園林景觀國際先鋒設計獎」。璟庭的設計理念以「創無界、境無界、意無界」為核心，專注於打造一個無界融合的景觀空間，實現自然景觀與建築空間的完美結合，營造出兼具生態友好與現代美感的居住環境。設計團隊深入結合深圳城市更新進程與白石洲的現代化發展需求，勾勒出一幅全方位的生活圖景，革新傳統生活場景，為居民帶來前沿的生活體驗。這一獎項不僅彰顯了項目的品質價值，也充分體現了我們以數字化、智能化為引領，不斷打造高創新、未來化、高質量的產品，樹立人居標桿，推動更優質的人居生活，不斷豐富「構築喜悅」的內涵。



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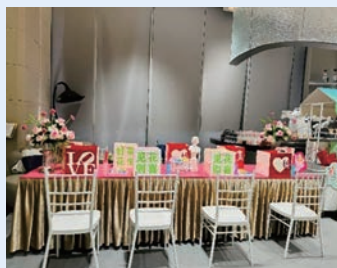
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On the other hand, we are also committed to developing the Baishizhou Urban Renewal Project into a community that integrates vitality, mutual cooperation, and a sense of belonging. We actively plan and organize diverse activities aimed at promoting interaction between community members, bringing residents a higher quality of life and sense of well-being.

另一方面，我們亦致力為將白石洲城市更新項目打造成一個融合活力、互助合作與歸屬感的社區。我們積極策劃並舉辦多元化的活動，旨在促進社區成員之間的互動，為居民帶來更高的生活質量與幸福感。



Community Birthday Party
社群生日會



Mother's Day Activity
母親節活動



Immersive Chinese Cultural Style Music Festival
沉浸式國風音樂節



Dragon Boat Festival Activity
端午節活動

4. Responsible Operations, Excellence in Quality

Corresponding Material Issues:

- Compliance with Laws and Regulations
- Quality Management and After-sales Service
- Customer Satisfaction
- Business Ethics and Anti-corruption

4.1. Sound Operation

The Group places high importance on corporate compliance and business ethics, viewing them as fundamental guarantees for sustainable corporate development. We have established a comprehensive risk management system and anti-corruption mechanism, forming a multi-level compliance management framework from system design to implementation supervision. During the Reporting Period, the Group successfully completed its annual internal audit work in accordance with internal regulations, with no major violations discovered. We also did not receive any reports or litigation cases involving illegal activities such as corruption, bribery, extortion, fraud, or money laundering.

Anti-Corruption and Business Ethics

The Group strictly complies with legal and regulatory requirements in its operating regions to ensure lawful and compliant operations. To strengthen corporate governance and internal control, the Group has established various systems and guidelines including *Internal Audit Management System*, *Supervision and Reporting Management System*, *Employee Conduct and Performance Management System*, *Procurement Operation Guidelines*, *Special Investigation Guidelines*, *General Internal Audit Guidelines*, and *Audit File Management Guidelines*, firmly preventing incidents of bribery, extortion, fraud, and money laundering. Additionally, we require all employees to sign the *Employee Integrity Self-Discipline Commitment Letter* and participate in integrity education seminars to jointly maintain an ethical, self-disciplined, and law-abiding work style that protects the legitimate interests of the enterprise and shareholders.

4. 責任經營，卓越品質

對應重要性議題：

- 遵守法律法規
- 質量管理與售後服務
- 客戶滿意度
- 商業道德與反貪污

4.1. 穩健經營

本集團高度重視企業合規經營和商業道德建設，將其視為企業可持續發展的根本保障。我們建立了全面的風險管理體系和反貪污機制，從制度設計到執行監督，形成了多層次的合規管理框架。本報告期內，本集團依據內部規章順利完成年度內部審計工作，未發現重大違規事項。我們亦未接獲任何涉及貪污、賄賂、勒索、欺詐或洗黑錢等違法違規行為的舉報或訴訟案件。

反貪污及商業道德

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

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To prevent, investigate, and reduce various inappropriate, non-compliant, or fraudulent behaviours in the Group's operations, we encourage directors, employees, and external stakeholders related to company operations to report concerns either identifiably or anonymously. We provide multiple convenient reporting channels, including telephone, email, letters, and face-to-face interviews. The audit and supervision center is responsible for properly managing reported materials, recording detailed information about the basic situation, core content, and investigation progress of reports. Furthermore, staff handling reports conduct preliminary verification of reported matters, determine whether to establish a case, and submit for approval according to prescribed procedures.

Reporting Hotline : 0755-23625015

Email Address : ljsjczx@lvgem-china.com

Contact Address : The Audit and Supervision Center, 55/F, NEO Building, 6011 Shennan Avenue, Futian District, Shenzhen

Our *Supervision and Reporting Management System* clearly stipulates confidential investigation procedures. The audit and supervision center implements strict confidentiality measures for whistleblowers, ensuring their information is not leaked. If there are violations involving unauthorized disclosure of reported information or retaliatory actions against whistleblowers or investigated personnel, the audit and supervision center will report to the company for serious handling of responsible parties; if legal issues are involved, cases will be transferred to judicial authorities for legal accountability.

The Group has conducted anti-corruption governance training and integrity professional training at different levels, comprehensively strengthening employees' awareness of corporate governance principles and legal knowledge. Divisions including real estate and asset management have completed specialized anti-corruption compliance training. During the Reporting Period, integrity education covered all employees, with cumulative training participation reaching 1,700 participants.

為預防、查處和減少本集團於經營過程中的各種不當、違規或舞弊行為，我們鼓勵董事、員工及與公司經營相關的外部利益相關方採取實名或匿名舉報。我們提供多種便捷的舉報渠道，包括電話、電郵、信件、面談等。審計監察中心負責對舉報材料進行妥善管理，詳細記錄舉報的基本情況、核心內容及調查進展等信息。此外，受理舉報的工作人員會對舉報事項進行初步核實，確定是否立項，並按規定程序報批。

舉報熱線：0755-23625015

郵件地址：ljsjczx@lvgem-china.com

通信地址：深圳市福田区深南中路6011號NEO大廈55樓審計監察中心

我們的《監察與舉報管理制度》明確規定了保密的調查程序。審計監察中心對舉報人採取嚴格的保密措施，確保舉報人的信息不被洩露。如有違規洩露舉報信息或對舉報人、受調查人員進行打擊報復的行為，審計監察中心將向公司報告，對相關責任人進行嚴肅處理；如涉及法律問題，將移交司法機關依法追究責任。

本集團分層開展了反貪污廉政建設培訓、廉政從業專題培訓，全面強化員工對企業治理準則及法律認知意識。地產、資產管理等板塊均已完成了反貪污合規專題培訓。本報告期內，廉潔教育全員覆蓋，累計培訓人數達1,700人次。



Zoll Chanson , Zoll 1866 3rd Quarter Team Anti-Corruption Training

佐聆香頌，佐聆1866第三季度團隊反貪污培訓



Engineering Management Center 4th Quarter Team Anti-Corruption Training

工程管理中心第四季度團隊反貪污培訓

4.2 Customer-Centric Approach

Customer recognition is the core foundation for the Group's progress. With a spirit of continuous improvement and through establishing comprehensive management systems, we continue to deepen quality enhancement projects across various business segments including construction, property management, and commercial operations, providing customers with safe and comfortable environments. Additionally, we actively incorporate smart elements, utilizing big data and IoT technological innovations to achieve refined management and service upgrades, while enhancing property owners' experience, creating greater value for customers and partners. During the Reporting Period, LVGEM Property obtained five certifications: ISO 14001 Environmental Management System, ISO 45001 Occupational Health and Safety Management System, ISO 9001 Quality Management System, ISO 50001 Energy Management System, and ISO 27001 Information Security Management System, with management standards comprehensively meeting international standards.

4.2 以客戶為中心

客戶的認同是本集團前行的核心基石。我們以精益求精的精神，通過建立完善的管理制度，持續深化建築、物業、商業等各業務板塊的品質提升工程，為客戶提供安全、舒適的環境。另一方面，我們亦積極融入智慧元素，運用大數據與物聯網等科技創新，實現精细化管理與服務升級，同時提升業主體驗，為客戶與合作夥伴創造更大價值。本報告期內，綠景物業已獲得ISO 14001環境管理體系、ISO 45001職業健康安全管理体系、ISO 9001質量管理體系、ISO 50001能源管理體系及ISO 27001信息安全管理体系五項認證，管理水平全面達到國際標準。



ISO 14001 Environmental Management System
ISO 14001環境管理體系



ISO 45001 Occupational Health and Safety Management System
ISO 45001職業健康安全管理体系



ISO 9001 Quality Management System
ISO 9001質量管理體系



ISO 50001 Energy Management System
ISO 50001能源管理體系



ISO 27001 Information Security Management System
ISO 27001信息安全管理体系

Quality Management

The Group consistently prioritizes construction quality management as a core element of daily operations, creating premium properties with craftsmanship to fulfill the mission of continuously enhancing urban value." To this end, we have formulated and implemented the Construction Quality Management Guidelines and established a comprehensive engineering quality management and monitoring system, strictly managing and controlling construction quality to ensure full compliance with national and local regulations and technical standards. Meanwhile, the Group actively introduces innovative technologies to continuously improve engineering quality and has developed multiple operational instruction manuals to provide clear implementation guidelines for teams, ensuring efficient and precise quality control and management during the construction process.

質量管理

本集團始終將建築質量管理作為日常工作中的核心環節，以匠心工藝打造優質物業，踐行「持續提升城市價值」的使命。為此，我們制定並落實了《建築工程質量管理工作指引》，建立了完善的工程質量管理與監控系統，從嚴管理與控制工程質量，確保建築工程全面符合國家及地方的相關規範與技術標準。同時，本集團積極引入創新技術，不斷提升工程質量，並制定多項作業指導書，為團隊提供清晰的執行指引，確保在施工過程中實現高效且精準的品質控制與管理。

Management System 管理架構	<ul style="list-style-type: none">Throughout the stages of project design, contractor selection, project construction, completion inspection, and project delivery, the Group is responsible for management and supervision in accordance with the <i>Construction Quality Management Guidelines</i>. For this purpose, an engineering management structure has been established, comprising major units including the project department, engineering management department, and engineering management center.在項目設計、選聘承建商、項目施工、竣工驗收和項目交付等階段，本集團負責依照《建築工程質量管理工作指引》進行管理和監督。為此，已建立由項目部、工程管理部 and 工程管理中心等主要單位組成的工程管理架構。
Quality Inspection 質量檢查	<ul style="list-style-type: none">During the project construction phase, the Group regularly conducts quality surveillance according to the <i>Guidelines for Physical Quality Measurement Operations</i>, <i>Residential Quality Control Classification Indicators Requirements and Reward/Punishment Measures</i>, and <i>Civil Engineering Construction Quality Standard Control Guidelines</i>, objectively reflecting the engineering quality at each project stage to promote timely improvements in physical quality, striving to achieve the goal of first-time qualification. To enhance project management quality, the Group has established Project Engineering Inspection Guidelines, eliminating potential safety hazards and quality risks through implementing on-site problem rectification and preventive control measures, thereby improving the Group's product quality and customer satisfaction.本集團在項目建設階段，根據《工程實體質量實測操作工作指引》《住宅質量控制分類指標要求及獎懲辦法》及《土建專業施工質量標準控制指引》，定期進行質量測量，客觀反映項目各階段的工程質量水準，以促進實體質量的及時改進，並致力於實現一次性合格的目標。為提升項目管理質量，本集團設有《項目工程巡檢工作指引》，通過落實現場問題整改和預防控制措施，消除潛在的安全隱患和質量風險，從而提高本集團產品質量和客戶滿意度。
Accident Handling 事故處理	<ul style="list-style-type: none">The Group has established the <i>Engineering Quality Incident Handling Guidelines</i>, <i>Safe and Civilised Construction Operation Manual</i>, and <i>LVGEM Group Construction Quality Management Key Points and Related Disciplinary Measures</i> to address engineering quality issues, standardizing the handling procedures for different levels of engineering quality incidents to minimize their impact. Furthermore, the Group continuously summarises and analyzes experiences and lessons learned from engineering quality management, applying these insights to subsequent project developments to further enhance engineering quality.本集團針對工程質量問題制定了《工程質量事故處理工作指引》《安全文明施工作業指導書》《綠景集團建築工程質量管理要點及相關懲處措施》，規範不同級別的工程質量事故處理方式，以最大程度地減少質量事故帶來的影響。此外，本集團持續總結和分析工程質量管理的經驗和教訓，並在後續開發其他項目時加以借鑒，進一步提升工程質量。

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Taking the Baishizhou Urban Renewal Project as an example, during construction, we implement a three-level joint inspection system involving the engineering department, supervision, and construction units to ensure construction quality meets design standards. The project follows strict acceptance procedures, maintains continuous process inspection, implements immediate corrections when problems are discovered, and conducts re-inspection and joint confirmation before hidden works construction. To ensure fine decoration quality, we implement a “one-household-one-file management system”, making detailed records for each household according to physical quality measurement operation standards, establishing Fine Decoration Project Measurement Record Forms and implementing systematic filing management. We also fully utilize BIM technology to assist management, effectively improving construction quality, reducing engineering changes, and achieving precise cost and schedule control through ensuring consistency, validity, and completeness of drawing model data, significantly improving overall work efficiency.

In terms of property and commercial project operations, we are committed to improving service quality and hardware. During the Reporting Period, we implemented over 10,000 quality improvement initiatives, including optimising service process standards, strengthening staff training, improving response speed, and conducting equipment maintenance and updates. To ensure effective implementation of various improvement measures, the operations management department has established a strict quality supervision mechanism, regularly conducts quality inspections and tracks identified issues through real-time recording. The management team follows up and implements improvements for all items requiring attention in a timely manner, forming a complete closed-circuit management system to continuously enhance property service levels.

以白石洲城市更新項目為例，在施工過程中，我們實行工程部、監理及施工單位的三級聯檢制度，確保施工質量符合設計標準。項目執行嚴格的驗收流程，堅持過程檢查，發現問題即時整改，並在隱蔽工程施工前進行再次檢查驗收和會簽確認。為確保精裝修工程品質，我們推行一戶一檔管理制度，依據工程實體質量實測實量的操作規範，對每戶進行詳細記錄，建立《精裝項目實測實量記錄表》並進行系統化歸檔管理。我們亦充分運用建築信息模擬(BIM)技術輔助管理，通過確保圖紙模型數據的一致性、有效性和完整性，有效提升施工質量，減少工程變更，實現成本和工期的精準控制，顯著提高整體工作效率。

在物業及商業項目經營方面，我們致力於提升服務質量及硬件，本報告期內，我們開展超過10,000項品質提升工作，包括優化服務流程標準、加強員工培訓、提升響應速度、進行設備維護更新等工作。為確保各項改善措施得到有效落實，經營管理部門建立了嚴格的質量監督機制，定期開展品質巡檢工作，並通過實時記錄對發現的問題進行追蹤。管理團隊對所有需改進事項及時跟進並執行整改，形成完整的閉環管理體系，持續提升物業服務水平。

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Property Project Quality Improvement Cases 物業項目品質提升案例



Installation of Solar Lightings in Sky Gardens
空中花園增加太陽能燈



Installation of Facial Recognition System in Residential E-bike Parking Areas
住宅電動單車停放區增設人臉識別



Complimentary Wedding Decoration Services for Newlywed Property Owners
為新婚業主免費提供婚慶佈置



Public Area Landscaping Renovation
公共區域綠化改造

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Customer Service and Rights Protection

The Group emphasizes customer service and customer relationship management, actively listening to customer opinions and meeting customer needs. We establish close relationships with customers through various communication channels, understand customer requirements, handle feedback promptly, and strive to provide the highest quality service to customers.

客戶服務及權益保障

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

Customer Service Hotline 客戶服務熱線	<p>The Group has established management documents including the <i>Customer Service and Quality Management System and Customer Service 400 System Management Guidelines</i> for customer service management. These documents specify operational standards for handling various types of customer feedback including inquiries, complaints, and commendations, as well as the responsibilities of relevant personnel in feedback handling. Regarding customer complaints, we have implemented the <i>Complaint Handling Operation Process and 400 Customer Service Complaint Hotline Supervision Management System</i> to strengthen complaint handling process management. We handle complaints through a tiered system based on different situations, coordinate dedicated personnel for continuous follow-up, conduct weekly routine checks on task processing progress, and maintain a 100% monthly response rate requirement. During the Reporting Period, the Group received 713 complaints regarding products and services (including property and commercial projects), achieving a 100% complaint resolution rate.</p> <p>本集團針對客戶服務管理制定了《客戶服務與品質管理制度》及《客服400系統管理工作指引》等管理文件，以列明各類詢問、投訴、表揚等客戶反饋的處理操作規範，以及相關人員在反饋處理方面的職責。針對客戶投訴，我們制定了《投訴處理操作流程》及《400客服投訴熱線監督管理制度》，加強投訴處理流程的管理，針對不同投訴情況進行分級處理，協調專職負責人員持續跟進，每週例行檢查任務處理進度，每月回覆及時率需達到100%。於本報告期內，本集團共接到有關產品及服務（包括物業及商業項目的投訴713宗，投訴解決率達100%。</p>								
Customer Satisfaction Survey 客戶滿意度調查	<p>The Group highly values customer feedback and regularly conducts customer satisfaction surveys according to the <i>Customer Satisfaction Survey Program</i>. This helps evaluate customer satisfaction with our services and collect opinions for continuous service improvement. During the Reporting Period, the Group conducted satisfaction surveys through both online and offline methods, targeting merchants and consumers, office building clients, industrial park tenants, and residents of our projects.</p> <p>本集團非常重視客戶反饋，定期根據《客戶滿意度調查方案》開展客戶滿意度調查，藉此評估客戶對我們服務的滿意度並收集其意見，從而持續提升服務水準。於本報告期內，本集團結合線上及線下方式對旗下項目的商戶和消費者、寫字樓客戶、產業園區租戶、住戶進行滿意度調查。</p> <table data-bbox="676 1440 1501 1569"> <tr> <td>2024 Property Project Customer Satisfaction Rate</td><td>83.22%</td></tr> <tr> <td>二零二四物業項目客戶滿意度</td><td></td></tr> <tr> <td>2024 LVGEM Hotel Customer Satisfaction Rate</td><td>98.00%</td></tr> <tr> <td>二零二四綠景酒店客戶滿意度</td><td></td></tr> </table>	2024 Property Project Customer Satisfaction Rate	83.22%	二零二四物業項目客戶滿意度		2024 LVGEM Hotel Customer Satisfaction Rate	98.00%	二零二四綠景酒店客戶滿意度	
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二零二四綠景酒店客戶滿意度									
Customer Follow-up Visits 客戶回訪	<p>To enhance customer service quality, the Group has established the <i>Customer Service Operation Manual</i> to standardize the follow-up visit procedures for customer service personnel. The purpose of follow-up visits is to understand customer feedback and resolve issues, with a required 100% follow-up rate. Different follow-up arrangements and timing requirements are established for various situations, such as complaint incidents and maintenance services.</p> <p>為提升客戶服務質量，本集團制定《客服作業指導書》，規範客服人員回訪作業流程。回訪的目的是了解顧客反饋並解決問題，回訪率要求達到100%。針對不同的情況，如投訴事件、維修服務等，有不同的回訪安排和時間要求。</p>								
Fellowship Association "LVGEM Club" 聯誼組織「綠憬會」	<p>The "LVGEM Club" is a customer fellowship association established by the Group. Upholding the mission of "Happy LVGEM, Lifelong Neighbours," it is dedicated to building harmonious neighborhood relationships and creating a warm community life.</p> <p>「綠憬會」是由本集團發起成立的客戶聯誼組織，秉承「幸福綠景，一生友鄰」的宗旨，致力於建設融洽和諧的鄰里關係，營造溫馨的社區生活。</p>								

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The Group emphasizes customer privacy protection and requires all employees to maintain strict confidentiality of customer information. We have established the *Customer File Information Management System* and *Customer Service 400 System Management Guidelines*, which specify the responsibilities of relevant management personnel in protecting customer privacy and effectively safeguarding information related to customer complaints. The Group's customer file management is primarily handled by operations specialists who collect, file, and use the information, with regular verification by operations supervisors. All written documents containing customer-related information must be preserved as originals or copies in customer files and kept strictly confidential. Without written authorization from property owners or their authorized representatives, personnel are prohibited from disclosing any files or related materials of property owners or their authorized representatives to any third party. Non-operations personnel who need to access owner or authorized representative information for work purposes must obtain approval from the project manager. Operations specialists can only allow access to relevant information after confirming the scope of access approved by leadership. Unauthorized retrieval, copying, or browsing of owner or authorized representative information is strictly prohibited.

The Group strictly adheres to principles of objectivity, effectiveness, and accuracy. We have established and implemented policies such as the *Project Sales Management System* to regulate data usage and advertising in sales projects and marketing services, preventing misleading information. Meanwhile, to protect the Group's image and intellectual property, we have implemented the *Brand Management System* to strictly regulate the operation and use of "core brand visual elements" such as English names, trademarks, and brand slogans, preventing infringement or misappropriation. To ensure the accuracy of official website information, the Group has established the *LVGEM China Official Website Management Operation Guidelines*. The investor relations department conducts monthly inspections of website content and submits and updates content as required. If any content is found not submitted or updated according to requirements, the situation will be reported internally.

本集團重視客戶私隱保護，規定所有員工必須嚴格保密客戶資料，制定有《客戶檔案資訊管理制度》和《客服400系統管理工作指引》，列明相關管理人員在客戶隱私保護方面的職責，並切實保護有關客戶投訴相關的信息。本集團的客戶檔案管理主要由營運專員收集、歸檔及使用，由營運主任定期查驗。對於客戶相關資訊的所有書面文檔，均需保存原件或複印件存入客戶檔案，並嚴格保密。未經業主或業主授權人書面授權，任何人無權向他人提供業主或業主授權人任何檔案資料及其他相關資料。營運以外人員如因工作需要查閱業主或業主授權人相關資料，必須經項目負責人批准。營運專員在確認領導批准的查閱範圍後，方可讓查閱人查閱相關信息。嚴禁查閱人自行領出、複印或翻查業主或業主授權人資料。

本集團嚴格遵守客觀、有效和準確的原則，制定並實施了《項目銷售管理制度》等政策，規範銷售項目和行銷服務的數據採用和廣告宣傳，以避免誤導性資訊的發生。同時，為了保護本集團的形象和知識產權，我們還實施了《品牌管理制度》，用於嚴格規範英文名稱、商標和品牌標識語等「品牌核心視覺符號」的操作和使用，防止被侵權或盜用。為確保官網資訊的準確性，本集團制定了《綠景中國官方網站管理作業指引》。投資者關係部會對網站內容進行月度巡查，並按要求提報和更新內容。如果發現有未按要求提報或更新的情況，相關情況將進行內部通報。

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Community Health and Safety 社區健康與安全

We place great emphasis on the health and safety of community residents and implement comprehensive preventive and protective measures. We strictly comply with health regulations, regularly conduct dengue fever prevention and disinfection work, and prevent potential health risks. We also organize community health lectures for residents to help raise their health awareness and self-protection capabilities.

我們十分關注社區居民的健康與安全，並採取全方位的預防與保護措施。我們嚴格遵守衛生規定，定期進行登革熱防疫消毒工作，防治潛在健康隱患。我們亦為居民舉辦社區健康講座，幫助居民提升健康意識和自我保護能力。

Regarding the safety management system, our management team has established and strictly implements multiple professional regulations and systems, including specific working guidelines for: Daily patrol management, Fire safety standards, Elevator emergency response, Fire equipment configuration standards, Security system operation and maintenance, Public health management. To ensure emergency response capabilities, our property, commercial, and hotel management teams regularly organize Anti-riot drills, Fire safety skills training, Various emergency drills, continuously enhance staff professional skills and emergency response capabilities, comprehensively protecting customers' health and safety.

在安全管理體系方面，管理團隊制定並嚴格執行多項專業規章制度，包括日常巡邏管理、消防安全規範、電梯應急處置、消防設備配置標準、安防系統運維以及公共衛生管理等具體工作指引。為確保應急處置能力，物業、商業及酒店管理團隊定期組織開展防暴演習、消防技能培訓及各類應急演練，不斷提升員工的專業技能和緊急情況應對能力，全方位保障客戶的健康與安全。



Zhongcheng Tianyi Garden Property Management Team Awarded the Title of "Outstanding Team for Integrated Community Safety Emergency Rescue"

中城天邑花園物業管理團隊榮獲「社區安全應急一體化救援優秀隊伍」稱號



LVGEM NEO Semi-annual Fire Drill

綠景NEO大廈半年度消防演練



LVGEM Hotel Monthly Anti-riot Drill Training

綠景酒店月度防暴演練培訓

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Intelligent Management

The Group relies on information and smart technologies, combined with effective risk prevention and control measures, to efficiently manage operational projects. As the core driver of our intelligent property ecosystem, we continue to deepen the Urban Operation Platform (UOP) for property management. The system provides convenient mobile application services for property owners and management personnel. The UOP platform has been serving property projects since 2021, with continuously expanding and upgrading functions. It currently includes projects such as the homeowner APP “Yuexiangzhu”, the property manager APP, and “Jingyue Property Manager”, providing diversified services including community smart security, community smart property management, community smart access control. During the Reporting Period, we further optimized system functions by adding and improving IoT functionality, work order management, human resource management capabilities to continuously enhance platform intelligence and operational efficiency.

To standardize the use and management of the property smart system platform, we have established the *Property Smart System Platform Management System*. This system clarifies platform management standards, initial setup requirements, daily operation and maintenance requirements, providing clear guidance for system operation. The system also implements comprehensive supervision of the smart platform's execution, including organizing operational training for new employees and various professional sectors, regular monitoring and inspection of operations, ensuring efficient platform operation and continuous optimization. During the Reporting Period, the Group's property company, technology company, and hotel management company jointly discussed business development plans and established a smart community value-added service working group to promote innovative models of technology-enabled property services through inter-company synergies.

智慧化管理

本集團依託信息化和智慧化技術，結合有效的風險防控措施，對運營項目進行高效管理。作為本集團智慧物業生態的核心驅動，我們繼續深化物業板塊的智慧城區運營管理平台(UOP)，通過系統為業主和管理人員提供便捷的移動應用服務。UOP平台自2021年於物業項目投入服務，其功能不斷拓展與升級，目前已涵蓋業主端APP悅享住、管家端APP、懋悅管家等項目，提供社區智慧安防、社區智慧物業、社區智慧通行等多元化服務。在本報告期內，我們進一步優化了系統功能，新增和完善了物聯網功能、工單管理功能及人力資源管理功能，持續提昇平台的智能化與運營效率。

為了規範物業智慧化系統平台的使用與管理，我們制定了《物業智慧化系統平台管理制度》。該制度明確了平台的管理標準、初始化設置及日常運維要求，為系統的運行提供了清晰的指導。同時，制度還針對智慧化平台的執行層面進行全面監管，包括為新員工及各專業板塊組織操作培訓，以及對運行情況進行定期監督和檢查，確保平台的高效運作和持續優化。在本報告期內，本集團物業公司、科技公司、酒管公司聯合研討業務發展規劃，並成立智慧社區增值服務工作小組，通過公司之間的協同效應推進科技賦能物業服務的創新模式。

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Commercial Project Smart Equipment Applications

商業項目智能設備應用

In commercial projects, we continuously enhance the intelligence level and operational efficiency of equipment. LVGEM Hotel has introduced smart delivery robots that provide contactless meal and item delivery services, and is equipped with self-service kiosks that allow guests to easily complete check-in and check-out procedures. Hong Kong NEO's lobby is equipped with smart disinfection navigation robots, smart display screens, self-service mobile phone charging equipment, smart lockers for online purchase collection, and other facilities. Meanwhile, we continuously upgrade the building's intelligent monitoring systems and applications to provide users with safe, efficient, and convenient modern commercial space experience.

在商業項目上，我們不斷提升設備智能化水平與運行效率。綠景酒店引入智能送物機器人，提供無接觸式送餐送物服務，並配備自助辦理機，讓客人能輕鬆完成入住和退房手續。香港綠景NEO大廈的大堂配備智能消毒導航機器人、智能顯示屏、自助手機充電設備、網購自取智能櫃等設施。同時，我們不斷升級大廈的智能監控系統及應用程序，為用戶提供安全、高效、便捷的現代化商業空間體驗。



LVGEM Hotel's Self-service Check-in Kiosk and Smart Delivery Robot

綠景酒店自助辦理機及智能送物機器人

4.3 Sustainable Supply Chain Management

We continuously optimize our supplier governance system. Through close collaboration with partners, we not only ensure engineering quality and operational efficiency, but also focus on identifying, evaluating, and managing environmental and social risks in the supply chain. The Group has formulated systems and guidelines including *the Supplier Management System, Supplier Qualification Review and Information Form, Material and Equipment Procurement Management System, Procurement Operation Guidelines, Supplier Evaluation Guidelines and Supplier Inspection Guidelines*. These systems cover suppliers of engineering, design, marketing, asset and property, administration, and financial business divisions of the Group and affiliated companies. Meanwhile, we have established a multi-dimensional supplier evaluation system, conducting comprehensive assessments in aspects such as quality performance, cost-effectiveness, compliance operations, and system certification, while actively promoting green procurement strategies. As of the end of this Reporting Period, the Group's supplier resource database has 859 partners, of which 202 have completed on-site inspection and evaluation.

Supplier Selection

The Group clearly defines processes for supplier shortlisting, selection, evaluation, and supplier database management according to the principles of "fairness, justice, and openness." In the supplier selection process, the Group adopts either open tendering or invitation-based bidding methods, and conducts supplier inspections and interviews to ensure supplier quality. Besides considering suppliers' business qualifications and service experience, we also review their environmental and social performance, including whether they have obtained ISO 9001 quality management system certification, ISO 14001 environmental management system certification, and other professional qualifications, safety production permits, and energy conservation certifications.

Meanwhile, we uphold principles of integrity and honesty, requiring employees involved in bidding work not to use their position or authority for personal gain. Suppliers will be blacklisted if they engage in improper conduct such as bribery to the Group, providing other improper benefits, bid rigging during procurement, or providing false information or performance records.

4.3 可持續供應鏈管理

我們持續優化供應商治理體系，通過與合作夥伴的緊密協同，不僅確保工程品質與運營效能，更著重識別、評估並管控供應鏈中的環境及社會風險。本集團制定《供應商管理制度》《供應商資審及資訊表》《材料設備採購管理制度》《採購作業工作指引》《供應商評估工作指引》及《供應商考察工作指引》等制度和 work 指引，制度覆蓋本集團及關聯公司工程類、設計類、營銷類、資產物業類、行政類、金融事業部等供應商。同時，我們建立了多維度的供應商評估體系，從質量表現、成本效益、合規運營、體系認證等方面進行綜合評估，並積極推進綠色採購戰略。截至本報告期末，本集團供應商資源庫已有859家合作夥伴，其中202家已完成實地考察評估。

供應商遴選

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

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

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Supplier Management and Audit

To ensure suppliers meet procurement requirements, we conduct regular supplier inspections. The cost contract center is responsible for preparing supplier evaluation guidelines, developing evaluation plans, and collaborating with departments related to design, engineering, marketing, cost management, and finance to evaluate supplier performance according to relevant requirements. Furthermore, the Group strengthens dynamic supplier management through three methods: routine inspections, follow-up visits, and evaluations, to promote continuous supplier improvement.

Inspection

- Conduct monthly inspections in accordance with the *Guidelines for Supplier Inspection and Return Visit*.

Follow-Up Visit

- Carry out return visits from time to time according to the *Guidelines for Supplier Inspection and Return Visit*.

Evaluations

- Conduct performance assessments, post-contract assessments or annual assessments in accordance with the *Supplier Assessment Guidelines*.

Based on the *Supplier Evaluation Guidelines*, the Group grades suppliers into four levels: excellent, good, qualified, and unqualified. The grading results serve as the basis for supplier penalties, excellence awards, and interviews. Suppliers with high evaluation scores can receive rewards such as priority shortlisting, priority in winning bids, and excellent supplier certificates from the Group. For suppliers repeatedly rated as unqualified, the Group will suspend their qualification for shortlisting and winning bids for a certain period, or even place them on a permanent blacklist.

The Group also conducts compliance reviews of suppliers. If suppliers experience major quality issues, environmental accidents, or cause significant negative social impact that results in economic losses or reputational damage to the Group, we will immediately terminate cooperation or remove them from our cooperation list. Regarding safety management, the Group conducts comprehensive supervision of the construction process for all projects of affiliated companies according to the *Safety and Civilized Construction Operation Manual*. Partners must strictly comply with the Group's safety work and civilized construction standards, including being equipped with standardized safety facilities and developing emergency rescue plans for safe production. Additionally, we provide corresponding training for partners to promote mutual improvement in safety management levels and ensure project construction safety and compliance.

供應商管理及審核

為確保供應商能夠滿足採購要求，我們定期對供應商進行考察。成本合約中心負責編製供應商評估工作指引、制定評估計劃，並與設計、工程、營銷、成本管理、財務相關的部門合作，按照相關要求評估供應商的表現。此外，本集團以巡檢、回訪和評估等三種方式加強供應商動態管理，以促進供應商持續改進。

巡檢

- 根據《供應商巡檢及回訪工作指引》每月進行巡檢。

回訪

- 根據《供應商巡檢及回訪工作指引》不定期進行回訪。

評估

- 根據《供應商評估工作指引》進行履約評估、合同完後評估或年度評估。

本集團根據《供應商評估工作指引》對供應商進行分級，將其評為優秀、良好、合格和不合格四個等級。評級結果可作為供應商懲罰、評優獎勵以及約談的依據，對於評估成績高的供應商可獲得本集團的優先入圍、優先中標、優秀供應商獎書等獎勵，對多次評為不合格的供應商，本集團會暫停其一定期限內入圍和中標資格，甚至列入永久黑名單。

本集團亦對供應商進行合規審查。若供應商發生重大質量問題、環境事故或造成社會重大負面影響，導致本集團蒙受經濟損失或聲譽損害，我們將立即終止合作，或不再將該供應商納入合作名單。在安全管理方面，本集團依據《安全文明施工作業指導書》，對關聯公司所有項目的施工過程進行全面監督。合作方必須嚴格遵守集團制定的安全工作及文明施工標準要求，包括配備規範的安全設施及制定安全生產應急救援預案等。此外，我們為合作方提供相應的培訓，促進雙方共同提升安全管理水平，確保項目施工安全與合規。

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4.4 Community Investment

The Group integrates social development needs into corporate practices, persisting in moving forward with society and paying high attention to social issues. We actively utilize our own resources and advantages to continuously invest in community building to promote friendly community development. During the Reporting Period, we planned and participated in a series of meaningful charitable activities centered around community needs:

Facilitating Better Urban Living

便利民生美好城居

Caring for the Elderly

關愛老人

During the Reporting Period, LVGEM Property continued to focus on the living needs of elderly residents who live alone or in empty-nest households in the community, organising various activities including visits, traditional Chinese medicine consultations, and free health check-ups.

本報告期內，綠景物業持續關注社區獨居及空巢老人的生活需求，組織了探訪、中醫義診、免費健康體檢等多項活動。

Maintaining Community Infrastructure

維護社區基礎設施

The North Lane of Qiaocheng Villa in Shahe jurisdiction is an important passage for residents, which had resulted in safety hazards such as road damage, subsidence, and water accumulation due to years of wear. In response, the Group actively addressed community demands by investing resources in road repair works, striving to create a safe and comfortable travel environment for residents.

沙河轄區僑城豪苑北巷為居民重要出行通道，因年久失修而出現路面破損、下沉及積水等安全隱患。為此，本集團積極回應社區訴求，投入資源開展道路修繕工程，致力為居民營造安全舒適的通行環境。

Charitable Blood Donation

愛心公益，無償獻血

In June 2024, LVGEM NEO jointly organized a blood donation campaign with Shenzhen Blood Center and Shenzhen Xinyu Culture Media Co., Ltd.

二零二四年六月，深圳NEO項目聯合深圳市血液中心、深圳市新域文化傳媒有限公司開展獻血活動。

4.4 社區投資

本集團將社會發展需求融入企業實踐中，堅持與社會同行，高度關注社會問題。我們積極利用自身資源和優勢，持續投入社區建設，以促進社區的友好發展。本報告期內，我們圍繞社區需求，策劃並參與了一系列富有意義的公益活動：



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5. Green Innovation, Building the Future Together

Corresponding Material Issues:

- Green Construction
- Green Designs
- Protection of the Environmental and Natural Resources
- Use of Resource
- Pollutant Emissions and Management

The Group is unwavering in its pursuit of a balance between business development and environmental protection. We integrate the concept of ecological civilization into design and construction, resource utilization, and community operations, contributing to the development of a green and sustainable society. Meanwhile, we recognize the physical risks that climate change poses to company assets and operations, as well as the transition risks related to compliance, market, and brand reputation that may arise from national policy developments during the transition to a low-carbon economy. Therefore, we strengthen internal climate risk response and develop relevant management measures targeting both physical and transition risks.

The Group has incorporated environmental protection guidelines and requirements into operational systems such as the *Administrative Management System* and *Official Vehicle Use and Management Guidelines*. To continuously improve the Group's environmental performance, we have established environmental targets and corresponding measures for air pollutant and greenhouse gas emissions, waste generation, energy utilization efficiency, and water resource utilization efficiency. During this Reporting Period, we actively implemented relevant action plans, including optimising energy use structure, improving equipment operation efficiency, and strengthening internal environmental management.

Furthermore, we also emphasize the promotion of environmental protection culture within the Group, striving to integrate sustainable development concepts into daily operations and employee behaviour. We organize various relevant training for employees, including waste recycling training and environmental risk emergency drills. During this Reporting Period, we also conducted a series of environmental protection themed activities through independent planning and collaboration with merchants, actively encouraging participation from all sectors of society to jointly build a sustainable future.

5. 綠色創新，共築未來

對應重要性議題：

- 綠色施工
- 綠色設計
- 保護環境及天然資源
- 資源使用
- 污染物排放與管理

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

本集團於《行政管理制度》及《公務車輛使用與管理工作指引》等營運制度內納入環保工作準則及要求。為持續提升本集團環境績效，我們已制定了大氣污染物和溫室氣體排放、廢棄物產生、能源利用效率和水資源利用效率方面的環境目標及相應的環保措施。在本報告期內，我們積極實施相關行動計劃，包括優化能源使用結構、提升設備運行效率以及加強內部環保管理。

此外，我們亦重視集團內環保文化的宣貫，致力於將可持續發展理念融入日常運營和員工行為中。我們為員工組織各項相關培訓，包括廢棄物回收培訓、環境風險應急演練等。本報告期內，我們亦通過自主策劃以及與商戶協作的方式，開展了一系列環保主題活動，積極帶動社會各界參與環保事業，共同建設可持續發展的未來。

5.1. Green Construction

We consistently maintain our focus on environmental protection while developing our business, striving to become a leader in environmental sustainability. We fully support the *Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area* and adopt resource conservation and environmental protection strategies in project development. We incorporate green building elements such as energy conservation, water conservation, renewable energy use, and recyclable materials into the project design phase, helping to construct buildings with climate risk resilience, and creating a beautiful bay area characterized by ecological security, environmental beauty, and cultural prosperity.

5.1. 綠色施工

我們始終堅持在業務發展的同時關注環境保護，努力成為綠色環境的引領者。我們全力支持《粵港澳大灣區發展規劃綱要》，並在項目開發中採取節約資源和保護環境的策略。我們在項目設計階段融入節能、節水、使用可再生能源、可循環物料等綠色建築元素，助力建設具有氣候風險抵禦力的建築，打造生態安全、環境優美、文化繁榮的美麗灣區。

LVGEM Green Building Certifications
綠景綠色建築認證情況

- Baishizhou Urban Renewal Project Jingting Garden (Residential and Public Buildings) – National Green Building Two-Star Certification
白石洲城市更新項目一期環庭花園－(住宅、公建)國家綠色建築二星級要求
- Baishizhou Urban Renewal Project Tianyue Garden (Residential and Public Buildings) – National Green Building Two-Star Certification
白石洲城市更新項目一期天悅花園－(住宅、公建)國家綠色建築二星級要求
- Shenzhen Hongshu Huafu Phase II Shangyuefu (Residential and Public Buildings) – National Green Building Two-Star Certification
深圳紅樹華府二期尚悅府－(住宅、公建)國家綠色建築二星級要求
- Hong Kong NEO – LEED Platinum Certification and Hong Kong Green Building BEAM PLUS Platinum Certification
香港綠景NEO大廈－LEED鉑金級及香港綠色建築BEAM PLUS鉑金級認證

In accordance with the *Environmental Impact Assessment Law of the People's Republic of China, Regulations on Environmental Protection Management for Construction Projects, Interim Measures for Environmental Protection Acceptance of Completed Construction Projects* and related regulations, the Group comprehensively implements environmental management measures and strictly controls potential environmental impacts during the construction phase of projects. All construction projects comply with relevant construction standards and environmental protection legal requirements, while contractors are required to adopt effective environmental protection measures to reduce pollution from dust, exhaust gases, noise, wastewater, solid waste, and soil erosion during construction, ensuring construction activities meet the environmental protection requirements. The main environmental protection measures include:

根據《中華人民共和國環境影響評價法》《建設項目竣工環境保護驗收暫行辦法》及有關規定，本集團全面落實環境管理措施，嚴格控制建設項目施工階段對環境可能造成的影響。所有建築項目均遵守相關施工標準和環保法律要求，同時要求承建商採取有效的環保措施，減少施工過程中產生的揚塵、廢氣、噪音、污水、固體廢物及水土流失等污染，確保施工活動符合環境保護的要求。主要環保措施包括：

For Construction Dust and Exhaust Emissions

針對施工揚塵和廢氣

- Install continuous and enclosed barriers, set up temporary storage areas for construction waste, and regularly spray water.
- Install independent ventilation facilities, purify and deodorize exhaust gases before release, and locate exhaust outlets within green belts. Use high-efficiency fuel generators with light diesel as fuel.
- Use precast concrete blocks for temporary roads to reduce dust from vehicle traffic on construction sites.
- Install dust monitoring devices to monitor construction site dust levels in real-time.
- 設置連續及密閉的圍擋，設置臨時堆放場堆放渣土，並定期灑水等。
- 安裝獨立的通風設施，排放的氣體經過淨化和除臭處理後再排放，且將排風口設置於綠化帶內。採用高效率燃油發電機，使用輕柴油作為燃料。
- 以預製砵塊做臨時路面，減少車輛行駛工地造成的揚塵。
- 設置揚塵檢測裝置，實時監控工地揚塵情況。

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For Solid Waste Management

針對固體廢物

For Construction Noise

針對施工噪聲

For Construction Wastewater and Sewage

針對施工廢水及污水

For Overall Environmental Impact

針對整體環境影響

- Develop specific construction waste management plans based on each project's actual conditions, such as *Waste Classification Implementation Plan*, *Waste Classification Management System*, and *Waste Discharge and Construction Waste Recycling System*.
 - Select recyclable and waste-derived materials, and maintain records of quantities and usage ratios.
 - Promptly transport construction soil waste and debris to designated storage locations.
 - Hazardous components in renovation waste are handled by qualified units.
 - Clear daily household waste from waste transfer stations for disposal by sanitation departments.
 - Cover on-site waste piles with safety nets and keep them moistened with water.
 - Set up recyclable waste pools and classified waste bins at construction sites to implement waste classification management.
- 根據每個項目的實際情況制定項目建築垃圾處理管理專項方案，例如《垃圾分類實施方案》《廢棄物分類管理制度》及《廢棄物排放和建築垃圾再生利用制度》等。
 - 選用可再循環材料及利廢材料，並對用量及使用比例進行記錄。
 - 及時運送施工棄土、建築垃圾等廢物至指定存放地點。
 - 裝修廢物中的有害成分交由具資質單位處理。
 - 每天清理垃圾轉運站的生活垃圾，交由環衛部門清運處理。
 - 對現場堆放的垃圾用安全網覆蓋，灑水濕潤。
 - 工地設置可回收垃圾池、垃圾分類箱，推行垃圾分類管理。
- Rationally plan construction schedules and equipment operation times, avoiding work during noon and night hours, and keep away from environmentally sensitive areas.
 - Select low-noise equipment.
- 合理規劃施工計劃和施工設備運行時間，避免在午間和夜間作業，並遠離環境敏感區域。
 - 選擇低噪音設備。
- Collect construction wastewater and treat it through oil separation and sand settling, preventing direct discharge of wastewater.
 - Use construction wastewater for vehicle washing.
 - Domestic sewage, garage washing wastewater, garbage transfer station washing wastewater, and leachate are pretreated in settling tanks to meet standards before being discharged through municipal sewage networks to treatment plants.
- 收集施工廢水並對其進行隔油、沉砂處理，杜絕廢水直接外排。
 - 施工廢水用於洗車。
 - 生活污水、車庫沖洗廢水、垃圾轉運站沖洗廢水、滲濾液等經沉澱池預處理達標後，通過市政污水管網排入污水處理廠進行處理。
- Baishizhou Urban Renewal Project Phase 1 and Mangrove Bay Project Shangyuefu have adopted prefabricated construction technology, using prefabricated components to construct buildings, thereby shortening construction time and reducing on-site construction noise, pollutants, and waste.
 - Display environmental protection management and civilized construction systems at construction sites.
- 白石洲城市更新項目一期和尚悅府項目已採用裝配式施工技術，使用預製組件來構建建築物，從而縮短施工時間，並減少現場施工製造的噪音、污染物和廢棄物等。
 - 工地展示環境保護管理、文明施工等制度。

5.2. Green Operations

We continuously optimize operational processes and systematically advance the renovation and upgrading of energy-consuming equipment and facilities, taking into account market development trends and actual operational needs. Through implementing a series of energy-saving measures, we not only achieve simultaneous improvements in environmental, social, and economic benefits but also create healthy, comfortable, and smart working and living spaces for employees, property owners, and tenants.

Emission Management

Air Pollutant and Greenhouse Gas Emission Objectives 大氣污染物和溫室氣體排放目標	Strengthen Official Vehicle Management 強化公務車管理	<ul style="list-style-type: none">Record official vehicle fuel consumption, conduct regular vehicle maintenance, and gradually transition to lower-emission or zero-emission vehiclesEmployees submit "External Visit Request" in the OA system for field work, trips with same destination should share one vehicle記錄公務車耗油，定期檢修公務車，逐漸將公務車轉換為更低排放或零排放的車輛員工外勤在OA系統填報《外出申請》，統一目的地共用一個車輛	In Progress 進行中
	Introduce Low-carbon Equipment and Measures 引入低碳設備及措施	<ul style="list-style-type: none">Strengthen energy-saving upgrades of building systems such as lighting and air conditioningRegularly evaluate emission reduction effects of low-carbon equipment加強照明、空調等建築系統的節能升級改造定期評估低碳設備減排效果	Completed 已完成
	Increase the Proportion of Green Building Projects Among All Group Projects 提高綠色建築項目數量佔本集團所有項目的佔比	<ul style="list-style-type: none">Increase green building certificationsConstruction and operation of new buildings should meet at least One-Star Green Building Standard requirements增加綠色建築認證新建建築的建設和運行應符合不低於綠色建築標準一星級的要求	In Progress 進行中

In terms of administrative operations, we improve vehicle efficiency and reduce fuel emissions through measures such as optimizing official vehicle dispatching, establishing vehicle management plans, and replacing vehicle parts with environmentally friendly and energy-efficient components. We also provide training for drivers, guiding them to develop fuel-efficient driving habits. In the future, the company will establish long-term energy-saving and environmental protection goals for its vehicle fleet, including gradually increasing the proportion of new energy vehicles and systematically promoting the transition from traditional fuel vehicles to green and environmentally friendly vehicles.

5.2. 綠色營運

我們持續優化運營流程，結合市場發展趨勢及實際運營需求，有序推進能耗設備與設施的更新改造工程。通過實施一系列節能降耗措施，不僅實現了環境、社會和經濟效益的共同提升，更為員工、業主和租戶營造了健康、舒適且智慧化的工作及生活空間。

排放物管理

Air Pollutant and Greenhouse Gas Emission Objectives 大氣污染物和溫室氣體排放目標	Strengthen Official Vehicle Management 強化公務車管理	<ul style="list-style-type: none">Record official vehicle fuel consumption, conduct regular vehicle maintenance, and gradually transition to lower-emission or zero-emission vehiclesEmployees submit "External Visit Request" in the OA system for field work, trips with same destination should share one vehicle記錄公務車耗油，定期檢修公務車，逐漸將公務車轉換為更低排放或零排放的車輛員工外勤在OA系統填報《外出申請》，統一目的地共用一個車輛	In Progress 進行中
	Introduce Low-carbon Equipment and Measures 引入低碳設備及措施	<ul style="list-style-type: none">Strengthen energy-saving upgrades of building systems such as lighting and air conditioningRegularly evaluate emission reduction effects of low-carbon equipment加強照明、空調等建築系統的節能升級改造定期評估低碳設備減排效果	Completed 已完成
	Increase the Proportion of Green Building Projects Among All Group Projects 提高綠色建築項目數量佔本集團所有項目的佔比	<ul style="list-style-type: none">Increase green building certificationsConstruction and operation of new buildings should meet at least One-Star Green Building Standard requirements增加綠色建築認證新建建築的建設和運行應符合不低於綠色建築標準一星級的要求	In Progress 進行中

在行政辦公方面，我們通過公務車調度優化及建立車輛管理方案，為車輛更換環保節能配件等措施，提升車輛使用效率及減少燃油排放。我們亦為司機提供培訓，指導司機建立低油耗的駕駛習慣。未來，公司將制定車隊節能環保的長期目標，包括逐步增加新能源車輛的佔比，有序推進傳統燃油車向綠色環保車輛的轉型升級。

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On the other hand, we are committed to promoting the use of renewable energy. For example, in the Hong Kong NEO building, we installed a renewable energy system to achieve clean energy production and utilization. During this Reporting Period, the system generated 25,685 kilowatt-hours of electricity for building use. In new projects, the Company conducts scientific planning based on actual conditions, incorporating energy-saving and environmental protection concepts into design and construction, such as introducing intelligent management systems to achieve precise energy monitoring and optimal allocation, thereby further reducing emissions.

另一方面，我們致力於推廣可再生能源的使用，例如在香港綠景NEO大廈中，我們設置了可再生能源系統，以實現清潔能源的產出與利用。本報告期內，該系統產出25,685度電，用於大廈用能。在新建項目中，公司根據實際情況進行科學規劃，將節能環保理念融入設計和建設中，例如引入智能化管理系統等，實現能源的精確監控與優化配置，從而進一步降低排放。

Energy Management

能源管理

Improve Energy Use Efficiency Objectives 提高能源使用效益目標	Reduce Office Energy Consumption 減低辦公室能耗	<ul style="list-style-type: none"> Purchase electrical appliances with energy labels 購買具有能源標籤的電器 	Completed 已完成
	Conduct Office Energy Audits 辦公室進行能源審計	<ul style="list-style-type: none"> Develop annual energy audit plans and establish energy-saving measures 制定年度能源審核計劃，制定節能措施 	Completed 已完成
	Monitor Commercial Property Energy Usage 商業物業用能監測	<ul style="list-style-type: none"> Regularly record commercial property energy meter readings and analyze energy consumption patterns 定期抄錄商業物業用能計量表讀數，並匯總分析用能狀況 	Completed 已完成
	Incorporate Green Building Design Concepts 融入綠色建築設計理念	<ul style="list-style-type: none"> Building energy-saving design Intelligent management of energy consumption and energy conservation 建築節能設計 智能化管理能耗、節約能源 	In Progress 進行中

The main energy consumption in property, commercial, and hotel management projects is concentrated in lighting and equipment operation. To reduce energy consumption, operational departments of each project report energy-saving performance monthly and develop energy conservation implementation plans to ensure continuous improvement. For example, LVGEM NEO has adopted high-efficiency energy-saving lighting fixtures and optimized lighting settings, while regularly maintaining electrical equipment to reduce energy consumption. Additionally, we strengthen inspection routines to promptly identify and resolve issues in energy usage, eliminating unnecessary waste.

物業、商業及酒店管理項目的主要能耗集中於照明與設備運行。為降低能耗，各項目經營部門按月度報告節能績效，並制定節能降耗實施方案確保持續改進。例如，深圳NEO大廈已採用高效節能燈具並優化照明設置，定期維修保養用電設備以降低能耗。此外，我們亦通過加強巡視檢查，及時發現並解決能源使用中的問題，杜絕不必要的浪費。

Waste Management

廢棄物管理

<div>Waste Management Objectives</div> <div>廢棄物管理目標</div>	<div>Increase Waste Recycling Rate</div> <div>提高廢棄物回收率</div>	<div><ul style="list-style-type: none">Improve office waste recycling system, track office paper recycling quantitiesDevelop recycling plans and regularly check implementation progressInstall non-renewable and renewable waste collection bins in properties完善辦公室廢棄物回收系統，統計辦公室廢紙回收數量制定回收計劃，定期檢查計劃進行狀況在物業內設置不可再生和可再生垃圾回收箱</div>	<div>Completed</div> <div>已完成</div>
	<div>Reduce Office Waste Generation</div> <div>減低辦公室廢棄物產生</div>	<div><ul style="list-style-type: none">Promote paperless office operations, encourage employees to use electronic document management systemsOptimize paper usage processes (such as reusing single-sided paper for printing, setting printers to default double-sided printing mode, encouraging staff to reuse stationery like old envelopes and folders)Use rechargeable equipment for common meeting devices (such as electronic page turners, laser pointers, microphones, etc.) to reduce disposable battery usage推廣無紙化辦公，鼓勵員工使用電子檔案管理系統優化用紙流程（如重用單面紙張列印、把列印機常設狀態調校至雙面列印模式、鼓勵員工重用文具，例如舊信封、文件夾）辦公室常用會議設備（如電子翻頁筆、鐳射筆、麥克風等）使用可循環充電設備，減少一次性電池的使用</div>	<div>Completed</div> <div>已完成</div>
	<div>Improve Construction Project Waste Management</div> <div>提升建築項目廢棄物管理</div>	<div><ul style="list-style-type: none">Implement construction waste classification managementTargeted measures to reduce construction site waste emissionsIncrease reuse rate of temporary facilities and recycled materials實行建築垃圾分類管理減少施工現場建築垃圾排放的針對性措施提高臨時設施和循環材料的重複利用率</div>	<div>Completed</div> <div>已完成</div>

LVGEM Property actively responds to local requirements for household waste classification and reduction by establishing a series of internal management systems, such as *the Solid Waste Management Procedure* and *Waste Classification and Reduction Implementation Plan*. For household waste, general construction waste, and hazardous waste, we have clearly defined classification methods and standardized treatment procedures. For hazardous waste specifically, we engage qualified third-party institutions to ensure efficient and safe handling processes. We also advocate for public participation and are committed to promoting community waste reduction.

綠景物業積極響應地方對生活垃圾分類和減量的要求，制定了一系列內部管理制度，如《固體廢棄物管理程序》和《垃圾分類與減量實施方案》。針對生活垃圾、一般建築廢料和危險廢物，我們明確進行分類並制定了標準化的處理方式。同時，對於危險廢物，我們委託具備專業資質的第三方機構進行處理，確保處理流程高效安全。

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To encourage property owners and tenants to participate in waste reduction efforts, we regularly conduct monthly environmental awareness activities for community residents and tenants, raising environmental consciousness through door-to-door education. In Xinyuan Phase I and Phase II, we took the lead in introducing smart waste sorting and recycling bins, effectively improving waste recycling efficiency.

我們亦提倡全民參與，致力於推動社區減廢。為帶動業主及租戶參與減廢工作，我們每月定期為社區業主及租戶開展環保宣傳活動，通過入戶教育提升居民環保意識。在新苑一期及二期，我們率先引入智能垃圾分類回收箱，有效提升廢物回收效率。



LVGEM Xinyuan Smart Recycling Bins and Waste Classification Promotion Activities
綠景新苑智能回收箱及廢棄物分類宣傳活動

Water Resource Management

水資源管理

Water Resource Management Objectives 水資源管理目標

Reduce Average Water Consumption
減少平均耗水量

- Establish water resource management regulations; increase water-saving equipment, including water-saving faucets, etc.
- 制定水資源管理章程；增加節水設備，包括節水水龍頭等

Completed
已完成

The Group obtains water resources for property and commercial project operations and construction works from municipal water supply, without any difficulties in water access. In daily operations, we implement diverse measures to achieve water conservation and efficient utilization. For example, we have installed remote smart water meter systems at LVGEM Garden Estate to achieve real-time monitoring and precise management of water usage data. Additionally, we actively promote water resource recycling. Currently, Hong Kong NEO and LVGEM Garden Estate have installed rainwater and wastewater collection and treatment facilities, using the recycled rainwater and treated wastewater for landscape irrigation and site cleaning purposes, effectively reducing tap water consumption.

本集團從市政供水獲取物業、商業項目營運及建築工程所需的水資源，並無取水上的困難。在日常運營中，我們通過多元化措施實現節水與高效利用。例如，我們為綠景山莊安裝遠程智能水錶系統，實現用水數據的實時監控與精準管理。此外，我們積極推進水資源循環利用。目前香港綠景NEO大廈及綠景山莊已設置雨水及廢水收集與處理設施，將回收的雨水及處理後的廢水用於園林灌溉和場地清潔等用途，有效降低了自來水用量。

5.3 Combating Climate Change

The Group focuses on addressing challenges brought by climate change and promoting the transition of business operations towards low-carbon development. During this Reporting Period, the Group updated its existing ESG framework, incorporating the responsibilities for supervising and managing climate matters into the Board, ESG Committee, and ESG Working Group to better address risks and challenges posed by climate change. We focus on enhancing climate change disclosure, referencing frameworks such as the Hong Kong Stock Exchange *Climate Information Disclosure Guidance* and *International Financial Reporting Sustainability Disclosure Standard 2 – Climate-related Disclosures*. The ESG Working Group leads the strategic planning center, various business departments, and partners in conducting climate scenario analysis, risk assessments, and other management work. We also maintain close communication with third-party consulting advisors to obtain the latest information on climate trends and management improvement suggestions.

Strategy and Risk Management

The Group’s business affected by climate factors mainly includes: engineering construction, commercial operations, and property management. In 2023, the Group completed the process of identifying, assessing, prioritizing, and managing climate risks through a review of climate risk trends and risk assessment surveys. Based on the significance of various climate factors on our business’s potential impacts, we further examined physical climate risks this year, updated the potential impacts and trends of these risks, and reviewed existing measures.

5.3 應對氣候變化

本集團專注於應對氣候變化帶來的挑戰，推動業務向低碳化方向轉型。本報告期內，本集團對現行ESG架構進行更新，將監督和管理氣候事宜的職責納入董事會、ESG委員會及ESG工作小組，以更好地應對氣候變化帶來的風險和挑戰。我們聚焦於提升氣候變化披露，參考香港聯交所《氣候信息披露指引》及《國際財務報告可持續披露準則第2號—氣候相關披露》等框架，由ESG工作小組牽頭戰略規劃中心、各業務部門及合作夥伴開展氣候情景分析，風險評估等管理工作。我們亦與第三方諮詢顧問保持緊密聯繫，獲取有關氣候趨勢的最新資訊並管理提升意見。

策略及風險管理

本集團受氣候因素影響的業務主要包括：工程施工、商業運營和物業管理。於二零二三年，本集團通過審視氣候風險趨勢、風險評估調查，完成氣候風險識別、評估、優次排序及管理的流程。根據各氣候因素對我們業務潛在影響的重要性，我們於本年度進一步檢視物理氣候風險，更新風險的潛在影響及趨勢，並檢討現有措施。

Risk Type 風險類型	Potential Impact on the Group 對本集團的潛在影響	Risk Level 風險程度
Acute Risks 急性風險		
Typhoons/Tropical Storms	<ul style="list-style-type: none">Typhoons may cause damage to construction facilities, power system interruptions, and logistics disruptions, affecting project continuity. Flood control and drainage systems at coastal cities will face greater pressure, threatening the safety of coastal communities and residents.	Medium
颱風／熱帶風暴	颱風可能造成建築設施受損、供電系統中斷及物流運輸受阻，進而影響工程的連續性。並且，沿海城市的防洪排澇系統將面臨更大壓力，威脅沿海社區及居民的安全。	中等
Fire	<ul style="list-style-type: none">Fire risks will directly threaten the safety of existing and new properties, further increase insurance costs, and may lead to significant impact on overall real estate values.	Medium
火災	火災風險將直接威脅現有及新建物業的安全，進一步推高保險費用，並可能導致整體房地產價值受到顯著影響。	中等
Inland Flooding	<ul style="list-style-type: none">Inland flooding can damage critical infrastructure and disrupt normal business operations. It may also cause property damage, leading to increased repair and maintenance costs.	Low-Medium
內陸洪水	內陸洪水會破壞關鍵基礎設施，擾亂商業正常運作。內陸洪水還可能對房地產造成破壞，導致維修和維護成本上升。	偏低

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Risk Type 風險類型	Potential Impact on the Group 對本集團的潛在影響	Risk Level 風險程度
Chronic Risks 慢性風險		
Changes in Rainfall Patterns 降雨模式變化	<ul style="list-style-type: none"> Continuous heavy rainfall will affect building lifespans, increase infrastructure maintenance costs, impacting overall operating costs and asset values. 	Medium 中等
Sea Level Rise and Coastal Flooding 海平面上升和沿岸海水淹浸	<ul style="list-style-type: none"> Coastal properties face physical risks such as foundation damage and water seepage, leading to increased maintenance costs. Seawater intrusion will accelerate building corrosion, shorten building lifespan, and affect property values. In the long term, some low-lying areas may face uninhabitable risks. Insurance companies may increase premiums for coastal properties or reduce coverage. 	Low-Medium 偏低
Rising Average Temperature 平均氣溫上升	<ul style="list-style-type: none"> Continuous rise in average temperature may increase workers' health and safety risks, potentially leading to decreased productivity. Sustained high temperatures will also increase demand for air conditioning, leading to higher energy costs. 	Low-Medium 偏低

Climate Risk

氣候風險

Typhoons/Tropical Storms
颱風／熱帶風暴

The Group's Response Measures

綠景應對措施

Typhoon Emergency Plan
颱風應急預案

- In typhoon-prone areas, we strengthen routine inspection and maintenance of windows and glass curtain walls during regular building maintenance. When necessary, third-party monitoring is employed to ensure proper wind resistance functionality.
- 對於颱風高發區，在日常的大廈維護中，強化了日常窗戶、玻璃幕牆的檢查和維護，必要時聘請第三方進行監測，確保防風功能的健康完善。
- Regarding working guidelines, we have developed experience and response plans for abnormal weather conditions. When facing impacts from typhoons and tropical storms, we can systematically implement preparatory measures and effectively respond to incidents. We have established the *Typhoon and Rainstorm (Engineering) Emergency Plan*, specifying detailed procedures and personnel responsibilities for pre-typhoon/rainstorm preparations, emergency measures during events, and post-event handling, with regular drills conducted.
- 在工作指引方面，已形成應對異常氣候的經驗和應對方案，在面對颱風及熱帶風暴帶來的影響，能有序的開展迎接措施，有效應對颱風／熱帶風暴帶來的事故。我們已制定《防颱風、防暴雨（工程）應急方案》，明確颱風及暴雨前準備工作、颱風及暴雨過程應急措施及颱風及暴雨後處理事項當中的具體程序及人員責任，並定期進行演練。

Wind-resistant Design Optimization
工程抗風設計優化

- The Group commissioned the Guangdong Provincial Academy of Building Research to conduct wind engineering studies on towers, creating 1:300 physical models for wind tunnel experiments to verify wind load calculations and ensure structural safety and comfort.
- 綠景委託廣東省建築科學研究院對白石洲城市更新項目一期的塔樓進行了風工程研究，製作了1:300的實體模型進行風洞實驗，對塔樓所受的風荷載進行校正，保證結構抗風的安全性及舒適性。
- For improved wind resistance comfort, Tianyue Garden installed liquid viscous dampers in two super-high-rise residential buildings, enhancing wind resistance performance and effectively reducing building vibration under extreme weather conditions.
- 白石洲城市更新項目一期中的天悅花園為提高抗風舒適性，在其中兩棟超高層住宅設置了液體粘滯阻尼器，增強建築抗風性能，有效降低極端天氣條件下的建築振動。



廣州建築研究院
www.gbamr.com 報告編號：GJ-2021-0603-1

南山區沙河街道沙河村城市更新單元一標項目
01-06、01-10 地塊風洞試驗測試報告書

廣東省建築科學研究院股份有限公司
風工程研究中心

Tower Wind Tunnel Experiment
塔樓風洞實驗

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Changes in Rainfall Patterns 降雨模式變化

Sponge City Construction 海綿城市建設

- Baishizhou Urban Renewal Jingting Garden and Tianyue Garden projects incorporate sponge city measures such as rain gardens and sunken green spaces, effectively ensuring drainage during extreme weather.
- 白石洲城市更新項目一期設置了雨水花園、下凹綠地等海綿措施，有效地保證了極端天氣的排水
- The projects achieve control targets of 68% and 58% respectively for annual runoff volume and non-point source pollution control, meeting the requirements of *Shenzhen Sponge City Planning Points and Review Rules*.
- 項目年均徑流總量及面源污染控制率分別達到68%及58%的控制目標，滿足《深圳市海綿城市規劃要點和審查細則》的要求。

Fire 火災

Construction Projects 建築項目

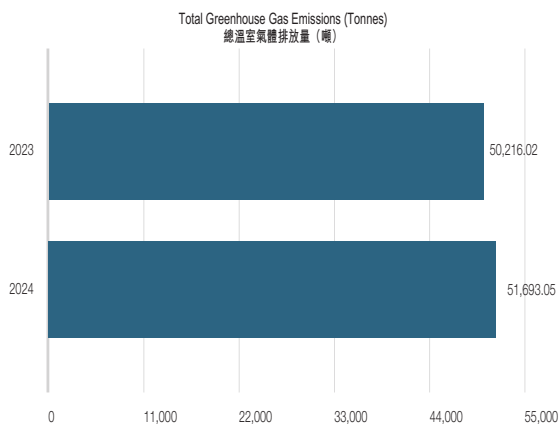
- Under the guidance of the established *Fire Emergency Plan*, our safety teams must conduct daily fire inspections and immediately eliminate fire hazards. For hazards that cannot be immediately addressed, specific personnel, timeframes, and measures must be assigned for rectification within a set period.
- 已制定《火災應急預案》，安全小組需每天進行防火檢查，發現火險隱患，必須立即消除，一時難以消除的隱患，必須定人員、定時間、定措施限期整改。

Operating Projects 營業項目

- According to relevant laws, regulations, and rules, property company general managers authorize assistant general managers to oversee fire safety work, signing annual *Fire Safety Responsibility Letters*.
- 根據相關法律法規及規章制度，物業公司總經理授權總經理助理分管安全消防工作，每年簽訂《安全消防責任書》。
- All commercial and residential projects have established safety systems and conduct regular fire drills to strengthen response capabilities.
- 旗下商業及住宅項目均有制定安全制度，並定期進行消防演練，加強應對能力。
- Baishizhou Urban Renewal Project Phase 1 is equipped with a smart fire protection system that automatically inspects fire system equipment, reducing manual inspection needs. Through real-time fire monitoring, it can promptly detect and alert fires, improving fire rescue efficiency.
- 白石洲城市更新項目一期配備智慧消防系統，可自動檢測消防系統設備，減少人工巡查的需求，通過實時監測火災情況，及時發現火災並報警，提高消防救援的效率。

Moreover, the Group deeply recognizes the potential impacts of climate transition risks on asset values and real estate development. For example, the implementation of carbon tax or carbon pricing mechanisms and rising energy costs may lead to increased operational costs. Meanwhile, stricter green building regulations and standards may increase the adoption costs of new procedures and processes. To actively address these risks, we have adopted comprehensive response measures, such as strictly following national building energy efficiency and renewable energy usage standards, ensuring compliance through energy-saving renovations, introducing energy-efficient equipment, and conducting energy audits. We strongly promote the application of prefabricated building materials to reduce carbon footprint in construction and logistics. We actively invest in cutting-edge construction technologies, such as using battery storage systems to replace traditional diesel generators, effectively reducing construction site carbon emissions. We also benchmark against leading international building standards, demonstrating the Group's commitment to addressing climate change.

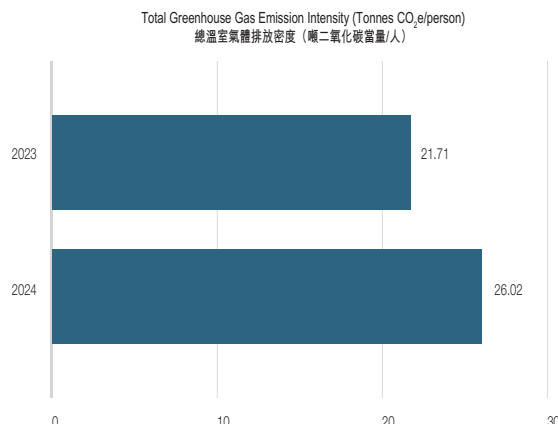
Indicators and Targets



To address climate change, the Group began establishing qualitative greenhouse gas targets in 2020, conducting annual reviews and updates. Regarding carbon emission management, we also focus on Scope 3 indirect emissions and embodied carbon involved in construction activities. During this Reporting Period, we have preliminarily reviewed the emission reduction potential of various categories and established corresponding strategies. In the future, we will continue to improve our management mechanisms to lay a solid foundation for achieving long-term emission reduction goals.

此外，本集團深刻認識到氣候轉型風險對資產價值與地產開發的潛在衝擊。例如，碳稅或碳定價機制的實施、能源成本的上漲可能導致運營成本攀升；同時，更嚴格的綠色建築規範與標準或將增加新規程與流程的採納成本。為積極應對這些風險，我們採取了全方位的應對措施，例如嚴格遵循國家建築能效與可再生能源使用標準，通過實施節能改造、引進節能設備、開展能源審計等舉措確保合規達標；大力推廣預製建材應用，降低施工及物流環節的碳足跡；積極投資建築領域前沿科技，如應用電池儲能系統替代傳統柴油發電機，有效減少工地碳排放；同時對標國際領先建築標準，彰顯本集團應對氣候變化的行動決心。

指標及目標



為了應對氣候變化，本集團在二零二零年開始建立定性溫室氣體目標，每年進行審視與更新。在管理碳排放方面，我們亦重點關注範圍三間接排放及建築活動涉及的隱含碳。本報告期內，我們已初步審視各類別排放的減排潛力，並設立對應策略。未來，我們將持續完善管理機制，為實現長期減排目標奠定堅實基礎。

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Scope 3 Emission Categories 範圍三排放類別	Reduction Strategies 減排策略
Downstream Leased Assets	<ul style="list-style-type: none"> – Evaluate energy efficiency of leased assets and promote energy-saving measures – Encourage tenants to adopt sustainable energy and energy conservation measures
下游租賃資產	<ul style="list-style-type: none"> – 評估租賃資產的能源效率，推動能源節約措施 – 鼓勵租戶採取可持續能源和節能措施
Investments	<ul style="list-style-type: none"> – Consider directing funds to environmentally compliant projects or companies – Consider ESG factors as important criteria in investment decisions
投資	<ul style="list-style-type: none"> – 考慮將資金投向符合環保標準的項目或公司 – 考慮ESG因素作為投資決策的重要考量
Purchased Goods and Services	<ul style="list-style-type: none"> – Prioritize suppliers that meet environmental requirements – Encourage suppliers to reduce emissions and provide environmental reports
採購的商品和服務	<ul style="list-style-type: none"> – 優先選擇符合環保要求的供應商 – 鼓勵供應商減少排放並提供環保報告
Operational Waste	<ul style="list-style-type: none"> – Promote waste sorting and recycling measures – Actively seek environmentally friendly waste management solutions
運營中產生的廢物	<ul style="list-style-type: none"> – 推動廢物分類和回收措施 – 積極尋找廢物處理的環保解決方案

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Greenhouse Gas Emission Indicators¹

溫室氣體排放指標

	Unit 單位	2024 二零二四年	2023 二零二三年
Vehicle Greenhouse Gas Emissions (Scope 1)	Tonnes CO ₂ e	38.25	52.13
車輛溫室氣體排放(範圍一)	噸二氧化碳當量		
Natural Gas Usage Greenhouse Gas Emissions (Scope 1)	Tonnes CO ₂ e	131.20	213.88
天然氣使用溫室氣體排放(範圍一)	噸二氧化碳當量		
Refrigerant/Mixed Agent Usage Emissions (Scope 1)	Tonnes CO ₂ e	1,544.38	4,775.13
製冷劑／混合劑使用排放(範圍一)	噸二氧化碳當量		
Electricity Usage Greenhouse Gas Emissions (Scope 2)	Tonnes CO ₂ e	50,000.48	45,194.67
電力使用溫室氣體排放(範圍二)	噸二氧化碳當量		
Tree Carbon Reduction (Scope 1)	Tonnes CO ₂ e	19.78	19.78
樹木減排(範圍一)	噸二氧化碳當量		
Total Greenhouse Gas Emissions	Tonnes CO ₂ e	51,694.53	50,216.02
總溫室氣體排放量	噸二氧化碳當量		
Total Greenhouse Gas Emission Intensity	Tonnes CO ₂ e /person	26.02	21.71
總溫室氣體排放密度	噸二氧化碳當量／人		

1 The calculation methods for Scope 1 greenhouse gas emissions data refer to the *Guidelines for Accounting Methods and Reporting of Greenhouse Gas Emissions from Land Transportation Enterprises (Trial)*, *Manual of Accounting Methods and Coefficients for Emission Source Statistical Survey*, published by the Ministry of Ecology and Environment of the People's Republic of China, and the *Sixth Assessment Report* published by the Intergovernmental Panel on Climate Change in 2022. The calculation methods for Scope 2 greenhouse gas emissions refer to the *Announcement on the Release of the 2022 Electricity Carbon Dioxide Emission Factors* published by the Ministry of Ecology and Environment of the People's Republic of China, the *Purchased Electricity Greenhouse Gas Emissions Calculation Tool* published by the Greenhouse Gas Protocol, and the emission factor data listed in CLP Holdings' *2024 Sustainability Report*.

1 溫室氣體(範圍一)的排放數據的計算方法參考中華人民共和國生態環境部發佈的《陸上交通運輸企業溫室氣體排放核算方法與報告指南(試行)》、《排放源統計調查產排污核算方法及系數手冊》、2022年聯合國政府間氣候變化專門委員會發表的《第六次評估報告》。溫室氣體(範圍二)的計算方法參考中華人民共和國生態環境部發佈的《關於發佈2022年電力二氧化碳排放因子的公告》、溫室氣體核算體系所發佈的《外購電力溫室氣體排放計算工具》、中電控股《2024年可持續發展報告》載列之排放因子數據。

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6. Empowering Talent, Moving Forward Together

Corresponding Material Issues:

- Occupational Health and Safety
- Employee Remuneration and Benefits
- Employment and Employee Rights
- Employee Training and Development

The Group has always regarded employees as the core driving force and strategic assets for corporate development. Upholding the talent development philosophy of “Excellence in Business, Integrity in People,” we are committed to creating an open, inclusive, collaborative, and innovative corporate culture that promotes the mutual growth of employees and the enterprise. We create a positive and healthy work environment, improve our training and development system, optimize incentive mechanisms, help employees realize their self-worth, and promote the effective integration of personal goals with corporate vision. The Group will also continue to deepen its open and communicative corporate culture, working together with employees to create value and share development, ensuring that every member can achieve comprehensive growth in their professional journey.

6. 人才賦能，共同前行

對應重要性議題：

- 職業健康與安全
- 員工待遇與福利
- 僱傭與員工權益
- 員工培訓與發展

本集團始終視員工為企業發展的核心動力與戰略資產。秉承「精以立業，誠以立人」的人才發展理念，我們致力於營造開放包容、協同創新的企業文化，推動員工與企業共同成長。我們營造積極健康的工作環境，完善培訓發展體系，優化激勵機制，助力員工實現自我價值，推動個人目標與企業願景的有效融合。本集團亦將持續深化開放溝通的企業文化，攜手員工共創價值、共享發展，確保每位成員都能在職業征程中實現全面成長。

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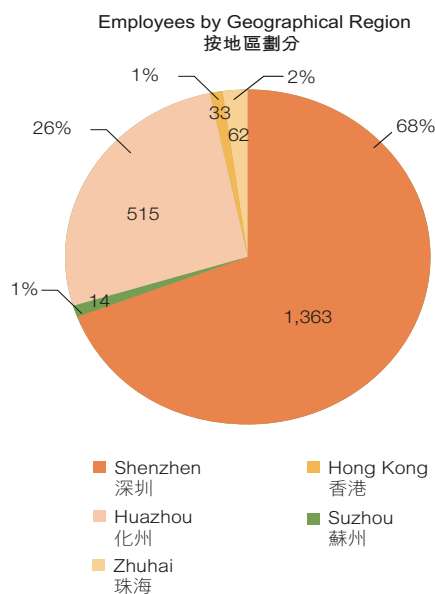
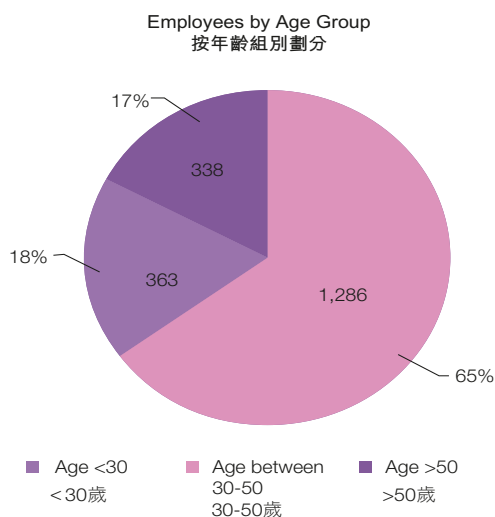
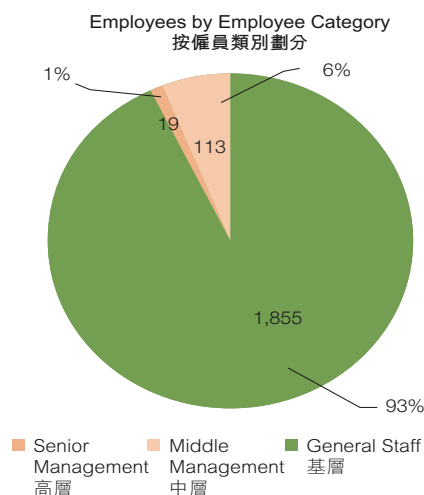
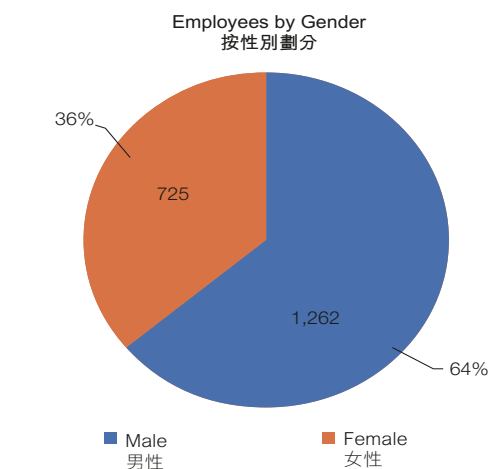
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Employee Overview

As of 31 December, 2024, the Group had a total of 1,987 employees, all of whom were full-time staff.

員工概況

截止二零二四年十二月三十一日，本集團共有1,987名僱員，均是全職員工。



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6.1 Protection of Employee Rights

The Group strictly complies with employment-related laws and regulations, covering aspects such as compensation and dismissal, recruitment and promotion, working hours, leave arrangements, equal opportunities, diversity, anti-discrimination, child labor, and forced labor. Through the establishment of comprehensive internal management systems, such as recruitment management, employee handbooks, attendance management, promotion mechanisms, and reward and punishment regulations, we continuously optimize our employee management system to ensure more scientific and reasonable management processes. Meanwhile, we are committed to providing employees with a fair and inclusive work environment and comprehensive welfare protection, enhancing employee work efficiency and satisfaction, and achieving mutual growth between the enterprise and employees.

6.1 員工權益保障

本集團嚴格遵守與僱傭相關的法律法規，涵蓋薪酬與解僱、招聘與晉升、工作時數、假期安排、平等機會、多元化、反歧視、童工及強制勞工等方面。我們通過建立完善的內部管理制度，如招聘管理、員工手冊、考勤管理、晉升機制及獎懲規範等，持續優化僱員管理體系，確保管理流程更加科學合理。同時，我們致力於為員工提供公平、包容的工作環境及全面的福利保障，提升員工的工作效率與滿意度，實現企業與員工的共同成長。

Employee Recruitment

僱員招聘

The Group has established a *Recruitment Management System* to effectively control human resource risks and ensure all employees have a work environment free from bias and discrimination. We deeply understand that a diverse, equal, and harmonious team not only enhances our organizational vitality but also enables us to provide the most valuable services to customers and create positive social impact. Regardless of nationality, gender, pregnancy, marital status, race, religion, disability, and family status, we implement fair and just recruitment, onboarding, probation, transfer, and resignation processes based on individual professional knowledge, skills, and qualifications, thereby building an efficient, professional, equal, and diverse professional team.

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

Child Labor and Forced Labor

童工及強制勞動

The Group strictly complies with national laws and regulations such as the *Law of the People's Republic of China on the Protection of Minors* and the *Provisions on Prohibition of Child Labor, and never employs minors or forced labor*. Before hiring new employees, the Group's human resources department is responsible for carefully reviewing all identification documents provided by applicants to verify they meet the legal working age requirements. During the Reporting Period, the Group had no violations regarding child labor or forced labor employment.

本集團嚴格遵守《中華人民共和國未成年人保護法》及《禁止使用童工規定》等國家相關法律及規定，決不聘用未成年人和強制勞工。在聘請新員工前，本集團的人力資源部門負責仔細審核申請人提供的所有身份證明檔案以證明其滿足法定勞動年齡要求。於本報告期內，本集團並未發生聘用童工或強制勞工的違法違規情況。

Compensation, Benefits, and Promotion

薪酬福利和晉升

The Group offers competitive compensation and benefits, determining employee salary levels based on industry standards, employee capabilities, work experience, and performance. Benefit standards comply with national statutory requirements: social insurance and housing provident fund (for internal employees), mandatory provident fund (for Hong Kong employees), statutory holidays, etc.

我們集團提供有競爭力的薪酬和福利，根據行業標準、員工能力、工作經驗和表現來確定員工的薪酬水準。福利標準符合國家法定福利要求：社會保險和住房公積金（內地員工）、強積金（香港地區員工）、法定休假等。

Employee Promotion
員工晉升
Working Hours and Leave
工作時數與假期

To ensure objective, fair, and just employee performance management activities, we have established an employee performance management mechanism, with detailed assessment processes and criteria explained in the *Individual Performance Management System*. Assessment results are linked to compensation and promotion opportunities. We provide thorough performance feedback to employees, communicate assessment results, and jointly set future work goals to help employees improve their work performance.

為確保員工績效管理活動的客觀、公平和公正，我們建立了員工績效管理機制，並在《個人績效管理制度》中詳細說明考核流程和依據。員工的考核結果與薪酬和晉升機會掛鉤，我們與員工進行充分的績效反饋，溝通考核結果，並共同設定未來的工作目標，以幫助員工提升工作表現。

The Group has established an *Attendance and Leave Management System* that clearly defines working hours and employee work hours. If employees need to work on rest days or statutory holidays due to work requirements, we arrange compensatory time off or provide overtime pay. We ensure employees are entitled to statutory holiday leave, annual leave, marriage leave, bereavement leave, maternity leave, breastfeeding leave, paternity leave, and other leave benefits according to law. Additionally, we provide study leave to encourage employees' continuous learning and improvement of work skills or professional qualifications.

Furthermore, we implement a working hour system where employees work no more than 40 hours per week. If employees need temporary work schedule adjustments due to work requirements or unexpected situations, they can voluntarily apply for such adjustments. We do not force employees to work outside designated working hours in any form.

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

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

6.2. Fostering Talent Development

To promote employee career development, we provide necessary resources to continuously enhance employees' knowledge and skills. Through the establishment of the *Training Management System*, we standardize our training management system, promote the execution of various business standard processes, and help employees comprehensively improve their professional capabilities, management skills, professional ethics, and execution abilities. To optimize resource allocation, we develop annual training plans and review their implementation each year. We actively provide various forms of training, including lectures, case studies, group discussions, and on-site training, to meet employees' learning needs.

Orientation training, new employee training, systems training, and essential knowledge and skills training conducted for new employees

針對新員工開展的入職培訓、新員工培訓、制度培訓、應知應會培訓

Targeted training provided for relevant personnel, covering multiple professional areas including cost management, engineering management, project applications, engineering design, tender and procurement, and capital operations
針對性地為相關人員提供培訓，涉及成本管理、工程管理、工程項目申請、工程設計、招標採購、資本運營等多個專業範疇

The Group's training system consists of a course management system, instructor management system, and training organization management system. The Group's human resources department is the managing body of the training system, primarily responsible for coordinating and building the Group's training system, including unified planning and deployment of long-term training mechanisms that match corporate development strategy and talent development strategy needs, coordinating the Group's training management system and training resources; establishing annual training objectives and plans for the Group headquarters and various business divisions, reviewing annual training plans and training budgets of subsidiary companies, and promoting plan implementation; organising the selection of annual outstanding training organization units, outstanding training organizers, outstanding instructors, and high-quality training courses.

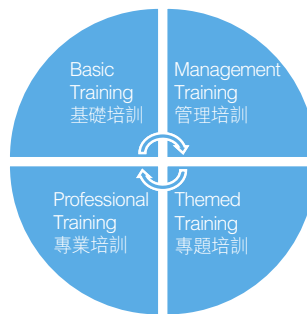
Furthermore, the Group provides different levels of rewards to employees who obtain professional titles or qualification certificates during their employment and agree to authorize the company to use their professional titles or qualification certificates for compensation, further motivating employees to continuously improve their professional capabilities.

6.2. 助力人才發展

為促進員工的職業發展，我們提供必要的資源持續提升員工的知識和技能。通過制定《培訓管理制度》，我們規範培訓管理體系，推動各業務標準流程的執行，幫助員工全面提升專業能力、管理能力、職業道德修養和執行力。為優化資源分配，我們每年制定年度培訓計劃，並審視其執行情況。我們積極提供多種形式的培訓，包括授課、案例分析、小組討論和實地培訓，以滿足員工的學習需求。

Training conducted in formats such as "LVGEM Lecture Group" and "LVGEM Forum", with training content covering team building, operations management, effective communication, performance systems, etc.
以「綠景宣講團」、「綠景論壇」等形式開展培訓，培訓內容包括團隊建設、運營管理、有效溝通、績效體系等

Conducting specific themed training, including topics on team building, three-fold construction initiatives, talent development, and trainer cultivation
開展特定專題培訓，包括團隊建設專題、三化建設專題、人才建設專題、講師培養專題等



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

此外，本集團還對在職期間獲得職稱或資質證書並同意將其職稱或資質證書有償授權公司使用的員工，提供不同層級的獎勵，進一步激勵員工不斷提升專業能力。

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During this Reporting Period, total employee training hours reached 12,289 hours, 100% of employees received training.

本報告期內，員工總培訓時數達12,289小時，受訓僱員比率達100%。



2024 Corporate Culture Roadshow Seminar
二零二四企業文化巡講



Professional Training
專業培訓



LVGEM Hotel Staff Skills Competition
綠景酒店員工技能大賽



Hong Wan Garden and 1866
Garden Property Management Office
Learning Exchange Activities
虹灣花園、綠景公館1866物業管理處學習交流活動

6.3 Occupational Health and Safety

We prioritize employee occupational safety and health. During construction processes, in addition to strictly complying with relevant laws and regulations, we have established comprehensive safety management systems that require strict implementation by all employees, contractors, and related personnel. Through continuously improving our safety management system, strengthening safety awareness training, and establishing comprehensive preventive measures, we are committed to creating a safe and healthy work environment for employees.

To ensure the health and safety of construction workers, the Group has compiled the *Safety and Civilized Construction Operation Guidelines* to guide employees in performing construction tasks safely. Additionally, we have developed specialized operation manuals for construction projects, including the *Civilized Construction Management Guidelines*, *Emergency and Emergency Response Plan*, *Project Engineering Inspection Guidelines*, and *Safety Organization Management System*. These manuals enhance the quality of project management, standardize rectification and preventive control measures, and eliminate or reduce potential safety hazards and quality risks.

The Group conducts engineering inspections and safety civilization checks during project construction periods, including safety protection, mechanical equipment, electrical safety, material storage, and on-site fire prevention, to ensure construction site safety and environmental protection. For different specialized engineering works, the Group fulfills its supervisory role by requiring construction units to implement safety training for relevant construction teams, enhance employee safety awareness, and put safe construction practices into action.

Through implementing comprehensive safety management measures, the Group has achieved zero work-related fatalities in the past three years (including this Reporting Period).

6.3 員工健康與安全

我們將員工的職業安全與健康置於首位。在工程建設過程中，除嚴格遵守相關法律法規外，我們制定了全面的安全管理制度，要求所有員工、承建商及相關人員嚴格執行。通過持續完善安全管理體系，加強安全意識培養，以及建立完善的防範措施，我們致力於為員工創造安全健康的工作環境。

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

本集團於項目施工期間進行工程巡檢安全文明檢查，檢查內容包括安全防護、機械設備、安全用電、材料堆放、現場消防等，保障施工現場的安全及環境。針對不同專業工程，本集團履行監督職能，要求施工單位落實對相關的施工班組進行安全培訓，提升員工的安全意識，將安全施工落到實處。

通過落實全面的安全管理措施，本集團在過去三年（包括本報告期）實現了零工傷死亡的安全績效。

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Construction Safety Measures Case Study

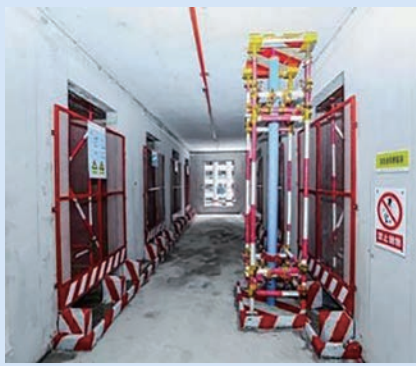
建築安全措施案例

We are committed to creating a safe, healthy, and comfortable working environment for construction personnel. To ensure safe operations at construction sites, all Group and affiliated company personnel must undergo position-specific training according to the *Construction Operation Guidebook for Safety and Civility*. Regarding on-site safety protection, we install comprehensive safety protection facilities and warning signs, with clear safety signage particularly posted in dangerous goods storage areas. We also assign professional safety supervisors to regularly inspect and maintain safety equipment, ensuring effective implementation of all safety measures. We also provide necessary living facilities for workers and arrange reasonable working hours to prevent worker fatigue.

我們致力於為施工人員創造安全、健康、舒適的工作環境。為確保施工現場的安全運行，所有本集團及關聯公司工作人員必須按照《安全文明施工作業指導書》接受與其崗位相關的專項培訓。在現場安全防護方面，我們設置完善的安全防護設施和警示標識，特別在危險品存放區域張貼清晰的安全標示。同時安排專業的安全監督人員，定期檢查和維護安全設備，確保各項安全措施得到有效執行。我們亦為工人配備必要的生活措施，合理安排工作時間，避免工人過度疲勞。



Traffic Safety Education Training at
Baishizhou Urban Renewal Project Phase 1
白石洲城市更新項目一期
交通安全教育培訓



Elevator Shaft Protection Measures
電梯井防護措施



Workers' Rest Shelter
工人休息棚

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6.4 Employee Care and Benefits

In addition to improving human resources systems, the Group also emphasizes maintaining employee relations. We regularly hold democratic discussion forums to establish two-way communication bridges between management and employees, enabling timely responses to employees' workplace concerns. To create a positive and uplifting work atmosphere, we also organize diverse cultural and sports activities, employee recognition events, and other activities to further enhance employees' sense of belonging and work enthusiasm.



LVGEM NEO 8th Badminton Tournament
綠景NEO第八屆羽毛球賽



LVGEM Hotel Employee Recognition Ceremony
綠景酒店員工表彰大會

6.4 員工關懷及福利

除完善人力資源制度外，本集團同樣注重員工關係的維護。我們定期舉辦民主座談會，為管理層與員工之間建立雙向溝通的橋樑，從而能夠及時回應員工對職場的關切。為營造積極向上的工作氛圍，我們亦組織多樣化的文體活動、員工表彰活動等，進一步增強員工的歸屬感與工作熱情。



Employee Birthday Celebration
員工生日會

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環境、社會及管治報告

7. Sustainable Development Performance Indicators

7. 可持續發展績效指標

7.1 Environmental Performance Indicators

7.1 環境績效指標

Indicator 指標	Unit 單位	2024 二零二四年	2023 二零二三年
Air Pollutant Emissions²			
大氣污染物排放量			
Nitrogen oxides(NO _x)	Kg	79.11	125.49
氮氧化物(NO _x)	千克		
Sulphur oxides(SO _x)	Kg	0.28	0.39
硫氧化物(SO _x)	千克		
Carbon monoxides(CO)	Kg	128.22	153.12
一氧化碳(CO)	千克		
Fine particulate matter(PM _{2.5})	Kg	7.41	11.82
細顆粒物(PM _{2.5})	千克		
Particulate matter(PM ₁₀)	Kg	0.76	0.96
可吸入顆粒物(PM ₁₀)	千克		
Resource Consumption and Intensity³			
資源消耗量及密度			
Direct energy consumption	MWh	809.57	1,481.5
直接能源消耗量	兆瓦時		
Direct energy intensity	MWh/person	0.41	0.64
直接能源密度	兆瓦時/人		
- Total natural gas consumption ⁴	m3	60,681.00	98,920.00
- 天然氣消耗總量	立方米		
- Total gasoline consumption (vehicles)	Liter	16,487.33	22,491.89
- 汽油消耗總量(汽車)	升		
Indirect energy consumption	MWh	96,484.33	80,851.77
間接能源消耗量	兆瓦時		
Indirect energy intensity	MWh/person	48.56	34.96
間接能源密度	兆瓦時/人		
-Total electricity consumption	kWh	96,484,333.58	80,851,765.31
-電力消耗總量	千瓦時		
Total water consumption	Tonnes	678,096.00	807,018.00
總耗水量	噸		
Total water consumption intensity	Tonnes/person	341.27	348.91
總耗水密度	噸/人		

- 2
- The Group’s air pollutant emissions arises from the headquarters’ Shenzhen office area, commercial projects, property projects, and LVGEM Hotels, including data from cooking natural gas and vehicle emissions. The calculation methods for air pollutant emissions data refer to the *Technical Guidelines for the Compilation of Air Pollutant Emission Inventory for Road Vehicles (Trial) and Manual of Pollution Generation and Discharge Coefficients for Domestic Sources* published by the Ministry of Ecology and Environment of the People’s Republic of China.
- 3
- Environmental data density is calculated based on the total number of personnel (1,987 people) from headquarters’ Shenzhen office area, Hong Kong office area, LVGEM commercial projects, property projects, and LVGEM Hotels.
- 4
- Natural gas consumption originates from cooking operations at the headquarters’ Shenzhen office area and LVGEM Hotels.

- 2
- 本集團的大氣污染物排放量來源於總部深圳辦公區、商業項目、物業項目及綠景酒店，並包括煮食天然氣和汽車排放的數據。大氣污染物排放數據的計算方法參考自中華人民共和國生態環境部發佈的《道路機動車大氣污染物排放清單編製技術指南（試行）》及《生活污染源產排污系數手冊》。
- 3
- 環境數據密度採用總部深圳辦公區域、香港辦公區域、綠景商業、物業項目及綠景酒店人數計算，共1,987人。
- 4
- 天然氣消耗量來源於總部深圳辦公區域及綠景酒店煮食所使用的天然氣。

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Indicator 指標	Unit 單位	2024 二零二四年	2023 二零二三年
Hazardous waste produced and intensity⁵ 有害廢棄物產生量及密度			
Waste battery generated 廢電池產生量	Tonnes 噸	0.19	0.296
Waste battery generation intensity 廢電池產生密度	Tonnes/person 噸/人	9.51×10^{-5}	12.8×10^{-5}
Waste toner cartridges generated 廢硒鼓產生量	Tonnes 噸	0.09	0.074
Waste toner cartridge generation intensity 廢硒鼓產生密度	Tonnes/person 噸/人	4.72×10^{-5}	3.19×10^{-5}
Waste ink cartridges generated 廢墨盒產生量	Tonnes 噸	0	0
Waste ink cartridge generation intensity 廢墨盒產生密度	Tonnes/person 噸/人	0	0
Waste fluorescent tubes generated 廢螢光燈管產生量	Tonnes 噸	0.61	1.03
Waste fluorescent tubes generation intensity 廢螢光燈管產生密度	Tonnes/person 噸/人	3.07×10^{-4}	4.00×10^{-4}
Non-hazardous waste produced and intensity⁶ 無害廢棄物產生量及密度			
Waste plastic bottles generated 廢塑膠瓶產生量	Tonnes 噸	4.82	3.71
Intensity of waste plastic bottles produced 廢塑膠瓶產生密度	Tonnes/person 噸/人	2.43×10^{-3}	1.60×10^{-3}
Waste paper generated 廢紙產生量	Tonnes 噸	29.74	2.23
Waste paper generation intensity 廢紙產生密度	Tonnes/person 噸/人	1.50×10^{-2}	1.00×10^{-3}
Domestic waste generated 生活垃圾產生量	Tonnes 噸	5,750.81	8,755.54
Domestic waste generation intensity 生活垃圾產生密度	Tonnes/person 噸/人	2.89	3.79
5 All hazardous waste generated is collected and disposed of by qualified third-party institutions.		5	所產生的有害廢棄物全部交由第三方具資質機構回收處置。
6 Non-hazardous waste generated is sorted and stored in designated recycling areas, while domestic waste is regularly collected and transported by contracted third-party organizations.		6	所產生的無害廢棄物，分類存放至專門回收處，生活垃圾則委託由第三方機構定期清運。

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環境、社會及管治報告

7.2 Social Performance Indicators

7.2 社會績效指標

		Unit 單位	2024 二零二四年
Number of employees (as of 31 December 2024) 員工數目 (截至二零二四年十二月三十一日)			
By gender 按性別劃分	Male 男性	Person 人	1,262
	Female 女性	Person 人	725
By employment type 按僱傭類型劃分	Full-time 全職	Person 人	1,987
	Part-time 兼職	Person 人	0
	Age <30 <30歲	Person 人	363
By age group 按年齡組別劃分	Age between 30-50 30-50歲	Person 人	1,286
	Age > 50 >50歲	Person 人	338
	Shenzhen 深圳	Person 人	1,363
	Suzhou 蘇州	Person 人	14
By geographical region 按地區劃分	Huazhou 化州	Person 人	515
	Hong Kong 香港	Person 人	33
	Zhuhai 珠海	Person 人	62
Employee Turnover rate⁷ 員工流失率			
By gender 按性別劃分	Male 男性	%	30.90
	Female 女性	%	35.86
By age group 按年齡組別劃分	Age <30 <30歲	%	58.95
	Age between 30-50 30-50歲	%	23.95
	Age > 50 >50歲	%	37.87
	Shenzhen 深圳	%	33.53
By geographical region 按地區劃分	Suzhou 蘇州	%	28.57
	Huazhou 化州	%	29.71
	Hong Kong 香港	%	6.06
	Zhuhai 珠海	%	54.84
		%	

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

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

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		Unit 單位	2024 二零二四年
Percentage of employees trained⁸			
受訓員工百分比			
By gender 按性別劃分	Male 男性	%	63.66
	Female 女性	%	36.34
By employee category 按僱員類別劃分	Senior management 高層	%	0.56
	Middle management 中層	%	4.86
	General staff 基層	%	94.58
		%	
Average training hours completed per employee⁹			
每名員工完成受訓的平均時數			
By gender 按性別劃分	Male 男性	Hour 小時	7
	Female 女性	Hour 小時	5
By employee category 按僱員類別劃分	Senior management 高層	Hour 小時	3
	Middle management 中層	Hour 小時	4
	General staff 基層	Hour 小時	7
		Hour 小時	
8	The calculation formula of percentage of employees trained for each category is: trained employees of the category/total number of employees in the category × 100%.		
8	各類別的員工受訓百分比計算公式為：該類別的受訓員工人數／截至本報告期末總受訓員工人數×100%。		
9	The calculation formula of average training hours per employee for each category is: total training hours of employees of the category/total number of employees of the category.		
9	各類別的名員工平均受訓時數計算公式為：該類別的員工受訓總時數/該類別總員工人數。		

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	Unit 單位	2024 二零二四年
Number of suppliers by geographical region		
按地區劃分的供應商數目		
Beijing 北京	Unit 個	23
Guangdong 廣東	Unit 個	765
Hubei 湖北	Unit 個	4
Hunan 湖南	Unit 個	2
Jiangsu 江蘇	Unit 個	3
Fujian 福建	Unit 個	3
Shanghai 上海	Unit 個	24
Zhejiang 浙江	Unit 個	3
Chongqing 重慶	Unit 個	1
Sichuan 四川	Unit 個	1
Shandong 山東	Unit 個	1
Shanxi 山西	Unit 個	1
Shaanxi 陝西	Unit 個	1
Hebei 河北	Unit 個	1
Yunnan 雲南	Unit 個	1
Tibet 西藏	Unit 個	1
Hainan 海南	Unit 個	1
Jiangxi 江西	Unit 個	6
Taiwan 台灣	Unit 個	1
Hong Kong 香港	Unit 個	7
United Kingdom 英國	Unit 個	4
The USA 美國	Unit 個	3

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	Unit 單位	2024 二零二四年
Quality Management		
質量管理		
Percentage of development projects subject to redevelopment or return for safety and health reasons		
因安全與健康理由而須重建或退回的發展項目的百分比	%	0
Complaint		
投訴		
Number of products and service related complaints received	Cases	
接獲有關產品及服務的投訴數目	宗	713
Complaint resolution rate		
投訴解決率	%	100
Number of Corruption Cases		
貪污訴訟案件數目		
Number of concluded legal cases regarding corrupt practices brought against the Group or its employees	Cases	
對本集團或其員工提出並已審結的貪污訴訟案件的數目	宗	0
Occupational Health and Safety		
職業健康及安全		
Lost days due to work injury	Days	0
報告期內因工傷損失工作日數	天	0
Number and rate of work-related fatalities occurred in each of the past three years	Cases/%	2022 : 0, 0%
因工亡故人數與比率	宗/%	2023 : 0, 0%
		2024 : 0, 0%

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Appendix I: Applicable Laws and Regulations

The Group places high emphasis on regulatory compliance. Relevant departments monitor and keep track of the latest legal and regulatory developments in real-time, ensuring business operations comply with applicable local legal requirements. During the Reporting Period, the Group strictly adhered to the following laws and regulations that have significant impact on operations (including but not limited to):

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

General Regulations Related to Environment

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

Emissions

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

Greenhouse Gases

Regulation on the Protection of the Ozone Layer
"14th Five-Year Plan" Work Program for Controlling Greenhouse Gas Emissions
Regulations on the Management of Substances that Deplete the Ozone Layer
United Nations Framework Convention on Climate Change
Vienna Convention for the Protection of the Ozone Layer
Montreal Protocol on Substances that Deplete the Ozone Layer

附錄一：適用法律法規

本集團高度重視合規經營。相關部門實時監察及掌握最新法律法規動態，並確保業務營運符合各地適用法例要求。報告期內，本集團嚴格遵守以下對營運有重大影響的法律法規（包括但不限於）：

與香港聯交所《ESG指引》的披露層面相關並對本集團有重大影響的法律法規

與環境相關的一般適用法律

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

廢氣

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

溫室氣體排放

《保護臭氧層條例》
《「十四五」節能減排綜合工作方案》
《消耗臭氧層物質管理條例》
《聯合國氣候變化框架公約》
《保護臭氧層維也納公約》
《關於消耗臭氧層物質的蒙特利爾議定書》

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

與香港聯交所《ESG指引》的披露層面相關並對本集團有重大影響的法律法規

Discharges into Water and Land

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

向水及土地的排污

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

Hazardous Waste

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

有害廢棄物

《中華人民共和國固體廢物污染環境防治法》

《城市建築垃圾管理局規定》
《廣東省城鄉生活垃圾處理條例》

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

《危險化學品安全管理條例》
《控制危險廢物越境轉移及處置巴塞爾公約》

Non-Hazardous Waste

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

無害廢棄物

《中華人民共和國固體廢物污染環境防治法》

《城市建築垃圾管理局規定》
《廣東省城鄉生活垃圾處理條例》

《廢物處置條例》

Employment

Labor Law of the People's Republic of China
Labor Contract Law of the People's Republic of China
Employment Promotion Law of the People's Republic of China
Social Insurance Law of the People's Republic of China
Labor Dispute Mediation and Arbitration Law of the People's Republic of China
Law of the People's Republic of China on Safeguarding the Rights and Interests of Women
Law of the People's Republic of China on the Protection of Disabled Persons
Regulation on the Implementation of the Employment Contract Law of the People's Republic of China
Regulation on Public Holidays for National Annual Festivals and Memorial Days
Regulation on the Employment of the Disabled
Regulation on Paid Annual Leave for Employees

僱傭

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

《中華人民共和國殘疾人保障法》
《中華人民共和國勞動合同法實施條例》

《全國年節及紀念日放假辦法》
《殘疾人就業條例》
《職工帶薪年休假條例》

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Health and Safety

Production Safety Law of the People's Republic of China
Law of the People's Republic of China on the Prevention and Control of Occupational Diseases
Fire Control Law of the People's Republic of China
Emergency Response Law of the People's Republic of China
Measures for the Determination of Work-related Injuries
Regulation on Work-Related Injury Insurance
The Administrative Regulations on the Work Safety of Construction Projects
Provisions on the Administration of Occupational Health at Workplaces
Administrative Measures for Emergency Plans for Production Safety Accidents
Regulations on the Reporting, Investigation and Disposition of Work Safety Accidents

Labor Standards

Law of the People's Republic of China on the Protection of Minors
Provisions on the Prohibition of Using Child Labor
Employment of Children Regulations
Employment of Young Persons (Industry) Regulations
United Nation Global Compact
Convention concerning the Prohibition and Immediate Action for the Elimination of the Worst Forms of Child Labour

Product Responsibilities

Product Quality Law of the People's Republic of China
Property Management Services Ordinance
Personal Data (Privacy) Ordinance
Product Eco-responsibility Ordinance
Sale of Goods Ordinance
Consumer Goods Safety Ordinance
Trade Descriptions Ordinance
Advertising Law of the People's Republic of China
Trademark Law of the People's Republic of China
Patent Law of the People's Republic of China
Law of the People's Republic of China on the Protection of Consumer Rights and Interests
Civil Code of the People's Republic of China
Copyright Law of the People's Republic of China
Standardization Law of the People's Republic of China
Law of the People's Republic of China on Import and Export Commodity Inspection
Regulation on the Implementation of the Trademark Law of the People's Republic of China
Trademark Law Treaty
WIPO Copyright Treaty
United Nations Guidelines for Consumer Protection

健康與安全

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

勞工準則

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

產品責任

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

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Anti-corruption

Criminal Law of the People's Republic of China
Anti-Money Laundering Law of the People's Republic of China
Anti-Unfair Competition Law of the People's Republic of China
Prevention of Bribery Ordinance
Company Law of the People's Republic of China
Anti-Monopoly Law of the People's Republic of China
Law of the People's Republic of China on Bid Invitation and Bidding
Regulation on the Implementation of the Bidding Law of the People's Republic of China
Supervision Law of the People's Republic of China
United Nation Global Compact

反貪污

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

《中華人民共和國監察法》
《全球契約》

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Appendix II: Content Index of ESG Guide

附錄二：《環境、社會及管治報告指引》 內容索引

Mandatory Disclosure Requirements 強制披露規定	Content 內容	Disclosure Chapter/Explanation 參考章節／解釋
Governance Structure 管治架構	<p>A statement from the board containing the following elements:</p> <ul style="list-style-type: none"> (i) a disclosure of the board's oversight of ESG issues; (ii) the board's ESG management approach and strategy, including the process used to evaluate, prioritize and manage material ESG-related issues (including risks to the issuer's businesses); and (iii) how the board reviews progress made against ESG-related goals and targets with an explanation of how they relate to the issuer's businesses <p>由董事局發出的聲明，當中載有下列內容：</p> <ul style="list-style-type: none"> (i) 披露董事局對環境、社會及管治事宜的監管； (ii) 董事局的環境、社會及管治管理方針及策略，包括評估、優先排列及管理重要的環境、社會及管治相關事宜（包括對發行人業務的風險）的過程；及 (iii) 董事局如何按環境、社會及管治相關目標檢討進度，並解釋它們如何與發行人業務有關連 	<p>2. ESG Management</p> <p>2. ESG 管理</p>
Reporting Principles 匯報原則	<p>A description of, or an explanation on, the application of the Reporting Principles in the preparation of the ESG report</p> <p>描述或解釋在編備環境、社會及管治報告時如何應用下列報告原則</p>	<p>Reporting Principle</p> <p>報告原則</p>
Reporting Boundary 匯報範圍	<p>A narrative explaining the reporting boundaries of the ESG report and describing the process used to identify which entities or operations are included in the ESG report. If there is a change in the scope, the issuer should explain the difference and reason for the change</p> <p>解釋環境、社會及管治報告的匯報範圍，及描述挑選哪些實體或業務納入環境、社會及管治報告的過程。若匯報範圍有所改變，發行人應解釋不同之處及變動原因</p>	<p>Reporting Scope</p> <p>報告範圍</p>

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A. Environmental A. 環境		Disclosure Chapter/Explanation 參考章節／解釋
A1: Emission 層面A1：排放物		
General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste 有關廢氣及溫室氣體排放、向水及土地的排污、有害及無害廢棄物的產生等的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料	5.1 Green Construction 5.2 Green Operations Appendix I: Applicable Laws and Regulations 5.1 綠色施工 5.2 綠色營運適用 附錄一：適用法律法規
Key Performance Indicator 關鍵績效指標	A1.1 The types of emissions and respective emissions data A1.1 排放物種類及相關排放數據 A1.2 Direct (Scope 1) and energy indirect (Scope 2) greenhouse gas emissions (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility) A1.2 溫室氣體總排放量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算） A1.3 Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility) A1.3 所產生有害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算） A1.4 Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility) A1.4 所產生無害廢棄物總量及（如適用）密度 A1.5 Description of emission target (s) set and steps taken to achieve them A1.5 描述減低排放量的措施及所得成果 A1.6 Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target (s) set and steps taken to achieve them A1.6 描述處理有害及無害廢棄物的方法、減低產生量的措施及所得成果	7.1 Environmental Performance Indicators 7.1 環境績效指標 7.1 Environmental Performance Indicators 7.1 環境績效指標 7.1 Environmental Performance Indicators 7.1 環境績效指標 7.1 Environmental Performance Indicators 7.1 環境績效指標 5.1 Green Construction 5.2 Green Operations 5.1 綠色施工 5.2 綠色營運 5.1 Green Construction 5.2 Green Operations 7.1 Environmental Performance Indicators 5.1 綠色施工 5.2 綠色營運 7.1 環境績效指標

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環境、社會及管治報告

A. Environmental A. 環境			Disclosure Chapter/Explanation 參考章節／解釋
A2: Use of Resources 層面A2：資源使用			
General Disclosure 一般披露	Policies on the efficient use of resources, including energy, water and other raw materials 有效使用資源(包括能源、水及其他原材料)的政策		5.1 Green Construction 5.2 Green Operations 5.1 綠色施工 5.2 綠色營運
Key Performance Indicator 關鍵績效指標	A2.1	Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility) 按類型劃分的直接及／或間接能源總耗量及密度(如以每產量單位、每項設施計算)	7.1 Environmental Performance Indicators 7.1 環境績效指標
	A2.2	Water consumption in total and intensity (e.g. per unit of production volume, per facility) 總耗水量及密度(如以每產量單位、每項設施計算)	7.1 Environmental Performance Indicators 7.1 環境績效指標
	A2.3	Water consumption in total and intensity (e.g. per unit of production volume, per facility) 描述能源使用效益計劃及所得成果	5.1 Green Construction 5.2 Green Operations 5.1 綠色施工 5.2 綠色營運
	A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target (s) set and steps taken to achieve them 描述求取適用水源上可有任何問題，以及提升用水效益計劃及所得成果水資源管理	5.1 Green Construction 5.2 Green Operations
	A2.5	Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced 製成品所用包裝材料的總量(以噸計算)及(如適用)每生產單位估量	5.1 綠色施工 5.2 綠色營運 The Group is engaged in the real estate development business, and its operations do not involve packaging materials. 本集團從事房地產發展業務，營運過程並不涉及包裝材料
A3: The Environment and Natural Resources 層面A3：環境及天然資源			
General Disclosure 一般披露	Policies on minimising the issuer's significant impact on the environment and natural resources. 減低發行人對環境及天然資源造成重大影響的政策		5.1 Green Construction 5.2 Green Operations 5.1 綠色施工 5.2 綠色營運
Key Performance Indicator 關鍵績效指標	A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them 描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動	5.1 Green Construction 5.2 Green Operations 5.1 綠色施工 5.2 綠色營運
A4: Climate Change 層面A4：氣候變化			
General Disclosure 一般披露	Policies on identification and mitigation of significant climate-related issues which have impacted, and those which may impact, the issuer 識別及應對已經及可能會對發行人產生影響的重大氣候相關事宜的政策		5.3 Combating Climate Change 5.3 應對氣候變化
Key Performance Indicator 關鍵績效指標	A4.1	Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them 描述已經及可能會對發行人產生影響的重大氣候相關事宜，及應對行動	5.3 Combating Climate Change 5.3 應對氣候變化

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環境、社會及管治報告

B. Social B. 社會			Disclosure Chapter/Explanation 參考章節／解釋
B1: Employment 層面B1：僱傭			
General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare 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：		6.1 Protection of Employee Rights Appendix I: Applicable Laws and Regulations 6.1 員工權益保障 附錄一：適用法律法規
Key Performance Indicator 關鍵績效指標	B1.1 Total workforce by gender, employment type, age group and geographical region 按性別、僱傭類型、年齡組別及地區劃分的僱員總數 B1.2 Employee turnover rate by gender, age group and geographical region 按性別、年齡組別及地區劃分的僱員流失比率		7.2 Social Performance Indicators 7.2 社會績效指標 7.2 Social Performance Indicators 7.2 社會績效指標
B2: Health and Safety 層面B2：健康與安全			
General Disclosure 一般披露	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 有關提供安全工作環境及保障僱員避免職業性危害的：		6.3 Occupational Health and Safety 6.3 員工健康與安全
Key Performance Indicator 關鍵績效指標	B2.1 Number and rate of work-related fatalities occurred in each of the past three years including the reporting year 因工作關係而死亡的人數及比率 B2.2 Lost days due to work injury 因工傷損失工作日數 B2.3 Description of occupational health and safety measures adopted, how they are implemented and monitored 描述所採納的職業健康與安全措施，以及相關執行及監察方法		6.3 Occupational Health and Safety 7.2 Social Performance Indicators 6.3 員工健康與安全 7.2 社會績效指標 7.2 Social Performance Indicators 7.2 社會績效指標 6.3 Occupational Health and Safety 6.3 員工健康與安全

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環境、社會及管治報告

B. Social B. 社會		Disclosure Chapter/Explanation 參考章節／解釋
B3: Development and Training 層面B3：發展及培訓		
General Disclosure	Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities 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	6.2 Fostering Talent Development
一般披露		6.2 助力人才發展
Key Performance Indicator	B3.1 The percentage of employees trained by gender and employee category (e.g. senior management, middle management)	6.2 Fostering Talent Development
關鍵績效指標	B3.1 按性別及僱員類別（如高級管理層、中級管理層等）劃分的受訓僱員百分比	7.2 Social Performance Indicators
	B3.2 The average training hours completed per employee by gender and employee category	6.2 助力人才發展
	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	7.2 社會績效指標
B4: Labor Standards 層面B4：勞工準則		
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	6.1 Protection of Employee Rights Appendix I: Applicable Laws and Regulations
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	6.1 員工權益保障 附錄一：適用法律法規
Key Performance Indicator	B4.1 Description of measures to review employment practices to avoid child and forced labour	6.1 Protection of Employee Rights Appendix I: Applicable Laws and Regulations
關鍵績效指標	B4.1 描述檢討招聘慣例的措施以避免童工及強制勞工	6.1 員工權益保障 附錄一：適用法律法規
適用法律法規	B4.2 Description of steps taken to eliminate such practices when discovered	No incidents of child labor or forced labor occurred within the Group during this Reporting Period.
	B4.2 描述在發現違規情況時消除有關情況所採取的步驟	本集團於本報告期內未發生僱用童工或強制勞工事件。
B5: Supply Chain Management 層面B5：供應鏈管理		
General Disclosure	Policies on managing environmental and social risks of the supply chain	4.3 Sustainable Supply Chain Management
一般披露	管理供應鏈的環境及社會風險政策	4.3 可持續供應鏈管理
Key Performance Indicator	B5.1 Number of suppliers by geographical region	4.3 Sustainable Supply Chain Management
關鍵績效指標	B5.1 按地區劃分的供應商數目	7.2 Social Performance Indicators
	B5.2 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored	4.3 可持續供應鏈管理
	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、以及有關慣例的執行及監察方法	7.2 社會績效指標
	B5.3 Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored	4.3 Sustainable Supply Chain Management
	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	4.3 可持續供應鏈管理
	B5.4 Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored	4.3 Sustainable Supply Chain Management
	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	4.3 可持續供應鏈管理

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B. Social B. 社會		Disclosure Chapter/Explanation 參考章節／解釋
B6: Product Responsibility 層面B6：產品責任		
General Disclosure 一般披露	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 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	4.2 Customer-Centric Approach 4.2 以客戶為中心
Key Performance Indicator 關鍵績效指標	B6.1 Percentage of total products sold or shipped subject to recalls for safety and health reasons 已售或已運送產品總數中因安全與健康理由而須回收的百分比	4.2 Customer-Centric Approach The Group's business does not involve product recycling 4.2 以客戶為中心 本集團業務並不涉及產品回收
	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	4.2 以客戶為中心 本集團業務並不涉及產品回收
	B6.2 Number of products and service-related complaints received and how they are dealt with 接獲關於產品及服務的投訴數目以及應對方法	4.2 Customer-Centric Approach 4.2 以客戶為中心
	B6.2 接獲關於產品及服務的投訴數目以及應對方法	4.2 以客戶為中心
	B6.3 Description of practices relating to observing and protecting intellectual property rights 描述與維護及保障知識產權有關的慣例	4.2 Customer-Centric Approach 4.2 以客戶為中心
	B6.3 描述與維護及保障知識產權有關的慣例	4.2 以客戶為中心
	B6.4 Description of quality assurance process and recall methods 描述質量檢定過程及產品回收程序	4.2 Customer-Centric Approach The Group's business does not involve product recycling 4.2 以客戶為中心 本集團業務並不涉及產品回收
	B6.4 描述質量檢定過程及產品回收程序	4.2 以客戶為中心 本集團業務並不涉及產品回收
	B6.5 Description of consumer data protection and privacy policies, how they are implemented and monitored 描述消費者資料保障及私隱政策，以及相關執行及監察方法優質服務及消費者權益保障	4.2 Customer-Centric Approach 4.2 以客戶為中心
	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優質服務及消費者權益保障	4.2 以客戶為中心
B7: Anti-corruption 層面B7：反貪污		
General Disclosure 一般披露	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 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	4.1 Sound Operation 4.1 穩健經營
Key Performance Indicator 關鍵績效指標	B7.1 Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the Reporting Period and the outcomes of the cases 於匯報期內對發行人或其僱員提出於已審結的貪污訴訟案件的數目及訴訟結果	4.1 Sound Operation 4.1 穩健經營
	B7.1 於匯報期內對發行人或其僱員提出於已審結的貪污訴訟案件的數目及訴訟結果	4.1 穩健經營
	B7.2 Description of preventive measures and whistle-blowing methods, how they are implemented and monitored 描述防範措施及舉報程序，以及相關執行及監察方法	4.1 Sound Operation 4.1 穩健經營
	B7.2 描述防範措施及舉報程序，以及相關執行及監察方法	4.1 穩健經營
	B7.3 Description of anti-corruption training provided to directors and employees 描述向董事及員工提供的反貪污培訓	4.1 Sound Operation 4.1 穩健經營
	B7.3 描述向董事及員工提供的反貪污培訓	4.1 穩健經營

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B. Social B. 社會			Disclosure Chapter/Explanation 參考章節／解釋
B8: Community Investment 層面B8：社區投資			
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		4.4 Community Investment
一般披露	有關以社區參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策		4.4 社會投資
Key Performance Indicator	B8.1	Focus areas of contribution (e.g. education, environmental concerns, labor needs, health, culture, sport)	4.4 Community Investment
關鍵績效指標	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)	4.4 社會投資
	B8.2	Resources contributed (e.g. money or time) to the focus area	4.4 Community Investment
	B8.2	在專注範疇所動用資源 (如金錢或時間)	4.4 社會投資

L.gem綠景(中國)地產投資有限公司

LVGEM (CHINA) REAL ESTATE INVESTMENT COMPANY LIMITED

(於開曼群島註冊成立之有限公司)

(Incorporated in the Cayman Islands with limited liability)

香港聯交所股份代號: 95 HKSE Stock Code: 95

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