金地商置
Gemdale Properties & Investment

Gemdale Properties and Investment Corporation Limited
金地商置集團有限公司 *
(Incorporated in Bermuda with limited liability)
(於百慕達註冊成立之有限公司)

(Stock Code 股份代號 : 535)

* For identification purpose only 僅供識別

2025

Environmental, Social and Governance Report
環境、社會及管治報告



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環境、社會及管治報告

ABOUT THE REPORT

This Environmental, Social and Governance ("**ESG**") Report (the "**Report**") has been prepared in accordance with the ESG Reporting Code (the "**ESG Code**") set out in Appendix C2 to the Main Board Listing Rules of the Hong Kong Exchanges and Clearing Limited ("**HKEX**"), which covers ESG issues related to property development, property investment and property management businesses of Gemdale Properties and Investment Corporation Limited (the "**Company**" or "**Gemdale Properties**", together with its subsidiaries, the "**Group**") in Mainland of the People's Republic of China ("**PRC**") from 1 January 2025 to 31 December 2025 (the "**reporting period**" or "**FY2025**").

Reporting Scope

The nature of the Group's projects in FY2025 remains consistent with the previous year, which are real estates. Therefore, the types of ESG risks that Gemdale Properties may be exposed to remain unchanged. Considering that project and operational scales directly affect the Group's revenue, the reporting scope has been defined by the Group's revenue to ensure the projects covered in the Report reflect the Group's core business and address its material ESG-related risks.

Unless otherwise specified, the environmental and social key performance indicators ("**KPIs**") disclosed in the Report cover the Group's five major real estate project subsidiaries, including Nanjing Weijing Real Estate Development Co., Ltd.* ("**Nanjing Weijing**"), Xuzhou Weisheng Real Estate Development Co., Ltd. ("**Xuzhou Weisheng**"), Kunshan Dongzaoyuan Real Estate Development Co., Ltd.* ("**Kunshan Dongzhaoyuan**"), Tangshan Jingan Dingsheng Real Estate Development Co., Ltd.* ("**Tangshan Jingan Dingsheng**"), and Viseen (Shenzhen) Software Technology Co., Ltd. ("**Shenzhen Weixin**"), which together represented for more than 75% of the Group's revenue in FY2025.

To focus on the disclosure of the Group's major sustainability performance, the reporting scope of the Report this year excludes Nanjing Weipan, Xiamen Jinlianbao, Beijing Xinhui, Nanjing Weili, and Langfang Xingsheng Huihuang, which were covered in FY2024. Meanwhile, three project subsidiaries of relatively greater significance are newly included, namely Nanjing Weijing, Kunshan Dongzhaoyuan, and Tangshan Jingan Dingsheng.

關於本報告

本環境、社會及管治報告(「**本報告**」)根據香港交易及結算所有限公司主版上市規則附錄C2所載之《環境、社會及管治報告守則》(「《ESG守則》」)而編製，涵蓋金地商置集團有限公司(「**本公司**」、「**金地商置**」，連同其附屬公司統稱「**集團**」或「**本集團**」)於2025年1月1日至2025年12月31日期間(「**報告期間**」、「**2025年財政年度**」)在中華人民共和國(「**中國**」)內地與物業發展、物業投資及物業管理業務相關的環境、社會及管治(「**ESG**」)事宜。

報告範圍

本集團於2025年財政年度經營的項目性質與上年度一致，均屬房地產項目，因此金地商置可能承受的ESG風險類型並無改變。考慮到項目大小及營運規模會直接影響集團的營業額，本集團選擇以營業額界定報告範圍，以確保本報告所涵蓋的項目能代表集團的業務核心，應對本集團的重大ESG相關風險。

除非另有說明，本報告所披露的環境及社會績效指標涵蓋本集團的五大房地產項目子公司，包括南京威景房地產開發有限公司(「**南京威景**」)、徐州威盛房地產開發有限公司(「**徐州威盛**」)、昆山東兆源房地產開發有限公司(「**昆山東兆源**」)、唐山金乾鼎升房地產開發有限公司(「**唐山金乾鼎升**」)及深圳威新軟件科技有限公司(「**深圳威新**」)，共佔本集團2025年財政年度超過75%的營業額。

為專注於披露本集團主要的可持續發展表現，本年度的報告範圍剔除2024年財政年度所涵蓋的南京威盤、廈門金聯保、北京鑫匯、南京威立及廊坊興晟輝煌，並增加三個報告期間較為重大的項目子公司，即南京威景、昆山東兆源及唐山金乾鼎升。

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Reporting Principles

With reference to the ESG Code, the Report has been compiled according to the following four major reporting principles:

報告原則

本報告參考《ESG守則》，按照以下四個主要匯報原則編寫：

1. Materiality
1. 重要性

The Group identifies the most material and relevant ESG issues in FY2025 through the analysis of industry and market trends, the Group's business development, and the communication with stakeholders. Details can be referred in the section "Materiality Assessment".

本集團透過分析行業市場趨勢、集團營運發展，以及與持份者溝通和交流，識別出2025年財政年度最重要且最相關的ESG議題，詳情請參閱「重要性評估」章節。

2. Quantitative
2. 量化

To understand the Group's ESG performance, quantitative approach is adopted for disclosure whenever possible. Environmental and social data of each real estate project subsidiaries within the reporting scope will be collected. Relevant departments will then review and process data, as well as calculating the corresponding KPIs. Methodologies, assumptions, and conversion factors involved are detailed in the corresponding sections of the Report.

為了解本集團的ESG表現，本報告在可行的情況下均採用量化方式進行披露。在收集報告範圍內各房地產項目子公司的環境與社會數據後，相關部門會進行審閱及整合，並據此計算出關鍵績效指標。其中所涉及的方法、假設與換算系數，已於本報告相應章節中詳細說明。

3. Balance
3. 平衡

To objectively present its ESG performance, the Group discloses both its ESG achievement and room for improvement altogether, enhancing transparency.

為客觀呈現本集團的ESG表現，本集團同時披露集團在ESG方面取得的成就及改善空間，增加透明度。

4. Consistency
4. 一致性

Unless otherwise specified, the methodologies adopted remains consistent with the previous year. Over the years, the Group has maintained consistent data calculation and conversion methods to ensure meaningful cross-year comparisons. Moreover, environmental KPIs in the Report are compared based on intensities to reflect changes in the reporting scope across years, thereby enhancing comparability.

除非另有說明，本報告的數據計量方法與去年保持一致。本集團多年來採用一致的數據統計與換算方法，以確保跨年度比較的意義。此外，為反映報告範圍歷年來的變動，本報告中的環境關鍵績效指標以密度為基礎進行對比，進一步提升可比性。

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SUMMARY

Gemdale Properties, an enterprise focusing on the provision of real estates and related products and services, is committed to delivering scientific, high-quality, and cost-effective offerings to its customers. As such, the Group continuously enhances its technologies, skills, and operational processes to drive the transition of its production and services towards greener and more environmentally friendly approaches. Meanwhile, the Group places a great emphasis on employee development and welfare. The Group attracts and retains talents through robust human resources policies, while providing appropriate training programmes to continuously enhance the professionalism of its employees. Furthermore, the Group proactively upholds its corporate social responsibility by encouraging its employees to participate in various community and charitable activities, creating shared values with society.

摘要

金地商置是一家以提供房地產及相關產品和服務為核心的企業，致力於為客戶提供科學、優質且具高性價比的產品與服務。為此，本集團持續優化技術、工藝與營運流程，以推動生產與服務模式向更綠色、更環保的方向轉型。同時，本集團高度重視人才發展與員工福祉，透過完善的人力資源政策吸引及留任人才，並提供適切培訓，持續提升員工專業能力。此外，本集團亦積極履行企業社會責任，鼓勵員工參與各類社區及慈善活動，與社會共創價值。

Annual Renewable Energy Generated by Gemdale Properties
金地商置全年可再生能源發電量

13.24 million kWh 百萬千瓦時

Water Consumption YoY
水資源消耗比去年

Reduced by 減少 16.04%

Percentage of Total Employees Trained
總僱員受訓百分比

Reached 達 99.65%

Annual CO_2 Emissions Reduced by Gemdale Properties
金地商置全年實現二氧化碳減排量

Over 超過 8,077.72 tonnes 噸

2025 Green Building Certification
2025年綠色建築認證

Increased by 3 新增3個

MSCI ESG Rating
MSCI ESG 評級

BBB

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SUSTAINABILITY MANAGEMENT APPROACH

The Group highly prioritises sustainability and hence continues to enhance its ESG performance across all aspects to foster long-term success. To strengthen its ESG management and drive its sustainability initiatives, the Group has established a governance structure on sustainable development accordingly. As the highest decision-making body within the Group's corporate governance structure, the Company's Board of Directors (the "**Board**") is ultimately responsible for overseeing the Group's overall ESG strategies and reporting. During board meetings, the Board reviews and approves ESG Reports, receives updates and information on ESG-related risks, determine ESG development directions and goals, as well as continuously monitoring the progress of the Group's ESG performance.

Meanwhile, the Board serves as the convening body. An ESG working group, which comprises representatives of the Capital Management Department, Legal and Internal Audit Department, and Financial Management Department, has been established to manage daily ESG issues. The major responsibility of the working group includes the implementation of policies and measures that aligned with the ESG directions determined by the Board, the collection of environmental and social information and data, and the monitoring of resource consumption, emissions, relevant targets and other metrics, thereby evaluating the effectiveness of sustainability strategies. Additionally, the ESG working group is tasked with coordinating the Group's subsidiaries and departments through close communication to address various ESG issues. Major issues to be discussed include but not limited to:

1. Monitor emerging ESG trends and propose to the Management;
2. Provide guidance on the environmental and social impacts of the Company's operations;
3. Determine the reporting standards for the ESG Report;
4. Define the reporting scope of the ESG Report; and
5. Monitor the completeness and compliance of the ESG Report's content and submit to the Board for approval.

可持續發展管理方針

本集團高度重視可持續發展，持續完善各層面的ESG表現，以促進長遠成功。為加強ESG方面的管理並推動可持續發展工作，本集團已建立相應的可持續發展管治架構。本公司董事會(「**董事會**」)作為集團企業管治架構的最高決策層，對監督本集團整體ESG策略及報告負有最終責任。在董事會會議中，董事會負責審閱及核准ESG報告、掌握ESG相關風險的最新動態、制定ESG發展方向與目標，並持續監察ESG表現的進展。

同時，董事會擔任總召集人，成立ESG工作團隊，成員涵蓋資本管理部、法務監察及內審部以及財務管理部的代表，負責管理集團日常的ESG事務。該團隊的主要職責包括依據董事會制定的ESG方向落實相應政策與措施，並負責收集與環境及社會相關的資訊和數據，監察資源消耗量、排放量、相關目標及其他指標，以評估可持續發展策略的有效性。此外，ESG工作團隊亦負責協調本集團內部各子公司及部門，透過緊密溝通來應對各項ESG事宜，而主要討論事項包括但不限於：

1. 關注新興ESG趨勢，並向管理層提出建議；
2. 提供有關公司業務對環境及社會影響的指引；
3. 確定ESG報告所採用的匯報準則；
4. 界定ESG報告的報告範圍；以及
5. 監察ESG報告內容的完整性及合規性，並提呈董事會批准。

Besides, the ESG working group regularly conducts internal audits to evaluate all significant risk management and internal control measures, and identify room for improvement regarding the internal control, thus ensuring the Group's operations comply with relevant ESG regulatory requirements. To allow the Board to review ESG-related targets and metrics set, the Group applies KPIs to track its ESG performance. Through regular updates from the ESG working group, the Board continuously monitors the Group's ESG performance progress. To achieve the targets against various ESG metrics set by the Board, representatives of the Capital Management Department, Legal and Internal Audit Department, and Financial Management Department maintain close communication through means such as telephone, WeChat, and email during daily operational management.

再者，ESG工作團隊會定期進行內部審查，評估所有重要的風險管理及內部監控措施，找出內部控制的不足之處並加以改善，確保本集團的營運符合ESG相關法律要求。為便於董事會審閱已訂立的ESG相關目標與指標，本集團採用關鍵績效指標追蹤ESG表現，董事會亦透過ESG工作團隊提供的定期更新，持續監察相關進展。為達成董事會對各項ESG指標所訂立的目標，資本管理部、法務監察及內審部以及財務管理部的代表在日常營運管理中透過電話、微信、郵件等方式保持密切溝通。

Board of directors **董事會**	Hold ultimate responsibilities for overseeing the overall ESG strategies and reporting of the Group, while determining ESG development direction and goals, as well as monitoring ESG performance progress 肩負集團整體ESG策略及報告的最終責任，制定ESG發展方向及目標，並監督ESG表現進度
ESG working group **ESG工作團隊**	Implement ESG-related policies and measures, collect relevant information and data, evaluate the effectiveness of sustainable development strategies and conduct regular internal review 落實ESG政策及措施，收集相關的資訊和數據，評估可持續發展策略的有效性，定期進行內部審查
Other functional departments **其他業務部門**	Execute ESG-related policies and measures, and control resource consumption, emissions and other significant indicators across daily business operations 於日常營運層面執行ESG政策及措施，控制資源消耗量、排放量及其他重要指標

ESG-related risks have been covered by the Group's current risk assessment and internal control systems. The Group regularly assesses, reviews, and identifies potential risks based on multiple factors, including its business conditions, market environment, financial and operational performance, and internal processes. Accordingly, the Group adjusts and develops relevant policies and implements control measures. Through regular reporting, the Board and the Management monitor the risk assessment and internal control progress and stay informed of relevant regulatory updates, assisting in formulating the Group's short-term and medium- to long-term targets and strategies. Meanwhile, annual ESG Reports will be submitted to the Board for review to ensure its compliance and alignment with the vision and principles of Gemdale Properties.

本集團現有的風險評估及內部監控系統已涵蓋ESG相關風險。本集團會根據其業務狀況、市場環境、財務與營運表現、內部流程等多方面因素，定期評估、審閱及識別出潛在的風險，並據此調整或制定相關政策，以及執行管控措施。董事會及管理層定期透過匯報掌握風險評估與內部監控的工作進度，並關注相關法規更新，以協助擬定集團短期及中長期的目標與策略。同時，年度ESG報告亦會提交董事會審閱，確保其合規，並符合金地商置的理念及原則。

Currently, the Group requires the Management to integrate ESG-related factors into daily business operations and regard such factors as key considerations, thereby enhancing the Group's overall sustainability performance and striking a balance between stakeholder interests. Relevant KPIs are also disclosed in ESG Reports published annually to further strengthen its transparency on ESG performance.

現時，管理層須按本集團要求將ESG相關元素納入日常業務營運，並列為重點考量因素，從而提升集團整體可持續發展的表現，平衡各持份者的利益。本集團亦會於每年發佈的ESG報告中披露相關的關鍵績效指標，進一步提升本集團ESG表現的透明度。

For the effectiveness monitoring of the Group's risk management and internal control systems, please refer to the section "Risk Management and Internal Control" in the "Corporate Governance Report" of the Company's Annual Report.

有關風險管理及內部監控系統成效的監察，請參閱載於本公司年報內「企業管治報告」的「風險管理及內部監控」部分。

Sustainability Strategies

To better address the challenges brought by sustainable development and seize the potential opportunities, the Group has developed a series of sustainability strategies focusing on the following three major areas:

1. **Operating Principle**: Upholding stringent business ethics, the Group develops high-quality real estate projects to create long-term values for the community and its customers
2. **People-oriented**: Valuing talents, the Group provides its employees with career development opportunities and emphasises their welfare
3. **Care for the Environment**: Supporting green operations, the Group conserves natural resources and minimise its environmental impacts

可持續發展策略

為更好地應對推動可持續發展所帶來的挑戰，並捉緊當中潛在的機遇，本集團已制定一系列可持續發展策略，主要圍繞以下三個範疇：

1. **營運之道**：秉持嚴格商業道德，發展優質房地產項目，為社區及客戶創造長遠價值
2. **以人為本**：重視人才，為員工提供職業發展機會，關注員工福祉
3. **愛護環境**：支持綠色營運，保護天然資源，減低對環境的影響

STAKEHOLDER ENGAGEMENT

Valuing concerns and expectations of its stakeholders, the Group is dedicated to developing effective sustainability strategies to balance interests of all parties. During daily operations, functional departments maintain ongoing two-way communication and coordination with diverse stakeholders. This allows stakeholders to understand the Group's operational development and its ESG performance while the Group is able to collect stakeholder feedback on its operations, thereby enhancing the Group's strategies and performance to better align with stakeholder needs.

Based on the level and nature of each stakeholder involvement in the Group's operations, as well as the extent to which they are affected by or impact the Group's business, the Group has identified the following key stakeholder group and established long-term and continuous communication channels:

持份者參與

本集團重視持份者的關注及期望，致力於制定有效的可持續發展策略，以平衡各方利益。在日常營運中，各業務部門持續與不同的持份者進行雙向溝通協調，一方面讓持份者了解集團的營運動向與ESG表現，另一方面也藉此收集持份者對集團營運的反饋意見，從而優化本集團的策略與表現，以更貼近他們的需求。

根據各持份者對本集團營運的參與度及性質，以及其受本集團業務影響或對集團業務產生影響的程度，本集團識別出以下的主要持份者組別，並建立起長期且持續的聯繫渠道：

Stakeholder Group 持份者組別	Long-term and Continuous Communication Channels	長期持續的聯繫渠道
Shareholders and investors **股東及投資者**	• Press releases and announcements • Annual and interim reports • Company website	• 新聞稿及公告 • 年報及中期報告 • 公司網站
Employees **僱員**	• Staff newsletters • Work performance assessment • Feedback collection • Staff activities • Intranet and email • Team-building activities • Annual and interim reports	• 員工通訊 • 工作表現評核 • 意見收集 • 員工活動 • 內部網絡和電子郵件 • 團體合作活動 • 年報及中期報告
Service suppliers and partners **服務供應商及合作夥伴**	• Performance assessment • Annual contract update and renewal • Company website • Investigations and meetings • Press releases and announcements	• 表現評估 • 年度合約更新及續約 • 公司網站 • 調查和會議 • 新聞稿及公告
Communities **社區**	• Charitable/volunteer activities • Company website	• 慈善／義工活動 • 公司網站

Stakeholder Group 持份者組別	Long-term and Continuous Communication Channels	長期持續的聯繫渠道
Customers **客戶**	• Customer satisfaction surveys • Customer service hotline • Company website • Annual and interim reports	• 客戶滿意度調查 • 客戶服務熱線 • 公司網站 • 年報及中期報告
Media **媒體**	• Press releases and announcements • Annual and interim reports • Interviews	• 新聞稿及公告 • 年報及中期報告 • 採訪
Government authorities/Regulators **政府部門／監管機構**	• Annual and interim reports • Statutory documents	• 年報及中期報告 • 法定文件

MATERIALITY ASSESSMENT

The Group identified 30 ESG issues covering aspects such as the environment, employment and labour, operations, and communities based on the feedback gathered via stakeholder engagement and with reference to peers' concerned issues, international reporting standards, and operating environment on sustainable development.

According to stakeholder willingness to express their views on sustainability issues, the Group's working group further invited its key internal and external stakeholders, including employees, suppliers, and customers, to participate in a questionnaire survey, during which participants rated the significance and relevance of each issue. Subsequently, the Group processed the ratings and conducted a quantitative analysis for ranking, thereby mapping the materiality matrix.

Consolidating the outcomes of the matrix and the internal evaluation of peers' material issues, the Group identified 5 key issues, 8 important issues, and 17 secondary issues. The findings were eventually presented to the Board for approval. The Report primarily focuses on key disclosures of identified key issues, including "Energy utilisation and efficiency", "Renewable energy", "Quality and safety of fitting out", "Noise and dust from construction projects", and "Anti-corruption, bribery, extortion, fraud and money laundering".

重要性評估

透過持份者參與所收集之意見，並參考同業在可持續發展方面的關注議題、國際報告標準及經營環境，本集團歸納出30項ESG議題，涵蓋環境、就業與勞工、營運以及社區等層面。

基於各持份者對可持續發展議題表達意見的意願，本集團工作小組進一步邀請主要內外部持份者，包括僱員、供應商及客戶等，參與問卷調查，針對每項議題對本集團的重要性與相關性進行評分。隨後，本集團整合各項分數並進行量化分析與排序，據此繪製重要性矩陣。

綜合矩陣結果及對同業重要性議題的內部評估，本集團識別出5項關鍵議題、8項重要議題及17項次要議題，相關結果最終提呈董事會審批。本報告將主要針對所識別之關鍵議題進行重點披露，包括：「能源使用及效益」、「可再生能源」、「裝修質量與安全」、「建築項目的噪音及塵土」，以及「反貪污、賄賂、勒索、欺詐和洗黑錢」。

Compared with FY2024, the materiality of the following issues has changed:

與2024年財政年度相比，以下議題的重要程度有所改變：

Up 提升

to Key Issues 至關鍵議題

5 Energy utilisation and efficiency
5 能源使用及效益
6 Renewable energy
6 可再生能源
10 Noise and dust from construction projects
10 建築項目的噪音及塵土

to Important Issues 至重要議題

1 Air pollution emissions
1 空氣污染排放
2 Sewage discharge
2 污水排放
3 Greenhouse gas ("GHG") emissions
3 溫室氣體排放
7 Water utilisation and efficiency
7 水資源使用及效益
8 Packaging materials utilisation
8 包裝物料使用

Down 下降

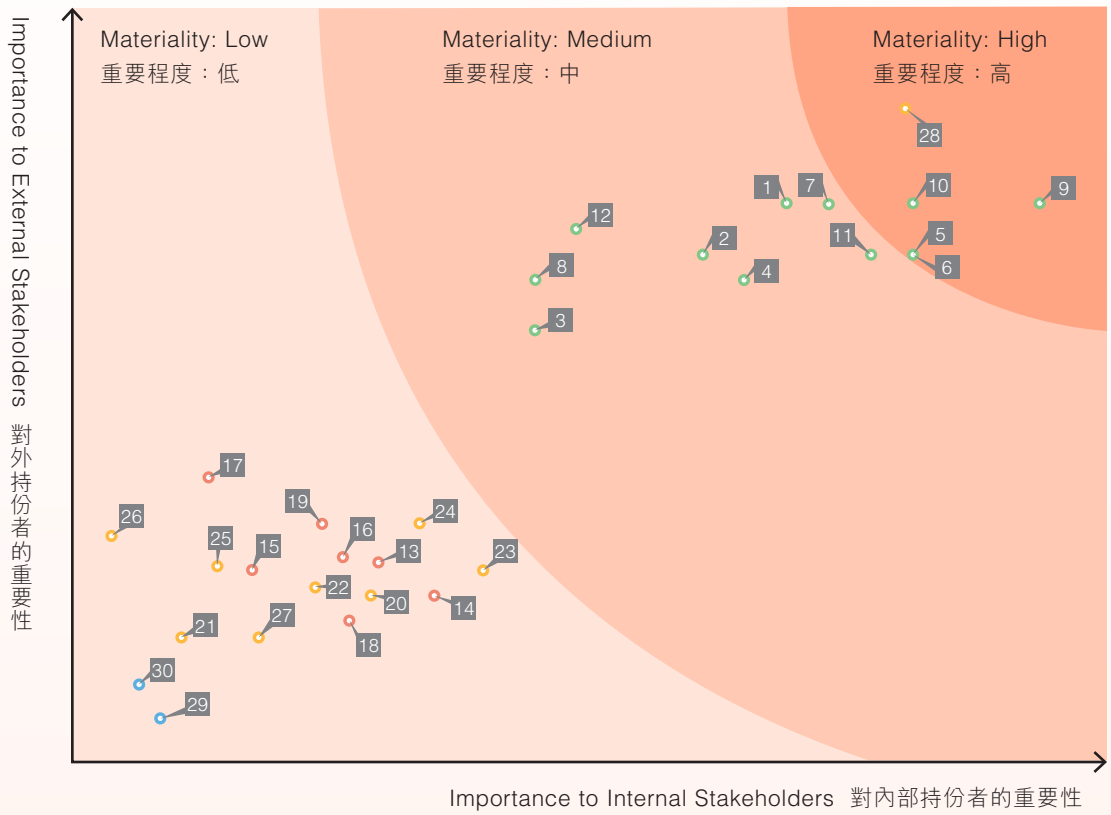
to Secondary Issues 至次要議題

13 Recruitment and dismissal
13 招聘和解僱
14 Compensation and benefit
14 薪酬及福利
15 Working hours and rest periods
15 工作時數與假期
16 Diversity, equal opportunity and anti-discrimination
16 多元化、平等機會及反歧視
17 Occupational health and safety
17 職業健康與安全
18 Training and development
18 培訓和發展
19 Prevention of child labour or forced labour
19 防止童工或強制勞工
20 Environmental and social risks management of supply chain
20 供應鏈的環境和社會風險管理
21 Environmentally friendly products and services utilisation
21 環保產品及服務的使用
22 Quality and safety of construction and fitting out projects
22 建築及裝修項目的質量與安全
23 Customer safety
23 顧客安全
24 Customer service quality (including complaints follow-up mechanism)
24 客戶服務質量（包括投訴跟進機制）
25 Information protection and privacy
25 資料保障和私隱
26 Intellectual property
26 知識產權
27 Advertising and labelling
27 廣告和標籤
29 Community development support
29 支持社區發展

The outcomes of the FY2025 materiality assessment are shown as follows:

2025年財政年度的重要性評估結果如下：

Stakeholder Engagement Materiality Matrix
持份者參與的重要性分析矩陣



- Care for the Environment 愛護環境
- People-oriented 以人為本
- Operating Principle 營運之道
- Community Development 社區發展

No. 編號	Material ESG Issues	重大環境、社會及管治事宜
	Care for the Environment	***愛護環境***
1	Air pollution emissions	空氣污染排放
2	Sewage discharge	污水排放
3	Greenhouse gas ("**GHG**") emissions	溫室氣體排放
4	Production, disposal and/or recycling of hazardous waste	廢物的產生、處理和／或回收
5	Energy utilisation and efficiency	能源使用及效益
6	Renewable energy	可再生能源
7	Water utilisation and efficiency	水資源使用及效益
8	Packaging materials utilisation	包裝物料使用
9	Quality and safety of fitting out	裝修質量與安全
10	Noise and dust from construction projects	建築項目的噪音及塵土
11	Indoor air quality	室內空氣質素
12	Climate change adaptation	適應氣候變化
	People-oriented	***以人為本***
13	Recruitment and dismissal	招聘和解僱
14	Compensation and benefit	薪酬及福利
15	Working hours and rest periods	工作時數與假期
16	Diversity, equal opportunity and anti-discrimination	多元化、平等機會及反歧視
17	Occupational health and safety	職業健康與安全
18	Training and development	培訓和發展
19	Prevention of child labour or forced labour	防止童工或強制勞工
	Operating Principle	***營運之道***
20	Environmental and social risks management of supply chain	供應鏈的環境和社會風險管理
21	Environmentally friendly products and services utilisation	環保產品及服務的使用
22	Quality and safety of construction and fitting out projects	建築及裝修項目的質量與安全
23	Customer safety	顧客安全
24	Customer service quality (including complaints follow-up mechanism)	客戶服務質量（包括投訴跟進機制）
25	Information protection and privacy	資料保障和私隱
26	Intellectual property	知識產權
27	Advertising and labelling	廣告和標籤
28	Anti-corruption, bribery, extortion, fraud and money laundering	反貪污、賄賂、勒索、欺詐和洗黑錢
	Community Development	***社區發展***
29	Community development support	支持社區發展
30	Community activities participation	參與社區活動

1. OPERATING PRINCIPLE

With value creation for the cities as its mission, the Group is committed to developing high-quality real estate projects. Throughout its operations, the Group has been adhering to stringent principles of business ethics and integrity and placing customer interests and safety at the core of the Group's operations to continuously enhance its supply chain management.

1.1. Product Responsibility

Health and Safety Quality of Real Estate Projects

Prioritising the health and safety of its customers, the Gorup strictly implements and enforces various quality control measures. For instance, the Group continuously monitors the quality of its real estate projects and conducts routine inspections on contractors and suppliers, as well as their work, services, and materials supplied, ensuring that the project quality complies with the requirements of the Regulation on the Quality Management of Construction Projects* in the PRC. In case contractors or suppliers experience significant operational changes or severe quality issues, the Group reserves the right to suspend their work or delivery at any time and to remove them from the list of qualified suppliers, thereby ensuring quality assurance across all projects.

Regarding material selection for construction, the Group regards the impact of materials on customer health and safety as its primary considerations. Selected materials must comply with relevant national environmental regulations and standards, including the provisions of the GB-50325-2020 Standard for Indoor Environmental Pollution Control of Civil Building Engineering*, to safeguard customer well-being. To ensure customer safety, the Group emphasises the repair and maintenance of its real estate projects. Contractors are required to sign the maintenance service commitment to perform the repair and maintenance work as part of their responsibilities. In addition, the Group provides service etiquette training to maintenance staff of contractors when necessary, striving to enhance the overall quality of its real estate projects.

1. 營運之道

本集團以精築城市價值為使命，致力發展高質素的房地產項目。在營運過程中，本集團始終恪守嚴格商業道德與廉潔原則，以客戶利益與安全為核心，持續優化供應鏈管理。

1.1. 產品責任

房地產項目健康與安全品質

本集團將客戶健康與安全置於首位，嚴格落實並執行各項質量控制措施。具體而言，本集團持續對房地產項目進行品質監管，並對承建商、供應商及其工作、服務與所提供物料進行例行檢查，以確保項目質量符合中國《建設工程質量管理條例》的要求。若承建商或供應商出現重大業務變動或嚴重品質問題，本集團有權隨時中止其工程或交付，並將其從合資格供應商名單中剔除，從而確保所有項目均具備品質保證。

在工程選料方面，本集團以物料對客戶健康與安全的影響為主要考量，所選物料必須符合國家綠色環保相關規範，包括《民用建築工程室內環境污染控制標準》GB-50325-2020的規定，以保障客戶健康。為確保客戶安全，本集團重視房地產項目的維修與保養，要求承建商簽署維修服務承諾書，履行工程修保責任。此外，本集團亦會在必要時為承建商的維修人員提供服務禮儀培訓，致力提升本集團房地產項目的整體品質水平。

The Group maintains strict requirements for its service quality performance. A "**red and yellow cards**" warning mechanism, which clearly defines red-line behaviours and accountability, has been established to regulate employee conducts and enhance management, thereby ensuring safe construction process and high-quality project outcomes. The Group has set up explicit definitions for red-line behaviours in construction management, which are those behaviours causing significant losses or hidden dangers due to construction quality, safety, progress, or other management aspects, or failing to meet the Group's relevant management requirements. Various red-line behaviours have been clearly classified and described in detail, with the corresponding point deduction system developed. The mechanism is jointly managed by the headquarters' Customer Service Department, headquarters' Human Resources and Administration Department, Regional Customer Service Departments, Urban Customer Service Department, Urban Human Resources and Administration Department, Urban Operations Management Department, and Project Centre, with the responsibilities of inspection, criticism, issuing and lifting warnings, accountability, and behavioural rectification.

本集團對服務質量績效設有嚴格要求，已建立「**紅黃牌**」警示機制，明確紅線行為與問責制度，以規範員工行為並完善管理，從而確保施工過程安全及項目成果優質。本集團為工程管理的紅線行為訂立明確的定義，即因工程質量、安全、進度或其他管理方面造成重大損失或隱患，或不符合集團相關管理要求的行為。本集團亦已對各類紅線行為進行清晰分類與詳細解說，並制定相應扣分標準。該機制由總部工程客服部、總部人力行政中心、區域工程客服部、城市工程客服部、城市人力行政部、城市運營管理部和項目中心共同管理，負責檢查、指正、下達與解除警示、問責及行為修正等工作。

For units receiving different warnings, the Group has established the corresponding accountability measures. Taking construction units as an example, those receiving a yellow card warning must promptly rectify their behaviours and will have their bidding eligibility suspended for three months. Units receiving a red card warning must cease the operations for rectification and will have their bidding eligibility suspended for six months. Regardless of whether a red or yellow card is issued, the quarterly performance assessment score of the unit will be negatively affected. Moreover, the Legal and Internal Audit Department of the Group conducts routine internal audits and legal inspections according to annual plans. The audits and inspections involve selective examination on contract fulfilment and construction progress in alignment with blueprints. Non-compliant practices will be supervised for rectification to ensure that on-site construction align with contractual terms and design requirements. A third-party research institute has also been engaged to conduct service quality assessments, and results indicate the Group's ongoing high standards of service quality.

針對收到不同警示的單位，本集團設有相應問責措施。以施工單位為例，收到黃牌警示的單位須及時修正行為，並暫停其投標資格三個月；而收到紅牌警示的單位則須停工整頓，並暫停其投標資格六個月。無論收到紅牌或黃牌，該單位於季度表現評核中的評分均將受到影響。此外，本集團法務監察及內審部依據年度計劃進行例行內部審計與法務巡檢，抽查工程合同履行情況與按圖施工執行度，並督促改進不合規行為，確保現場施工符合合同條款與設計要求。本集團亦委託第三方調查研究所進行服務質量評分，結果顯示集團服務質量持續保持高水平。

Furthermore, to enhance property service quality, the Group requires property management companies to provide employees with appropriate training, equipping them with sufficient knowledge and skills to serve customers. For instance, property management companies arrange external training on areas of fire control, elevator management, and electrician skills to employees, following the requirements of relevant government regulations, including the Regulation on Property Management*, to safeguard the safety of property owners and tenants.

另外，為提升物業服務品質，本集團亦要求物業管理公司為僱員提供適當培訓，使其具備足夠知識與技能服務客戶。具體而言，物業管理公司為僱員安排火災控制、電梯管理、電工技能等外部培訓，以符合政府相關法規包括《物業管理條例》之要求，保障業戶安全。

The Group is committed to delivering high-quality real estate projects and maintaining high-quality services, with the aim to satisfy customer needs on residential, recreational and commercial aspects. Over the years, the Group's dedication and efforts within the real estate sector have been widely recognised. In FY2025, subsidiaries or projects of the Group continued to receive awards and certifications from multiple institutions, including "Honours Project at Nanshan in Shenzhen City, Q3 2025"*, "Top 3 Comprehensive Strength of National Industrial and Urban Developers"*, "Top 3 Light Asset Service Capacity of National Industrial Parks"*, "Top 10 National Excellent Industrial Parks"*, "Top 10 Excellent Brand of Housing Rental Enterprises in the PRC 2024-2025"*, "Top 5 Excellent Operations of Comprehensive Housing Rental Enterprises in the PRC 2024-2025"*, "30 Commercial Office Building and Asset Operations Performance 2025"*, and others.

本集團致力於提供高品質的房地產項目，並維持優質服務水平，旨在滿足客戶的生活、娛樂與商業方面的需求。一直以來，本集團於房地產行業所付出的努力及貢獻均廣獲認可，旗下子公司或項目於2025年財政年度繼續取得由多個不同機構所頒發的獎項及認證，包括「深圳市南山區2025年三季度紅榜項目」、「全國產城發展商綜合實力TOP3」、「全國產業園區輕資產服務力TOP3」、「全國優秀產業園區TOP10」、「2024-2025中國住房租賃企業優秀品牌TOP10」、「2024-2025中國租賃住房綜合體優秀運營企業TOP5」、「2025商辦資產運營表現30」及其他殊榮。

Key Awards & Certifications
重點獎項及認證

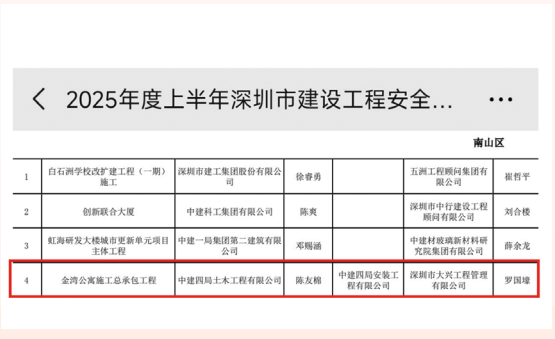
Beijing Gemdale Plaza* – Leading Project in Office Building Operations 2025*
北京金地中心 – 2025寫字樓運營領先品牌項目



Gemdale Weixin Shijiazhuang Beizhaiying International Science and Technology Innovation Park* – Safe and Civilised Site in Shijiashuang City*
金地威新石家莊北翟營國際科創園 – 石家莊市安全文明工地



Jinwan Apartment General Contracting Construction Project* – Demonstration Site of Construction Work for Safe Production and Civilised Construction in Shenzhen City, First Half 2025*
金灣公寓施工總承包工程 – 2025年上半年深圳市建設工程安全生產文明施工示範工地



Jinwan Apartment Project* – Honours Project at Nanshan in Shenzhen City, Q3 2025*
金灣公寓項目 – 深圳市南山區2025年三季度紅榜項目



Key Awards & Certifications
重點獎項及認證

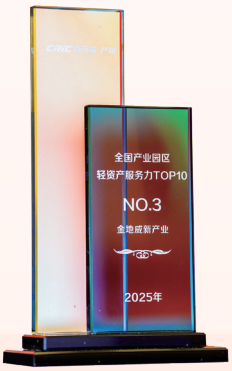
Qianhai Financial Holdings Building Project* –
Excellent BIM Application Achievements in Construction Work from the Guangdong Construction Industry Association*
前海金融控股大廈項目 –
廣東省建築業協會建設工程BIM應用優秀成果



Gemdale Weixin Industrial Company* –
Top 3 Comprehensive Strength of National Industrial and Urban Developers*
金地威新產業公司 –
全國產城發展商綜合實力TOP3



Gemdale Weixin Industrial Company* –
Top 3 Light Asset Service Capacity of National Industrial Parks*
金地威新產業公司 –
全國產業園區輕資產服務力TOP3



Gemdale Weixin and Shenzhen Longgang Intelligent Manufacturing Park* –
Top 10 National Excellent Industrial Parks*
金地威新•深圳龍崗智造園 –
全國優秀產業園區TOP10

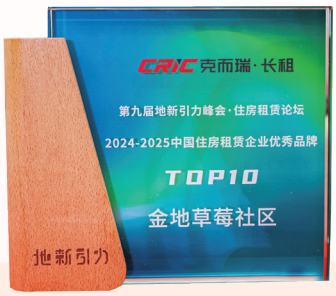


Key Awards & Certifications
重點獎項及認證

Gemdale Strongberry Community – Excellent Housing Rental Enterprise in the PRC 2025*
金地草莓社區 –
2025中國住房租賃優秀企業



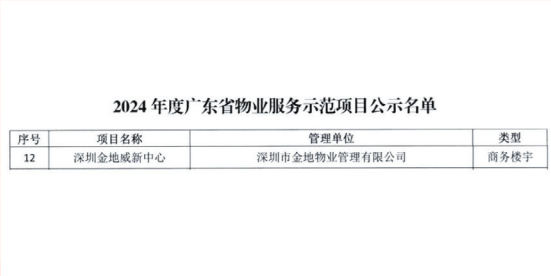
Gemdale Strongberry Community – Top 10 Excellent Brand of Housing Rental Enterprises in the PRC 2024-2025*
金地草莓社區 –
2024-2025中國住房租賃企業優秀品牌TOP10



Gemdale Strongberry Community – Top 5 Excellent Operations of Comprehensive Housing Rental Enterprises in the PRC 2024-2025*
金地草莓社區 –
2024-2025中國租賃住房綜合體優秀運營企業TOP5



Shenzhen Gemdale Weixin Centre* – Demonstration Project of Property Services in Guangdong*
深圳金地威新中心 –
廣東省物業服務示範項目


2024年度广东省物业服务示范项目公示名单

序号	项目名称	管理单位	类型
12	深圳金地威新中心	深圳市金地物业管理有限公司	商务楼宇

Shenzhen Gemdale Weixin Centre* – 30 Commercial Office Building and Asset Operations Performance 2025*
深圳金地威新中心 –
2025商辦資產運營表現30



Advertising and Labelling for Real Estate Projects

The Group firmly believes that delivering high-quality projects and sincere services is the only way to gain long-term customer support, to gradually build customer confidence, and to enhance its brand reputation. To protect customer interests, the Group is dedicated to ensuring transparency and accuracy of the information relating to its projects and services across all stages, including construction, procurement, sales and services, to avoid misleading customers.

The Group ensures that its sales, advertising materials, and data within its subsidiaries comply with the requirements of relevant advertising laws and regulations, including the Advertising Law of the PRC* and the Regulatory Measures on the Sale of Commercial Houses*. The Group's Marketing Department employs personnel with the knowledge of advertising law to review marketing materials prior to public release, ensuring relevant materials objectively reflect facts and preventing exaggerated or false claims. Additionally, the Group has issued the "Specifications for the Marketing and Advertising Management of Gemdale Properties"*, which outlines pitfalls and countermeasures regarding the Advertising Law, to provide clear guidance for sales personnel. Through channels such as sales training programmes and WeChat notifications, the Group continuously reinforces its marketing standards and enhances sales practices.

房地產項目銷售和廣告

本集團深信，唯有提供優質項目與真誠服務，方能獲得客戶長期支持，逐步建立客戶信心並提升品牌信譽。為維護客戶權益，本集團在工程、採購、銷售及服務等各環節中，均致力確保項目與服務資訊的透明度及準確性，避免對客戶造成誤導。

本集團確保旗下子公司的銷售、推廣文件及數據均符合包括《中華人民共和國廣告法》及《商品房銷售管理辦法》等相關廣告法例法規的要求。本集團市場營銷部門配置熟悉廣告法的人員，於公開營銷材料前進行內容審核，確保材料客觀反映事實，防止出現誇大或不實聲明。此外，本集團發佈「金地商置營銷廣告管理規範要求」，整合廣告法中的「雷區」與「對策」，為銷售人員提供明確指引，並透過銷售業務課程及微信推送等渠道，持續強化營銷規範，優化銷售作業慣例。

The "Operating Guidelines on Risk Control of Marketing Promotion and On-site Publicity"* has also been developed to provide relevant staff with standards on preparing advertising materials of projects. The guidelines specify four major advertising principles, namely authenticity, legality, fairness, and integrity. These principles not only regulate advertising terminology but also establish explicit requirements for content descriptions. Prohibitions include making promises regarding appreciation or investment returns, involving contents related to feng shui, divination or other feudal superstitions, and ranking or providing comprehensive evaluations of enterprises and their goods and services (such as the claim of "market-leading brand"). Meanwhile, the Group's Legal Department conducts routine marketing audits and legal inspections in accordance with the annual plan to review project promotion activities. The Group also carries out self-inspections of project marketing across all sales regions from time to time to ensure all advertising and promotion activities align with the Advertising Law.

本集團亦已制定「營銷宣傳風險管控及現場公示作業指引」，為相關員工提供準備項目宣傳材料的規範。指引中列明四大廣告宣傳原則：真實、合法、公平及誠實信用，不僅規範廣告用語，亦對內容描述訂立明確要求，包括禁止作出涉及升值或投資回報的承諾、禁止使用風水占卜等封建迷信內容，以及禁止對企業及其商品與服務進行排序或綜合評價（如「市場主導品牌」等）。同時，本集團法務監察部依據年度計劃執行例行營銷審計與法務巡檢，對項目宣傳推廣活動進行檢視，而本集團亦不定期於各營銷區域展開項目營銷自檢，以確保所有營銷宣傳活動符合廣告法相關規定。

In addition, the guidelines establish stringent standards governing the use of portrait rights, name rights and intellectual property rights in advertising. To respect the rights of creators, the Group must obtain written consent from copyright holders for any images, calligraphy or music used in advertisements. In case the advertisement involves patents, the Group must specify the patent number and type, while the use of patents that have not been granted, or which have been ceased, revoked or invalidated is strictly prohibited. By introducing and implementing these guidelines, the Group strives to uphold its responsibility for safeguarding intellectual property rights together with its employees.

此外，該指引亦對廣告中肖像權、姓名權及知識產權的使用訂立嚴格規範。為尊重創作者權益，廣告中如使用圖片、書法或音樂，本集團必須取得版權擁有人之書面同意。若廣告涉及專利，本集團須標明專利編號及種類，並嚴禁使用未授予專利權、或已終止、撤銷及無效之專利。透過推行與落實相關指引，本集團致力與員工共同履行保障知識產權的責任。

To further standardise its marketing and sales policies to ensure operational compliance, the Group has formulated and implemented multiple management systems. These include the "Specifications for Promotion Policies Management of Gemdale Properties"*, the "Car Park Full Cycle Management System of Gemdale Properties"*, the "Marketing Expenses Management Measures of Gemdale Properties"*, the "Performance Assessment and Remuneration Management System for Marketing Direct Sales Team of Gemdale Properties"*, and the "Marketing System Post Allocation and Remuneration Management Measures of Gemdale Properties"*.

為進一步規範營銷與銷售政策，確保營運過程合規，本集團已制定並實施多項管理制度，包括「金地商置促銷政策管理規範要求」、「金地商置車位全週期管理制度」、「金地商置營銷費用管理辦法」、「金地商置營銷自銷團隊績效考核及薪酬管理制度」以及「金地商置營銷體系崗位配置及薪酬管理辦法」。

In the previous year, the Group issued two corporate guidelines, the "Bulk Sales Incentive Plan of Gemdale Properties Group (2024 Revised Edition)"* and the "Standard Requirements for Construction Costs-to-Housing Management (2024 Edition)"*. These further enhance and improve property sales management processes relating to bulk sales incentives and the offset of construction payments.

本集團於去年發佈「金地商置集團大宗銷售激勵方案(2024修訂版)」及「金地商置工抵房管理規範要求(2024版)」兩份公司指引，針對大宗銷售激勵與抵付工程款項等環節，進一步優化與改進物業銷售管理流程。

Customer Services

Valuing customer feedback, the Group is committed to meeting customer needs to establish long-term and good customer relationships, thereby enhancing customer trust. To this end, the Group has established a robust after-sales service and customer feedback channel to regularly collect opinions and complaints regarding its service and product quality. Dedicated personnel are assigned to follow up and implement improvements, ensuring all feedback and complaints are properly handled. Prior to the property delivery, the Group conducts acceptance inspections of facilities and equipment in communal areas within the parks while examining the cleanliness and sanitary conditions.

客戶服務

本集團重視客戶意見，致力滿足客戶需求，以建立長遠友好的客戶關係，提升客戶信任度。為此，本集團設立完善的售後服務及客戶意見反映渠道，定期收集有關服務與產品質量等方面的意見及投訴，並安排專責人員負責跟進與改善，確保所有意見及投訴皆獲妥善處理。在物業交付前，本集團會對園區內公共區域的設施設備進行驗收，並檢查園區的清潔與衛生狀況。

Moreover, the Group has established rigorous protocols on property project inspection, outlining acceptance inspection procedures, policies, and quality standards. Project inspections are conducted by property engineering personnel, allowing the Group to verify project quality and ensure alignment with customer requirements. To safeguard the interests of both parties, the Group requires new tenants to provide identity documents for verification and sign the "Fire Control Responsibility Statement for Leasing Premises"*. Meanwhile, the Group distributes the "Handbook of Fire Prevention Knowledge"* to ensure tenants are equipped with adequate fire safety knowledge, jointly maintaining tenant safety.

此外，本集團亦已建立嚴格的物業項目查驗規範，制定驗收檢查的流程、政策及質量標準。項目查驗工作由物業工程人員負責，使本集團能夠先行檢驗項目質量，確保符合客戶要求。為保障雙方權益，本集團要求新租戶提供身份證明文件以確認身份，並簽署「租賃單元消防安全責任書」，同時，本集團亦會派發「消防知識手冊」確保租戶具備足夠的消防安全知識，共同維護業戶安全。

Subsidiary	子公司	FY2025 2025年財政年度 Complaints Received on Service Quality 接獲關於服務質量的投訴	FY2025 2025年財政年度 Customer Satisfaction 客戶滿意度	FY2024 2024年財政年度 Complaints Received on Service Quality 接獲關於服務質量的投訴	FY2024 2024年財政年度 Customer Satisfaction 客戶滿意度
Nanjing Weijing	南京威景	18	–[2]	N/A[1] 不適用[1]	N/A[1] 不適用[1]
Xuzhou Weisheng (Xuzhou Qianzhouwo)	徐州威盛（徐州前周窩）	83	94%	0	89%
Kunshan Dongzhaoyuan	昆山東兆源	2	100%	N/A[1] 不適用[1]	N/A[1] 不適用[1]
Tangshan Jingan Dingsheng	唐山金乾鼎升	90	91%	N/A[1] 不適用[1]	N/A[1] 不適用[1]
Shenzhen Weixin	深圳威新	0	100%	0	100%

Notes:

1. *Since Nanjing Weijing, Kunshan Dongzhaoyuan, and Tangshan Jingan Dingsheng were not included in the reporting scope of the FY2024 ESG Report, no relevant data is available; and*
2. *Since Nanjing Weijing did not conduct customer satisfaction surveys in FY2025, no relevant data is disclosed.*

註：

1. *南京威景、昆山東兆源及唐山金乾鼎升並不在2024年財政年度的ESG報告範圍內，故並無相關數據；以及*
2. *南京威景並未於2025年財政年度進行客戶滿意度的調研，故並無披露相關數據。*

In FY2025, there was a slight increase in the number of complaints received on service quality of Xuzhou Weisheng when compared with FY2024. This was primarily due to the increased amount of property project delivery with almost onefold during the reporting period (1,657 units delivered in FY2025; 793 units delivered in FY2024). Excluding the Nanjing Weijing project with no customer satisfaction surveys conducted, the average customer satisfaction rate for the remaining four projects in FY2025 exceeded 96%.

於2025年財政年度，本集團收到有關徐州威盛服務質量的投訴較2024年財政年度略有增加，主要原因是報告期間內物業項目交付量上升約一倍（2025年財政年度共交付1,657套；2024年財政年度共交付793套）。若撇除未進行客戶滿意度調研的南京威景項目，其餘4個項目在2025年財政年度的客戶滿意度平均值超過96%。

Considering customer complaints as a crucial channel to reflect its product and service quality, the Group has established a customer service hotline to receive customer feedback while employing professional customer service teams to handle and follow up with complaints of different projects. To promptly address and resolve customer needs, the Group has established customer service metrics based on project characteristics, including nature, scale, and customer base. Metrics such as "time required to acknowledge a complaint," "complaint resolution response time," and "complaint response rate" are set as appropriate standards. Customer service personnel also conduct selective follow-up examination to continuously refine the complaint handling mechanism.

本集團將客戶投訴視為反映產品與服務品質的重要渠道，為此已設立客服熱線接收客戶反饋，並於各項目配置專業客戶服務團隊，負責處理及跟進投訴事宜。為及時回應與解決客戶需求，本集團已訂立客戶服務指標，依據各項目的性質、規模及客戶群等特性，設定「確認收到投訴所需時間」、「投訴處理回覆時間」及「投訴回覆率」等指標的適當標準。客服人員亦會進行後續抽查，以持續完善投訴處理機制。

Given the Group's business nature, the KPI concerning total products sold or shipped subject to recalls for safety and health reasons is not applicable to the Group and is therefore not disclosed in the Report.

基於本集團業務性質，因安全與健康理由而須回收已售或已運送產品之關鍵績效指標並不適用，故未於本報告中披露。

Customer Privacy

The Group takes its responsibility for protecting its customer and consumer privacy. In strict compliance with laws and regulations related to privacy, the Group requires its subsidiaries to adhere to the following four information protection principles:

客戶私隱

本集團有責任保障客戶及消費者的私隱。本集團嚴格遵守與私隱相關的法律法規，並要求旗下子公司必須遵循以下四項數據保障原則：

1. Information Collection and Purposes:

The Group only collects personal information necessary for its operations, which shall be used solely for legitimate purposes and for the specific purposes specified at the time of collection. Meanwhile, the Group ensures that customers acknowledge of their rights, including the right to review and correct information, as well as the right to know to whom the information may be transferred.

1. 數據收集和目的：

本集團僅收集營運所必需的個人資料，且所收集的資料僅用於合法目的，以及於收集時已說明的特定用途。同時，本集團確保客戶知悉其相關權利，包括審閱與更正資料、了解資料可能轉移交予何類人士等權利。

2. Use of Information:

The Group has implemented multiple cybersecurity safeguards and restricted personnel access permissions to prevent unauthorised or accidental handling and use of customer personal information, thereby mitigating the risk of data leakage and illegal usage.

2. 數據使用：

本集團已實施多項網絡保安防護工作，並限制可存取資料之人員權限，以防止未經授權或意外處理及使用客戶個人資料，降低資料外洩與非法使用之風險。

3. Disclosure of Information:

Unless explicit consent and authorisation from the owner of information is obtained, otherwise the Group will not disclose any relevant information. In case the owner of information requests, in written form, to revoke the authorisation previously granted, the Group will promptly respond and update its database to fully safeguard customer rights and interests.

3. 數據披露：

除非獲得資料擁有者的明確同意與授權，否則本集團絕不會披露任何相關資料。若資料擁有者以書面通知要求撤回先前授予之權限，本集團將盡快回覆並更新數據庫，以全面保障客戶權益。

4. Information Storage Period:

The Group implements feasible and effective measures to protect customer information and establishes storage periods for all personal information within its database. Once it is determined that such personal information is no longer necessary for its operations, the Group will delete relevant information accordingly.

4. 數據保留時限：

本集團採取可行且有效的措施保護客戶資料，並為數據庫中各項個人資料設定保留時限。一旦確認營運不再需要相關個人資料，本集團將予以刪除。

The Group will continue to deliver high-quality real estate projects to meet customer needs while complying with relevant regulations, including the Construction Law of the PRC*, the Regulation on the Quality Management of Construction Projects*, the Product Quality Law of the PRC*, the Urban Real Estate Administration Law of the PRC*, the Law of the PRC on the Protection of Consumer Rights and Interests*, the Civil Code of the PRC*, and the Advertising Law of the PRC*.

本集團將繼續推出優質房地產項目，以滿足客戶需求，並遵守《中華人民共和國建築法》、《建設工程質量管理條例》、《中華人民共和國產品質量法》、《中華人民共和國城市房地產管理法》、《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》和《中華人民共和國廣告法》等相關法規。

During the reporting period, the Group complied with relevant laws and regulations relating to health and safety, advertising, and privacy matters relating to products and services provided that have a significant impact on the Group.

於報告期間，本集團已遵守對集團有重大影響、有關所提供產品和服務的健康與安全、廣告及私隱事宜的相關法律及規例。

1.2. Anti-corruption

Corporate Principle of Integrity and Incorruptibility

Upholding the principles of openness, responsibility, integrity and honesty, the Group requires all employees to strictly adhere to relevant internal policies and consistently behaviour themselves with ethics and integrity. Under the "Gemdale Properties Supervision and Management System"*, all employees (full-time and part-time) must strictly comply with individual and professional conduct and regularly participate in integrity education and ethics training and promotion seminars organised by the Legal Department. All new hires are also required to complete integrity and anti-corruption training to jointly maintain the Group's principles of integrity and honesty.

1.2. 反貪污

誠信與廉潔的企業原則

本集團貫徹開明、負責任與正直誠實的宗旨，要求全體員工恪守相關內部政策，時刻秉持廉潔守正的態度行事。依據「金地商置集團監察管理制度」，全體員工（全職及兼職）皆須嚴格遵守個人與專業操守，定期參與由法務監察部舉辦的廉潔教育及道德準則培訓與宣傳講座。所有新入職員工亦必須參加廉潔與反貪污培訓，共同維護集團誠信廉潔之原則。

Furthermore, the Group has designated the Legal and Internal Audit Department to assist the Audit Committee and/or the Board in monitoring and identifying compliance risks across all business operations, with regular reporting to these bodies. The Legal Department also conducts regular integrity education training for employees to strengthen their legal awareness and self-discipline in integrity, while the Audit Department continuously enhances compliance understanding of all employees through regular anti-corruption and compliance promotion on the Company intranet.

此外，本集團指派法務監察及內審部協助審核委員會及／或董事會，監察與識別各項業務之合規風險，並定期向其匯報。法務監察部亦定期舉行員工廉潔教育培訓，強化員工法律意識與廉潔自律，而審計監察部亦透過公司內聯網定期推送反貪污與合規宣傳，持續提升全員合規認知。

Case Sharing – Integrity Education Training and Promotion Seminar

In FY2025, the Group's Legal and Internal Audit Department held 3 integrity education training and promotion seminars for employees of the Group's subsidiaries and operational projects, including new hires. The training covered topics including:

- The significance of continuous proclamation and implementation: Integrity and self-discipline is required to abide by the law, to comply with rules and disciplines, and for long-term personal development
- The sharing of typical internal cases: Sharing "5 types of cases"
- The call to integrity and self-discipline: Settling the "7 aspects of accountability" well
- Promotion of complaint and whistleblowing channels

A total of 998 employees participated in integrity education training and promotion seminars, including 3 participants from the management level, and the total training hours amounted to approximately 1.5 hours. Through training and sharing sessions, the Group disseminated its requirements for compliance and integrity to employees, thereby enhancing their self-discipline awareness. Meanwhile, new employees of the Group can complete integrity education training via online courses.

案例分享 – 廉潔教育培訓及宣傳講座

於2025年財政年度，本集團法務監察及內審部向集團旗下子公司及營運項目的員工（包括新員工）舉辦了3場廉潔教育培訓及宣傳講座。培訓所涉及的主題包括：

- 持續宣貫的意義：廉潔自律是守法的需要、遵規守紀的需要、個人長遠發展的需要
- 典型內部案例分享：分享「五類案例」
- 廉潔自律號召：算好「七筆賬」
- 推廣投訴舉報渠道

參與廉潔教育培訓及宣傳講座的員工達998人，當中3名參與者為管理層，而相關培訓的總時數約1.5小時。透過培訓及分享環節，本集團向員工傳達集團守法廉潔的要求，從而提升員工的自律意識。同時，本集團新入職員工也可透過在線課程的方式，完成廉潔教育培訓。

To ensure that private interests of employees do not compromise the Group's interests in any forms, the Group requires employees to regularly declare conflicts of interest and prohibits employees from holding positions or participating in decisions involving such conflicts. In case the Group discovers suspected corrupted cases through whistleblowing or internal audits, the Group's Legal Department will immediately initiate dedicated investigations and prepare specialised investigation reports. If employees raise doubts about issues related to anti-corruption, integrity, or business ethics, they may consult the Group's Legal Department via telephone or email to obtain appropriate guidance.

為確保僱員的私人利益不會以任何形式損害集團利益，本集團要求僱員定期申報利益衝突情況，並規定僱員不得擔任涉及利益衝突之職務或參與相關決策。若本集團透過舉報或內部審計得悉懷疑涉及貪污的案件，本集團法務監察部將立即展開專項調查，並撰寫專項調查報告。員工如對反貪污、廉潔及商業道德相關事宜存有任何疑問，可透過電話或電郵等方式諮詢集團法務監察部，以獲取適當指引。

The Group has established clear whistleblowing mechanisms and channels, including a 24-hour telephone hotline and email reporting system. Upon receiving a report, the Group's independent Legal Department will conduct preliminary verification and evaluation and take further actions based on the findings. If the report is substantiated, the Group's supervisory personnel will conduct a comprehensive and in-depth investigation through data and information collection, site visits, inquiring parties involved and witnesses, on-site verification, consolidation and processing, comparison, and analysis. The findings will be reported to the Group's management, who will then determine whether to pursue further legal actions based on the nature and impacts of the incident. To safeguard the rights, interests, and safety of whistleblowers, the Group has established confidential mechanisms to prevent personal information leakage. Supervisory personnel also strictly adhere to the principle of confidentiality by keeping the investigation and progress confidential while being cautious during inquiries. Meanwhile, the Group strictly prohibits any retaliation against individuals who raise concerns, report, or participate in investigations.

本集團設有清晰的舉報機制與渠道，包括24小時電話熱線及電郵舉報系統。接獲舉報後，集團獨立法務監察部門將進行初步核實與評估，並依結果作進一步處理。若舉報屬實，集團監察人員將透過數據及資料收集、走訪調查、詢問當事人與知情人、現場查核、整合梳理、對比及分析等方式，進行全面深入調查，並將結果上報予集團管理層。管理層將依據事件性質與影響，決定是否採取進一步法律行動。為保障舉報人的自身權益及安全，本集團已設立保密機制防止個人資料外洩，而本集團的監察人員亦堅守保密原則，對調查內容及進展情況守密，調查時採取小心謹慎的態度。同時，本集團嚴禁對任何提出疑慮、舉報或參與調查之人士實施報復行為。

The Group's Legal and Internal Audit Department conducts internal control evaluation and audits in accordance with the "Gemdale Properties Supervision and Management System"*, "Gemdale Properties Internal Control Evaluation and Audit System"*, "Gemdale Properties Accountability System"* and annual plan. Following the audit, the Legal Department will communicate identified gaps on internal control systems to audited units via meetings, emails, or telephones, urging rectification and improvement. Relevant departments will also organise proclamation and implementation meetings on integrity, requiring participation from the management and all employees of audited units, to strengthen their compliance awareness and ensure effective operations of the internal control mechanism. In addition, the Legal Department will conduct dedicated investigations from time to time when necessary to prevent and identify potential conduct violations, safeguarding the Group's interests. For any violations or disciplinary issues discovered during audits or investigations, the Group will promptly report the incident and pursue accountability. Significant audit findings will also be reported to the Audit Committee and the Board for their acknowledgement and evaluation of related impacts.

本集團法務監察及內審部依據「金地商置集團監察管理制度」、「金地商置集團內控評估及審計制度」、「金地商置集團崗位責任追究制度」及年度計劃，執行內控評估與審計工作。審計結束後，法務監察部將透過會議、電郵或電話等形式，向受審計單位說明內控差距，督促其改善與提升。相關部門亦會舉辦廉潔宣貫會，要求管理層及受審計單位全體員工參與，強化合規意識，確保內控機制有效運作。此外，法務監察部將按需要不定期展開專項調查，以防範與識別潛在違規行為，維護集團利益。針對審計與專項調查所發現之違規違紀事宜，本集團將及時上報並追究責任。重大審計結果亦將向審核委員會及董事會匯報，供其知悉並評估相關影響。

Regarding business dealings with suppliers, the Group also requires suppliers to adhere to corporate ethical standards. The Group maintains zero tolerance against all forms of corruption or bribery, and hence all suppliers and contractors are required to sign the "Integrity Agreement"* and strictly comply with the relevant integrity and compliance provisions stipulated in the "Gemdale Properties Internal Control Evaluation and Audit System"*. Meanwhile, the Group periodically updates the terms of these agreements based on internal risk requirements and informs suppliers accordingly. Through the "Integrity Agreement"*, the Group clearly defines the code of conduct of its employees and supplies during engagement, reaffirming the Group's strict prohibition against any inappropriate transmission or acceptance of benefits which may affect business operations, as well as any form of threats, harassment, or retaliation. This serves as a reminder for employees to demonstrate self-disciplines, compliance, and professional ethics throughout business dealings. Moreover, the Group promotes its reporting channels to stakeholders to facilitate early detection of potential risks of bribery, extortion, fraud, and money laundering, thereby mitigating impacts that could severely harm the Group's interests.

在供應商業務往來方面，本集團同樣要求供應商恪守企業道德操守。本集團對任何貪污及受賄行為持零容忍態度，故要求所有供應商及承建商簽署「廉潔協議」，並須嚴格遵循「金地商置集團內控評估及審計制度」中的相關廉潔合規條款。同時，本集團會根據內部風險要求，定期更新條款內容並告知供應商。透過簽署「廉潔協議」，本集團明確規範集團員工及供應商員工往來時的行為，重申本集團一律禁止任何不恰當及可能影響業務營運的利益輸送、收受行為，亦禁止任何形式的威脅、刁難或報復行為，提醒員工在業務往來的過程中自律守法，恪守專業操守。此外，本集團向持份者推廣集團的舉報渠道，以助本集團及早發現潛在的賄賂、勒索、欺詐及洗黑錢風險，減低嚴重損害集團利益的影響。

The Group firmly believes that integrity is a key factor for achieving long-term corporate success. With the principle of integrity integrated into all facets, including education and training, audit and supervision, whistleblowing, and accountability mechanism, the Group continuously monitors all business decision-making processes and regularly reviews and refines relevant systems. This effectively promotes corporate ethics and enhances the Group's overall operational efficiency.

本集團堅信廉潔是企業實現長遠成功的關鍵因素。集團將廉潔原則融入教育培訓、審計監察、舉報及問責機制等各個領域，並持續監察各項業務決策流程，定期審視與完善相關制度，從而有效推廣企業道德操守，提升集團整體營運效益。

The Group will continue to pay attention to the updates and revisions of relevant laws and regulations, enhancing its risk management and internal control systems accordingly. Meanwhile, the Group will regularly evaluate business risks to identify material risks on its key operations and develop corresponding countermeasures, fostering its sustainable development.

本集團將持續關注相關法律法規的更新與修訂，並據此優化風險管理及內部監控制度。同時，集團亦會定期評估業務風險，針對重點業務識別重大風險並制定相應對策，以促進本集團的可持續發展。

Furthermore, the Group is committed to complying with anti-corruption-related national laws and regulations, including the Criminal Law of the PRC*, Criminal Procedure Law of the PRC*, Anti-Unfair Competition Law of the PRC*, Interim Provisions on Banning Commercial Bribery*, and Anti-Money Laundering Law of the PRC*. Anti-corruption policies have been integrated into the Group's development plans and operational system.

同時，本集團致力遵守國家有關反貪污的法例，包括《中華人民共和國刑法》、《中華人民共和國刑事訴訟法》、《中華人民共和國反不正當競爭法》、《關於禁止商業賄賂行為的暫行規定》和《中華人民共和國反洗錢法》等，將反貪污政策納入本集團發展規劃及營運體制中。

In FY2025, there was zero concluded legal cases regarding corrupt practices brought against the Group or its employees. During the reporting period, the Group complied with relevant laws and regulations relating to bribery, extortion, fraud and money laundering that have a significant impact on the Group.

於2025年財政年度，針對本集團或其僱員提出並已審結的貪污訴訟案件為零。於報告期間，本集團已遵守對集團有重大影響、有關防止賄賂、勒索、欺詐及洗黑錢的相關法律及規例。

1.3. Supply Chain Management

Quality and Environmental Management of Supply Chain

Strictly monitoring project quality, the Group has established standardised procedures for supplier selection. Under the supplier management system, multiple business departments collaborate to conduct field inspections of suppliers to gather information on their organisational structure and business distribution. The Supply Chain Management Department and the Audit Department are tasked with the implementation and monitoring of supplier engagement practices to ensure selected suppliers meet the Group's requirements, with reports to the Group for approval. As such, the Group has implemented a supplier management system at the group-level, requiring employees to be familiar with relevant regulations and management standards to systematically enhance supply chain management capabilities.

For the six major categories of suppliers, which are civil engineering, mechanical and electrical (M&E), curtain walls, decoration, landscaping, and intelligence, the Group implements a more rigorous assessment process. The Group must convene pre-bid meetings at the headquarters-level to interview suppliers of the six categories and address their queries, ensuring transparent information and thorough communication between both parties. To enhance transparency and collaboration efficiency, the Group internally discloses the assessment results of suppliers in categories such as civil engineering, M&E, and decoration after conducting quarterly third-party assessment, allowing all relevant personnel to access critical information.

1.3. 供應鏈管理

供應鏈品質及環境管理

本集團嚴格監控項目品質，並已建立標準化流程以篩選供應商。根據供應商管理制度，本集團多個業務部門協作對供應商進行實地考察，了解其組織架構、業務分佈等資訊。供應鏈管理部與審計監察部專責執行及監督供應商聘用慣例，確保所選供應商符合集團制度要求，並上報集團完成審批。為此，本集團已於集團層面落實供應商管理制度，要求員工熟悉相關規範與管理標準，以系統化提升供應鏈管理水平。

針對土木工程、機電、幕牆、裝修、景觀及智能化六大類主要供應商，本集團則實施更為嚴謹的評審流程。集團須於總部級別召開標前會議，與該六類供應商面談並進行答疑，確保資訊透明，雙方充分溝通。為提升透明度與協作效率，本集團每季度進行第三方評估後，將土木工程、機電、裝修等供應商的評估結果於集團內部公開，使所有相關人員均能掌握關鍵資訊。

The Group outsources project development and property management to contractors and subcontractors, and hence the Group's project quality and ESG performance highly depend on its supply chain management and performance. As such, the Group has established a robust supplier selection system, which comprises a series of processes covering supplier investigation, screening, bidding, subsequent supervision, and evaluation. Complete documentation is maintained to ensure all stages are carried out in accordance with consistent standards and appropriate criteria, eliminating non-compliant suppliers through fair, impartial, and open procedures. In case selected outsourced contractors fail to fulfil the requirements of the tender contract, including specified environmental measures, or there are malpractices such as employee exploitation, the contract will be terminated in advance pursuant to the terms of the contract, and the outsourced contractor will not be engaged by the Group for a specified period.

本集團將項目開發工程及物業管理外判予承建商與分判商，因此項目質量與ESG表現高度依賴供應鏈的管理與表現。為此，本集團已建立完善的供應商甄選機制，涵蓋考察調查、篩選、招投標、後期監督及評估等一系列流程，並保留完整文件紀錄，確保各環節均按統一標準與適當條件執行，以公平、公正、公開的方式淘汰不達標供應商。若中標之外判商未能履行招標合同要求，包括指定環保措施，或出現剝削員工等行為，本集團將依據合同條款提前解約，並於特定期間內不再聘用該外判商。

To effectively control and lower ESG risks within the supply chain, the Group's Supply Chain Management Department, Project Department, and Audit Department continuously monitor and track updates of relevant laws and regulations. These include areas of raw material and service quality, occupational health and safety of outsourced contractor's engineering employees, and environmental management. Meanwhile, the Group develops a series of internal control measures with reference to the risks faced by peers, aiming to identify, prevent, and mitigate relevant risks. During the supplier selection process, the Group assesses whether ESG measures of suppliers comply with national regulations, including requirements of the limit on pollutant and waste emissions and the prohibition of employing child labour. The Group also thoroughly examines the construction methods and raw material consumption of suppliers to comprehensively lower potential risks.

為有效控制並降低供應鏈中的ESG風險，本集團供應鏈管理部、項目部及審計監察部持續監察與追蹤相關法律法規之更新，當中包括原材料與服務質量、工程外判商員工職業健康與安全，以及環境管理等範疇，同時參考同業面臨之風險，制定一系列內部控制措施，以識別、預防及減緩相關風險。本集團於篩選供應商時，會評估其ESG措施是否符合國家規定，包括限制污染物及廢料排放、禁止僱用童工等要求，並深入了解供應商所採用的建築方法與原材料使用情況，以全面降低潛在風險。

Additionally, the Group is committed to implementing green procurement practices by prioritising the use of locally sourced construction materials across all projects whenever possible to reduce carbon emissions generated during the transportation of products and services. The Group's Supply Chain Management Department, Project Department, and Design Management Department are responsible for implementing and monitoring practices of prioritising environmentally friendly products and services when selecting suppliers. In FY2025, major real estate project subsidiaries covered in the Report engaged with approximately 347 suppliers located in Mainland, PRC (FY2024: 475). Among these suppliers, 337 suppliers were covered by the Group's Supplier Management Policy, and 3 suppliers met the requirements of the Group's Green Procurement Policy.

此外，本集團致力推行綠色採購，盡可能於所有項目中選用本地建築材料，以減少產品與服務運輸過程中所產生的碳排放。本集團供應鏈管理部、項目部及設計管理部負責執行並監督在供應商篩選過程中優先採用環保產品與服務之慣例。於2025年財政年度，本報告涵蓋之主要房地產項目子公司共與約347家位於中國內地的供應商合作（2024年財政年度：475家），其中337家供應商受本集團供應商管理政策規範，3家供應商符合本集團的綠色採購政策要求。

1.4. Community Investment

Community Involvement

In addition to developing property projects and creating high-quality living environments for communities, the Group upholds its corporate social responsibilities by actively leveraging its resources to contribute to society and encouraging employee participation in volunteering activities. Over the years, the Group has maintained a steadfast focus on underprivileged groups and engaged in diverse community welfare and charitable events, while supporting national sports development projects. Alongside the promotion of health and safety awareness among communities, the Group spreads love and warmth to the whole society through various caring activities. In the future, the Group will continue to serve the community through its business network and spare no efforts in contributing to society, striving to create more sustainable and better lives for all.

1.4. 社區投資

社區參與

本集團除致力發展物業項目，為社區打造優質生活環境外，亦積極運用自身資源貢獻社會，履行企業社會責任，並鼓勵員工參與義工活動。多年來，本集團持續關注弱勢社群，參與各類社區公益與慈善活動，支持國家體育發展項目。本集團不僅在社區推廣生活健康與安全知識，亦透過不同形式的關愛活動，向社會各階層傳遞溫暖。未來，本集團將繼續透過業務網絡服務社區，不遺餘力地回饋社會，致力為社區創造更可持續、更美好的生活。

In FY2025, properties within the Group continued to hold various charitable initiatives, investing in over 378 hours of services and RMB240,000 to express care for the community with concrete actions.

於2025年財政年度，本集團旗下各物業持續舉辦各項公益活動，共投入超過378小時，投入金額達人民幣240,000元，以實際行動關懷社區。

Shenzhen Gemdale Weixin Centre* – Gemdale Weixin Sports Community*
深圳金地威新中心 – 金地威新運動社群

From 1 January 2025, Shenzhen Gemdale Weixin Centre* launched a charitable sports community initiative. Leveraging project space and surrounding areas for sports, the centre held more than 20 events every month, encompassing badminton, frisbee, yoga, tennis, basketball, running, cycling and others. This "Sports Initiative" also featured diverse recreational activities, including basketball tournaments, slow cycling races, table tennis challenges, and singing bowl meditation. A total of 3,000 members participated in the sports community, and each event attracted over 1,000 participants. The total investment for this initiative amounted to approximately RMB150,000.

自2025年1月1日起，深圳金地威新中心策劃公益性的運動社群，利用項目和周邊運動空間等資源，每月舉辦超過20場活動，當中涵蓋羽毛球、飛盤、瑜伽、網球、籃球、跑步、騎行等運動類型。這「運動計劃」亦包括多種趣味運動項目，如籃球爭霸賽、慢騎比賽、乒乓趣味挑戰局、禪柔頌缽冥想等。是次計劃共吸引3,000人加入運動社群，各種活動亦吸引超過1,000人參與，而所投放的金額約達人民幣150,000元。







Xi'an Gemdale Plaza* – Xi'an Gemdale Plaza & Xi'an Guangren Temple: Charitable Event Offering Laba Porridge*
西安金地廣場 – 西安金地廣場及西安廣仁寺：臘八奉粥公益活動

On 7 January 2025 (the eighth day of the twelfth lunar month), Xi'an Gemdale Plaza* collaborated with Xi'an Guangren Temple* and the Xi'an Guangren Charity Merit Association* to hold a Laba Porridge Charitable Event. This marked the first charitable event of Gemdale Plaza on the theme of temple culture, as well as the only point of the Guangren Temple for external porridge distribution this year. On that day, porridges were primarily distributed to municipal service personnel, staff at nearby metro stations, and individuals with disabilities. The event ran for 3 hours, serving over 3,000 portions of porridge with a total expenditure of approximately RMB5,000.

於2025年1月7日(農曆臘月初八)，西安金地廣場聯合西安廣仁寺、西安廣仁慈善功德會舉辦臘八奉粥公益活動，是次活動為金地廣場首次組織聯動的寺廟文化主題公益活動，同時亦為廣仁寺年度唯一設置的外部奉粥點。當日奉粥人群主要為市政服務人員、項目臨近地鐵站點工作人員、殘疾及殘障人士等，共計服務3小時，奉粥3,000餘份，所投放的金額約達人民幣5,000元。







Shanghai Jiuting Gemdale Plaza* – Sustainable Living*
上海九亭金地廣場 – 可持續de生活

In April 2025, Shanghai Jiuting Gemdale Plaza* organised events on Sustainable Living* series to explore contemporary green lifestyles, with a focus on contemplating and practising the concept of circular reuse. The event held for 24 days with diverse formats, such as second-hand markets, recycling banks for used items, and renewable laboratories. These booths allowed customers to fully experience daily sustainable lifestyles, thereby promoting green lifestyles and jointly creating a better life. Taking the circular reuse market on 12 April as an example, more than 100 booth owners set up over 40 booths, attracting a total of 500 person-times visiting the market. Meanwhile, the renewable laboratory held 2 DIY workshops on 19 April, with over 80 family participants and 35,481 visitor count, which was the second-highest peak of visitors that month. The event involved an investment of approximately RMB38,000, with around 288 hours of dedicated efforts.

於2025年4月，上海九亭金地廣場舉行可持續de生活系列活動，探索時下流行的綠色生活方式，聚焦對閒置循環理念的思考及實踐。活動為期24天，以閒置二手市集、舊物回收銀行及可再生實驗室等多元形式展開，讓顧客充分感受到可持續的日常生活方式，推廣綠色生活，攜手打造更美好的生活。以4月12日的閒置循環市集為例，有超過100家攤主擺放超過40個攤位，累計吸引超過500人次閒逛市集，而4月19日的可再生實驗室舉辦了2場DIY活動，超過80個家庭參與，當天的客流量達35,481人次，為當月第二客流高峰。是次活動所投放的金額約達人民幣38,000元，投入時間約288小時。





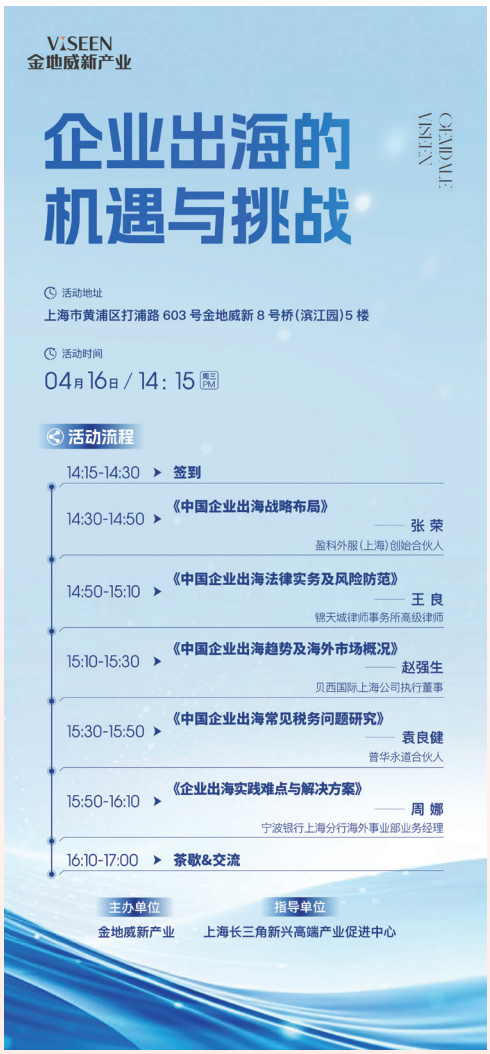


Gemdale Weixin Industry*－Opportunities and Challenges for Enterprises Going Overseas*
金地威新產業－企業出海的機遇與挑戰

On 16 April 2025, Gemdale Weixin Industry* successfully hosted the seminar "Opportunities and Challenges for Enterprises Going Overseas"* at the Gemdale Weixin No. 8 Bridge (Binjiang Park)*, under the guidance of the Shanghai Yangtze River Delta Emerging High-End Industries Promotion Centre*. The seminar explored how Chinese enterprises can navigate uncertainties under the international economic landscape, identify new growth opportunities, and address trends in overseas expansion alongside challenges in foreign markets and tax considerations, thereby providing enterprises with additional considerations for strategic plans. The 3-hour seminar attracted approximately 50 experts and scholars from academia and professional institutions, with representatives from multiple high-quality enterprises within the Gemdale Weixin Industrial Park*. Participating enterprises included Beiang Medical*, Minglong Technology*, Shijie Guangdian*, Mingle Automation*, and Yingsheng Electric*.

於2025年4月16日，金地威新產業在金地威新8號橋（濱江園）成功主辦「企業出海的機遇與挑戰」專題研討會，當中由上海長三角新興高端產業促進中心指導。是次研討會探討了當下中國企業如何應對國際經貿局勢的不確定性，尋找新的增長點，以及中國企業出海的趨勢與海外市場情況、出海的難點以及稅務問題等，給予企業出海更多思考路徑。是次3小時的研討會吸引了約50名學術界和專業機構的專家學者，以及金地威新多家優質園區企業代表，包括北昂醫療、明瓏科技、視介光電、銘勒自動化、櫻盛電氣等。





Shenzhen Gemdale Weixin Centre*－Gemdale Weixin Ecological Initiative: Bring Your Own Cup for Pour-over Coffee on Earth Day and Receive a Free Drip Bag/Fresh Flowers*
深圳金地威新中心－金地威新生態行動：世界地球日自帶杯買手沖咖啡送掛耳包／鮮花

On 22 April 2025, Earth Day, Shenzhen Gemdale Weixin Centre* partnered with coffee shops such as Starbucks, SAANCI, Something For, Manner Coffee, and Bloomy Life to launch a Bring Your Own Cup ecological conservation initiative. This campaign promotes small lifestyle changes to contribute to environmental protection, jointly building a sustainable future. On the event day, customers who brought their own cups to participating coffee shops to buy pour-over coffee can receive either a drip bag or fresh flowers, alongside eco-friendly seed paper gifts. With an investment of approximately RMB3,000, the initiative attracted around 250 participants, spreading the concept of bringing your own cups in daily lives.

於2025年4月22日的世界地球日，深圳金地威新中心聯合星巴克、山池、Something For、Manner Coffee、向花仕等多家咖啡店，共同發起自帶杯的守護生態行動，推廣從生活小習慣做起，為環保出一份力，共創可持續的未來。若客戶於當天自帶杯到參與活動的門店購買手沖咖啡，即可獲得掛耳包或鮮花，亦可領取環保禮品種子紙，是次活動投放了約人民幣3,000元，共吸引約250位客戶參與，將自帶杯出行的理念傳揚開去。





Beijing Gemdale Plaza*－4.23 National World Book Day "The Knowledge in the Book Pass to Children Today"*
北京金地中心－4.23全國讀書日《書脊上的銀行，今日流向童年》

On 23 April 2025, World Book Day, Beijing Gemdale Plaza* and the Beijing Cihong Charity Foundation held a charity sale to donate books to children living in rural areas. The approximately 2-hour charity event had a total of 800 visitor count. Volunteers carried out the sale across Towers A/B, displaying the public with book materials for rural children and artwork for sales. Through the dedicated efforts of volunteers and the generous support of the public, the event raised a total of RMB3,898, which will be fully spent on purchasing new books for reading corners in rural schools, allowing children to experience the joy of reading and access a wider range of knowledge.

於2025年4月23日的世界讀書日，北京金地中心與北京慈弘慈善基金會進行義賣，為山區兒童送贈書籍。約2小時的義賣活動共有800人次參與，義工們在A/B座寫字樓進行義賣，向市民展示山區兒童用書及義賣繪畫等義賣物資。經過義工們的努力及市民的熱心幫助，當天的活動共計義賣人民幣3,898元，義賣所得的全數金額將為鄉村兒童的讀書角購買新書，讓他們有機會享受閱讀的樂趣，接觸更多不同知識。







Shenzhen Gemdale Weixin Centre* – Gemdale Weixin Summer Relaxation Programme*
深圳金地威新中心 – 金地威新夏日鬆弛計劃

From 10 May to 28 June 2025, Shenzhen Gemdale Weixin Centre* organised the "Summer Relaxation Programme"* series as charitable events, attracting approximately 300 participants. The programme featured activities of a Hong Kong walking tour, cyanotype experience, coffee salon, micro-landscape workshop, Kokedama workshop, mugwort basket DIY, intangible cultural heritage floral lantern workshop, M+ exhibition guided tour, and charity concert. These events aimed to enhance public awareness of the relationship between humans and nature while promoting physical relaxation and mental healing. The programme had a total allocation of 12 hours and RMB40,000.

於2025年5月10日至6月28日期間，深圳金地威新中心策辦「夏日鬆弛計劃」系列的公益活動，吸引約300人參與。計劃包括香港徒步、藍曬體驗、咖啡沙龍、微景觀工作坊、苔蘚球工作坊、艾草花籃DIY、非遺花草燈工作坊、M+展覽導賞、公益音樂會等活動，旨在透過是次系列的活動，讓大家更加關注人與自然的關係，同時放鬆身體，治癒心靈。是次計劃共投放了12小時及人民幣40,000元。







Shanghai Gemdale Weixin Jinshan Intelligent Manufacturing Park*—"Bank-Tax Interaction Benefits Cooperation between Enterprises, Face-to-face Policy Interpretation" Salon Event*
上海金地威新金山智造園—「銀稅互動惠企通•政策解讀面對面」沙龍活動

On 7 August 2025, Shanghai Gemdale Weixin Jinshan Intelligent Manufacturing Park* successfully assisted the organisers, Jinshan Tinglin Town Foreign Economic Cooperation Company*, Tinglin Town Chamber of Commerce*, and China Minsheng Bank Jinshan branch*, in hosting the "Bank-Tax Interaction Benefits Cooperation between Enterprises, Face-to-face Policy Interpretation" Salon Event*. Approximately 20 participants attended the event, including the General Manager of the Foreign Economic Cooperation Company, representatives from various enterprises under the Tinglin Town Chamber of Commerce*, and banking professionals. Over the course of 1.5 hours, the General Manager provided a detailed interpretation of current policies within the Jinshan District. Meanwhile, banking professionals summarised and explained loan methods and interest rates to the enterprise representatives. The event provided detailed explanation on policies of enterprise concern and relevant declaration procedures, allowing enterprises to establish clear objectives for their subsequent operational directions.

於2025年8月7日，上海金地威新金山智造園成功協助金山區亭林鎮外經公司、亭林鎮商會及民生銀行金山支行等主辦方舉辦「銀稅互動惠企通•政策解讀面對面」沙龍活動。是次活動約有20名參加者，而外經公司總經理、亭林鎮商會各企業代表及銀行老師均有出席，在這1.5小時內，外經公司總經理就目前金山區各項政策進行詳細解讀，同時，銀行老師就貸款方式及利率向各企業代表匯總解讀。是次活動就企業關心的各項政策及如何申報進行詳細介紹，讓各企業對後續工作方向有了明確目標。



Nanjing Hexi Gemdale Plaza* – Hexi Gemdale Elderly Factory, Community Night School*
南京河西金地廣場 – 河西金地銀髮廠牌•社區夜校

From 1 to 30 September 2025, Nanjing Hexi Gemdale Plaza* collaborated with Shuangzha Road of Jianye District* and the Parent-Child Weekend Platform* to launch evening classes at the Hexi Gemdale Elderly Factory*. With target group of elderly, the programme featured courses of video editing, music training, oral English, fashion styling, and Guandan activities. Customers who completed four sessions can claim a RMB50 meal voucher at Nanjing Hexi Gemdale Plaza* based on attendance records. Through media channels for recruitment, including the Wu Hou Community Group*, Parent-Child Weekend Local Group*, and Hexi Gemdale Plaza Group*, the programme attracted over 400 new members, driving approximately RMB50,000 in sales for associated brands. Investment of the programme was around 60 hours and RMB2,000.

於2025年9月1日至30日期間，南京河西金地廣場聯合南京建鄴區雙閘街道及親子週末平台，在河西金地銀髮廠牌開設夜校活動。是次活動以老年銀髮客群為目標群，舉辦短片剪輯、音樂培訓、英語口語、服裝搭配、摜蛋活動等相關課程，顧客憑上課記錄，滿4課可即領取南京河西金地廣場人民幣50元小餐代金券。透過吳侯社區群、親子週末本地群、河西金地廣場社群等媒體渠道招募客群，活動期間已新增超過400名會員，並帶動關聯品牌業績約人民幣50,000元。而是次活動共投放約60小時及人民幣2,000元。





Nanjing Gemdale Weixin Yuhua Innovation Centre* – Legal Services Entering the Software Valley Park*
南京金地威新雨花創新中心 – 軟件谷法律服務進園區

On 12 September 2025, the Nanjing Gemdale Weixin Yuhua Innovation Centre* hosted a training session as part of the Software Valley Legal Services Outreach* series. The event primarily targeted approximately 120 personnel from the Software Valley enterprises, including responsible personnel, human resources staff, administrative staff, and legal affairs officers. The focus of the event was the interpretation of the provisions of the newly implemented "Interpretation (II) of the Supreme People's Court on Issues Concerning the Application of Law in the Trial of Labour Dispute Cases" and the corresponding countermeasures. The Human Resources and Social Security Bureau* of the Yuhuatai District addressed queries raised by the enterprise during the approximately 2-hour interactive session on labour disputes. The event received an enthusiastic response, assisting enterprises in implementing lawful and compliant employment practices while effectively mitigating labour-related risks.







於2025年9月12日，南京金地威新雨花創新中心展開軟件谷法律服務進園區系列的培訓活動，主要向約120名軟件谷內企業負責人、人力資源、行政、法務等人員重點解讀新實施的《最高人民法院關於審理勞動爭議案件適用法律問題的解釋(二)》條文及應對事宜，並由雨花台區人力資源和社會保障局解答企業的疑問，是次有關勞動爭議的交流互動時長約2小時，反應熱烈，有助促進企業依法合規用工，幫助企業有效防範勞動用工風險。

Gemdale Weixin Wenjiang Intelligent Manufacturing Park* – Face-to-face Dialogue for "State-owned Enterprises + Private Enterprises" in Wenjiang District on New Cooperation Opportunities and Resource Matching Event*
成都金地威新溫江智造園 – 溫江區「國企+民企」面對面共話合作新機遇資源對接活動

On 25 September 2025, Chengdu Gemdale Weixin Wenjiang Intelligent Manufacturing Park* held a resource matching event on potential high-quality suppliers to central state-owned enterprises. The event established a robust communication channel between central state-owned enterprises and potential high-quality suppliers, aiming to strengthen collaboration, ensure stable and efficient supply chains, and enhance the influence of "Wenjiang-made" products. The event, which lasted for approximately 3 hours and with an investment of RMB2,000, allowed around 60 participants to secure stable partnerships, delivering mutual benefits and fostering development together.

於2025年9月25日，成都金地威新溫江智造園舉辦央國企潛在優質供應商入庫資源對接活動，為中字頭央企與潛在優質供應商搭建良好的溝通橋樑，以強化合作、保障供應鏈穩定高效，以及提升「溫江造」影響力。是次活動共投放約3小時及人民幣2,000元，約60名參與者透過活動獲得穩定合作機遇，實現互利共贏，共促發展。

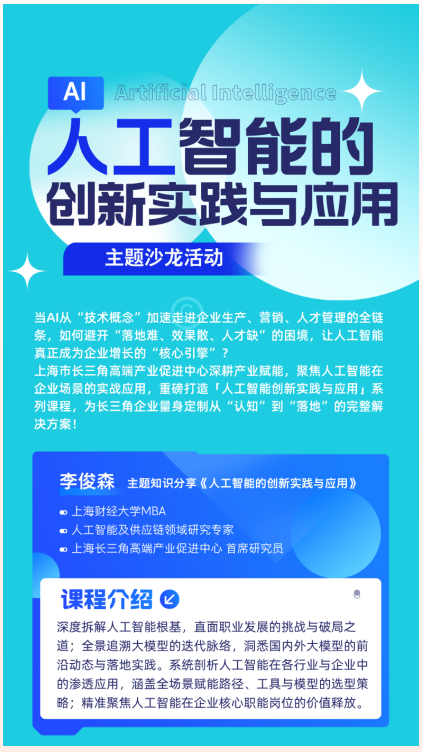


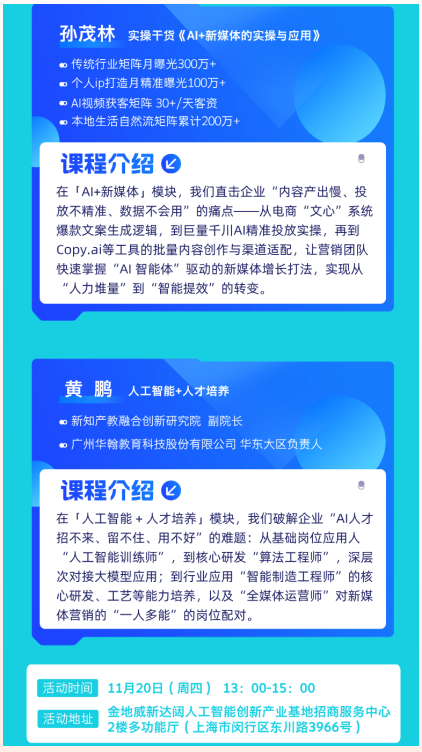


Gemdale Weixin Industry* – Innovative Practices and Applications of Artificial Intelligence ("AI")*
金地威新產業 – 人工智能(「AI」)的創新實踐與應用

On 20 November 2025, Gemdale Weixin Industry* collaborated with the Shanghai Yangtze River Delta High-End Industries Promotion Centre* to launch a course for the "Innovative Practices and Applications of AI"* series. The course with approximately 3-hour focused on the practical applications of AI under corporate settings. Comprehensive AI solutions, from initial awareness to full implementation, was explained to over 20 park enterprises, allowing enterprises to integrate AI technology into processes of production, marketing, and talent management. This helps enterprises to avoid the common pitfalls of implementation difficulties, scattered outcomes, and talent shortages, thereby supporting enterprise development.

於2025年11月20日，金地威新產業聯合上海市長三角高端產業促進中心，展開「人工智能創新實踐與應用」系列的課程。是次約3小時的課程聚焦人工智能在企業場景的實戰應用，為20多家園區企業講解從「認知」到「落地」的完整AI解決方案，讓企業將AI技術融入生產、營銷、人才管理的環節，避開「落地難、效果散、人才缺」的困境，助力企業發展。





2. PEOPLE-ORIENTED

Regarding human resources as valuable assets, the Group continuously focuses on employee welfare and recognising staff contributions. To attract professional talents for long-term business success, the Group not only implements effective human resources policies to recruit and retain talents but also continuously explores diverse training programmes. These provide employees with appropriate courses to enhance their professional skills and foster their personal development, thereby strengthening the Group's overall operational efficiency and service quality. With "Employee Code of Conduct"* as the management basis, the Group upholds its core values on talent management, namely "dedication, integrity, determination, and aspiration". These values encourage employees to step beyond their comfort zones and strive for excellence.

2.1. Employment

Compensation and Dismissal, Recruitment and Promotion, Working Hours and Rest Periods

Employee remunerations are determined with reference to market standards and industry practices, while promotions and performance rewards are determined based on the Group's financial performance and employees' performance appraisal results. The Group provides employees with multiple benefit schemes, including the Mandatory Provident Fund, employee compensation insurance, medical insurance, social security funds in Mainland, PRC, education and training allowance schemes, and share option schemes.

The Group's recruitment and dismissal procedures, employee working hours and rest periods, and other human resources policies strictly comply with the Labour Law of the PRC*, the Labour Contract Law of the PRC*, the Law of the PRC on the Protection of Rights and Interests of Women*, the Trade Union Law of the PRC*, the Employment Ordinance in Hong Kong, and other applicable laws and regulations. With stringent implementation of internal policies and measures, the Group effectively safeguards legitimate rights and interests of employees.

2. 以人為本

本集團視人力資源為寶貴資產，持續關注員工福祉，並肯定員工的貢獻。為吸引專業人才以實現長遠業務成功，本集團不僅實施有效的人力資源政策以吸引及保留人才，亦不斷探索多元培訓計劃，為員工提供適切課程，提升其專業技能，促進個人成長，從而增強集團整體營運效益與服務品質。本集團以「員工行為準則」作為管理基礎，並秉持「用心做事、誠信為人、果敢進取、永懷夢想」的人才管理核心價值觀，鼓勵員工勇於突破舒適圈，追求卓越。

2.1. 僱傭

薪酬及解僱、招聘及晉升、工作時數、假期

本集團參考市場水平及行業慣例釐定僱員薪酬，並依據集團業績及員工表現評估結果，決定僱員的晉升與績效獎勵。本集團為僱員提供多項福利計劃，包括強積金、僱員賠償保險、醫療保險、中國內地社會保障基金（社保）、教育及培訓津貼計劃、購股權計劃等。

本集團的招聘及解僱流程、僱員的工作時數及假期，以及其他人力資源政策均嚴格遵守《中華人民共和國勞動法》、《中華人民共和國勞動合同法》、《中華人民共和國婦女權益保障法》、《中華人民共和國工會法》、香港《僱傭條例》以及其他適用的相關法律法規。本集團透過嚴格落實內部政策與措施，切實保障員工合法權益。

As of 31 December 2025, the Group had a total of 2,004 employees (FY2024: 2,454). The breakdown of workforce data (*Note*) is as follows:

截至2025年12月31日，本集團共有2,004名僱員（2024年財政年度：2,454名），僱員細分數據（*註*）如下：

Unit: Number of Employees	單位：員工人數	Workforce Data 僱員數據
Gender	**性別**	
Male	男性	**1,154**
Female	女性	**850**
Employment Type	**僱傭類型**	
Full-time	全職	**2,004**
Part-time	兼職	**0**
Position	**職位**	
Senior management	高級管理層	**7**
Middle management	中級管理層	**105**
Business executives	業務人員	**1,763**
Supporting staff	後勤人員	**129**
Age Group	**年齡組別**	
25 or below	25歲或以下	**33**
26–29	26–29歲	**140**
30–39	30–39歲	**1,275**
40–49	40–49歲	**501**
50 or above	50歲或以上	**55**
Geographical Region	**地區**	
Hong Kong	香港	**14**
Mainland, PRC	中國內地	**1,990**

Note: The employment data in headcount was obtained from the Group's Human Resources Department based on the employment contracts entered into between the Group and its employees. The data covered employees engaged in a direct employment relationship with the Group according to relevant local laws and workers whose work and/or workplace was controlled by the Group within the reporting scope. The methodology adopted for reporting on employment data set out above was based on "How to Prepare an ESG Report Appendix 3: Reporting Guidance on Social KPIs" issued by HKEX.

註：僱員數據是根據本集團與其僱員之間訂立的僱傭合同，從本集團的人力資源部獲得。此數據涵蓋根據當地有關法律與本集團有直接僱傭關係的僱員以及在報告範圍內其工作和／或工作場所受本集團控制的員工。上述僱員數據之計量方法乃基於香港交易及結算所有限公司發佈的《如何準備環境、社會及管治報告－附錄三：社會關鍵績效指標匯報指引》。

During the reporting period, the Group had a total of 527 employee turnover (FY2024: 638), with the total employee turnover rate of around 26.30%. The total number of employee turnover decreased by approximately 17.40% when compared with the previous year. The employee turnover rate for the age group 30 – 39 decreased when compared with the previous year, while the employee turnover rate for Hong Kong was zero during the reporting period. The breakdown of the employee turnover rate in FY2025 (*Note*) is as follows:

於報告期間，本集團共有527名僱員離職（2024年財政年度：638位），總僱員流失比率約26.30%，而總僱員離職人數對比去年減少約17.40%，其中30至39歲年齡組別的僱員流失率與去年相比有所下降，而報告期間的香港僱員流失率為零。2025年財政年度的僱員流失比率（註）細分數據如下：

		Turnover Rate (%) 流失率（百分比）	
		FY2025 2025年 財政年度	FY2024 2024年 財政年度
Categorised by	**按類別劃分**		
Gender	**性別**		
Male (% of total no. of male employees)	男性（佔男性僱員總人數）	**28.68%**	27%
Female (% of total no. of female employees)	女性（佔女性僱員總人數）	**23.06%**	25%
Age Group	**年齡組別**		
25 or below	25歲或以下	**33.33%**	3%
26 – 29	26-29歲	**44.29%**	15%
30 – 39	30-39歲	**27.53%**	65%
40 – 49	40-49歲	**17.96%**	15%
50 or above	50歲或以上	**23.64%**	2%
Geographical Region	**地區**		
Hong Kong (% of total no. of employees in Hong Kong)	香港（佔香港僱員總人數）	**0.00%**	23%
Mainland, PRC (% of total no. of employees in Mainland, PRC)	中國內地（佔中國內地僱員總人數）	**26.48%**	26%

Note: The turnover data in headcount was obtained from the Group's Human Resources Department based on the employment contracts entered into between the Group and its employees. Turnover rate was calculated by dividing the number of employees who resigned in FY2025 by the number of employees in FY2025. The methodology adopted for reporting on turnover data set out above was based on "How to Prepare an ESG Report Appendix 3: Reporting Guidance on Social KPIs" issued by HKEX.

註：流失數據是根據本集團與其僱員之間訂立的僱傭合同，從本集團的人力資源部獲得。流失率透過將2025年財政年度離職人數除以2025年財政年度的員工數得出。上述績效表僅包括報告範圍內的數據。上述僱員流失數據之計量方法乃基於香港交易及結算所有限公司發佈的《如何準備環境、社會及管治報告－附錄三：社會關鍵績效指標匯報指引》。

To foster a positive working environment, the Group regularly organises diverse activities for employees to promote colleague interactions and strengthen team cohesion. These include annual dinners, festive celebrations, company trips, family days, staff birthday parties, festive walking events within the Group, company food festivals, and various recreational activities held by sports associations, thereby emphasising employee physical and mental well-being. Regarding employee benefits, the Group actively provides more online and offline benefits, such as staff-exclusive shopping platforms and various long-term discounts, to continuously enhance employee welfare.

為營造良好的工作氛圍，本集團定期為員工舉辦多元化的活動，以促進同事間的交流，強化團隊凝聚力。活動類型包括週年晚宴、節日慶典、公司旅行、家庭日、員工生日會、集團慶典步行活動、公司美食節及各類運動社團康樂活動等，藉此關注員工身心健康。在員工福利方面，本集團亦積極提供更多線上與線下福利，例如員工專享購物平台及各類長期折扣優惠，持續豐富員工福祉。

Equal Opportunity, Diversity and Anti-discrimination

Resolutely prohibiting all forms of discrimination, the Group is committed to providing equal opportunities for employees and fostering a diverse and inclusive working environment. The Group's principle of equality is embedded throughout all employee-related processes and policies, including recruitment, transfer, resignation, training, promotion, remuneration and benefits. This ensures all procedures and policies adhere to fair and objective standards, offering equitable treatment for all job applicants and employees.

平等機會、多元化、反歧視

本集團堅決杜絕一切歧視行為，致力為員工提供平等機會，力求營造多元包容的工作環境。集團遵循的平等原則貫穿所有與僱員相關的流程及政策，包括招聘、調職、離職、培訓、晉升及薪酬福利等環節，確保所有程序與政策均符合公平客觀的標準，使每位職位申請者與僱員皆能獲得公正對待。

During the reporting period, the Group complied with relevant laws and regulations relating to remuneration and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare that have a significant impact on the Group. These include the Labour Law of the PRC*, the Law of the PRC on the Protection of Rights and Interests of Women*, the Trade Union Law of the PRC*, the Labour Contract Law of the PRC*, the Social Insurance Law of the PRC*, and the Employment Ordinance in Hong Kong. To safeguard the interests of the Group and its employees, the Group cultivates management personnel with specialised human resources knowledge and experience, while the Human Resources Department regularly monitors regulatory updates and adjusts internal policies accordingly.

於報告期間，本集團已遵守對集團有重大影響、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相關法律及規例，當中的法規包括《中華人民共和國勞動法》、《中華人民共和國婦女權益保障法》、《中華人民共和國工會法》、《中華人民共和國勞動合同法》、《中華人民共和國社會保險法》和香港《僱傭條例》。為保障員工與集團雙方利益，本集團培育具備人力資源專業知識與經驗的管理人員，並由人力資源部定期監察法規更新，適時調整內部政策。

Human Resources Policy for Outsourced Contractors

Parts of the Group's daily operations, including construction work and property management of project development, require outsourcing to third parties. Such outsourced work involves substantial human resources, and hence the Group strives to oversee human resources policies of outsourced contractors and develop assessment criteria. Through field inspections, the Group understands human resources management practices of outsourced contractors and reviews their past compliance records. The Group then selects suitable outsourced contractors and regularly conducts performance appraisals on them.

外判商人力資源政策

本集團日常營運中部分工作，包括項目開發建築工程及物業管理等，需外判予第三方執行。此類外判工作亦涉及大量人力資源，因此本集團致力監管外判商的人事政策，並制定外判商評核準則，透過實地考察了解其人力資源管理並審閱過往合規表現，據此篩選合適的外判商，並定期對其進行表現評估。

2.2. Health and Safety

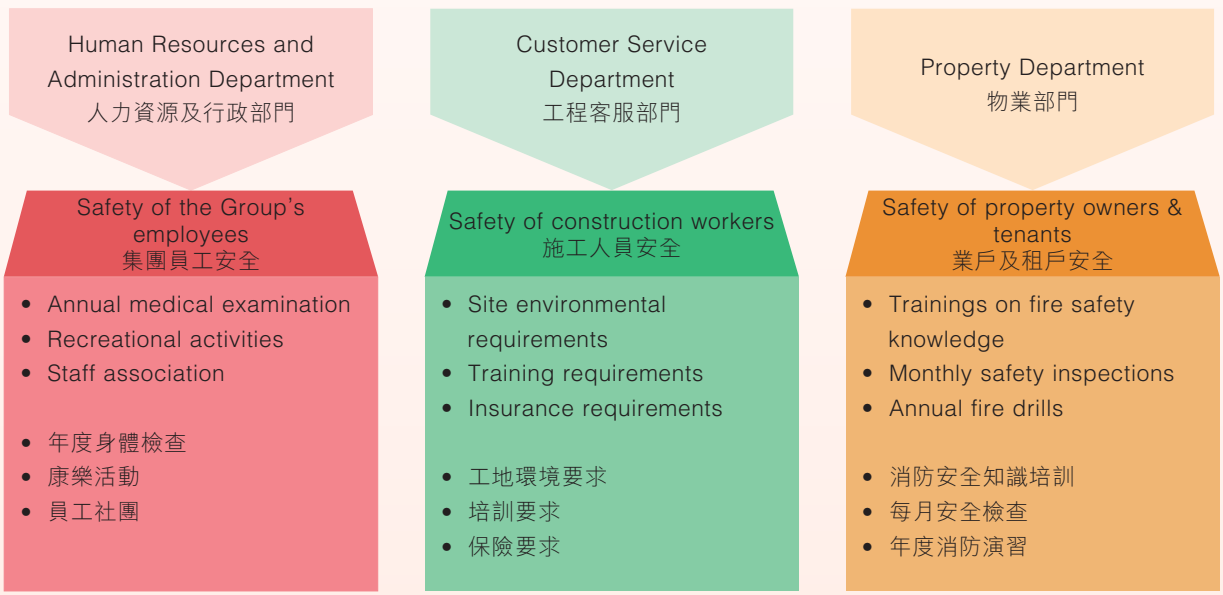
Occupational Health and Safety

Highly prioritising occupational health and safety, the Group actively adopts measures for the provision of safe working and living environments for employees, construction workers of real estate project contractors, as well as property owners and tenants. The Group also strives to minimise the risk of fatalities and injuries. In particular, the Human Resources and Administration Department is tasked with managing the safety of the Group's employees. The Customer Service Department is responsible for managing the safety of construction workers, while the Property Department is responsible for the safety of property owners and tenants.

2.2. 健康與安全

職業健康與安全

本集團高度重視職業健康與安全，積極採取措施為員工、房地產項目承建商施工人員，以及業戶與租戶提供安全的工作與生活環境，致力將死亡及受傷風險降至最低。其中，人力資源及行政部門負責管理集團員工的安全，工程客服部門負責施工人員安全，物業部門則負責業戶及租戶的安全。



Given that the Group's employees are primarily engaged in low-risk office-based administrative tasks with relatively limited physical activity, the Group has introduced various measures and organised diverse recreational activities to enhance employees' physical fitness, promote their physical and mental well-being, and assist them in achieving adequate rest and entertainment during their leisure time. Over the years, the Group has arranged annual physical examinations for employees and provided benefits such as sports and fitness classes. In FY2025, the Group held diverse sports association activities, including basketball, football, badminton, yoga, and fitness training. These activities help improve employees' cardiorespiratory endurance and alleviate their work-related stress, allowing them to engage in their work with strong physique and full enthusiasm.

鑒於本集團員工主要從事辦公室低風險文職工作，體能活動量相對較少，本集團已推行各類措施並舉辦多元康樂活動，以增強員工體能、促進身心健康，並助其在工餘時間獲得充分休息與生活娛樂。多年來，本集團每年為員工安排身體檢查，並提供運動健身等福利。於2025年財政年度，集團舉辦了包括籃球、足球、羽毛球、瑜伽、健身等多元化社團運動項目，有助提升員工心肺功能、緩解工作壓力，使其能以強健體魄與飽滿精神重新投入工作。

Sports Associations
社團運動











Safety Measures for Contractor's Employees

Construction workers of contractors engage in construction activities with potential dangers. Therefore, the Group has established safety management standards and safe operating standards of large-scale machinery for such workers, while providing contractors with clear safety codes detailing all occupational health and safety requirements and standards. Regular internal training are also arranged for contractors' employees to enhance their safety awareness during construction work. Prior to construction commencement or service provision, real estate project subsidiaries within the Group will verify their commercial insurance documents and arrange safety training alongside technical handover.

Moreover, real estate project subsidiaries within the Group strictly require contractors to provide construction workers with adequate personal protective equipment to minimise potential hazards. Under high-temperature weather, project subsidiaries will remind contractors to implement heatstroke prevention measures and adjust working schedules of outdoor construction workers to ensure employee health under extreme conditions. Project subsidiaries will also conduct daily safety briefings and weekly safety inspections, while engaging third parties to conduct inspections of construction sites to monitor and verify contractors' compliance with safety requirements regarding electricity consumption, tower cranes, elevators, and fire safety.

承建商員工的安全措施

承建商施工人員從事具危險性的項目施工活動，因此本集團已針對此類員工制定安全管理標準、大型機械安全操作標準等制度，向承建商提供明確安全守則，列明所有職業健康與安全相關要求及標準，並定期為承建商員工安排內部培訓，以強化其安全施工意識。在承建商施工或提供服務前，本集團旗下房地產項目子公司將查核其商業保險單據，並安排安全培訓與技術交接。

此外，本集團旗下房地產項目子公司嚴格要求承建商為施工人員提供足夠的個人防護裝備，以降低潛在危害風險。在高溫天氣下，項目子公司會提醒承建商做好防暑措施，調整室外施工人員工作時間，確保員工在酷熱環境下保持健康狀態。項目子公司亦每日執行安全交底、每週進行安全檢查，並聘請第三方對施工場地進行巡檢，針對施工用電、塔吊、升降機、消防等項目進行查核，以監督承建商對安全要求的遵守情況。

Following inspections, third parties will submit project assessment reports detailing basic project information, including construction company, supervisory company, and construction progress. These reports evaluate areas of project quality, production safety, construction progress, and management practices, with issues and potential hazards happening across all stages listed specifically, thereby tracking improvement and resolution progress. To understand the project status and ensure construction safety, the Group convenes regular safety meetings with construction contractors, with key issues recorded. During these meetings, contractors must report on their construction progress, including the name of construction work, schedules, completion progress, start and end dates, and the person-in-charge. Contractors should also report the technical quality status, results of self-inspections on construction safety, outstanding issues, opinions from the supervisory company, and any safety or quality issues happening at the construction site. In case of any severe safety incidents, contractors must immediately report to the real estate project subsidiary for subsequent follow-up and oversight.

第三方於檢查後將提交項目評估報告，詳細記錄工程基本資料，包括施工單位、監察單位及施工進度等，並就項目質量、安全生產、工程進度及管理行為等方面進行評估，具體列出各環節存在的問題與隱患，進而追蹤其改善與解決進度。為掌握項目狀況並確保施工安全，本集團與工程承建商定期召開安全會議，詳細記錄會議綱要。會議中，承建商須匯報工程施工進展，包括工作名稱、工期、完成情況、起止日期及負責人等，並說明技術質量狀況、安全施工自檢結果、待解決事項、監管單位意見，以及施工現場存在的安全與質量問題等。若發生任何重大安全事故，承建商必須立即上報予房地產項目子公司，以便後續跟進與監察。

Safety Training
安全培訓





Regarding outsourced property management operations, the associated safety risks are relatively low. However, Group explicitly requires contractors to purchase social insurance for employees in accordance with government regulations through tender documents. The Group also requires contractors to regularly conduct occupational health and safety training and purchase commercial insurance for projects with significant risks. To further enhance occupational health and safety performance and reduce workplace accidents, the Group incorporates relevant metrics into annual team and individual performance assessments. Meanwhile, the Group implements a balanced scorecard system to evaluate project performance. In case of any severe quality or safety incidents, the project will be subjected to point deduction, potentially affecting its overall performance rating. For instance, the Excellent Operations Quality Award* requires zero safety incident.

就物業管理此外判業務而言，其安全風險相對較低，惟本集團仍透過外判招標文件，明確要求外判商須依政府規定為員工購買社保、定期舉辦職業健康與安全培訓，並針對重大危險項目投保商業保險。為進一步提升職業健康與安全表現、減少工傷事故，本集團將相關表現納入年度團隊及個人評核指標。同時，本集團亦實施平衡計分卡制度以評估項目表現，若發生重大質量或安全事故，該項目將被扣分，並可能影響其項目表現評級。具體而言，優秀營運品質獎項要求安全事故紀錄為零。

For commercial projects, real estate project subsidiaries within the Group conduct regular safety training sessions. Monthly safety inspections on fire safety, and electricity and water consumption are carried out for tenant units, supplemented by annual fire drills to enhance safety awareness of tenants. Subsidiaries also review the employee training programmes compiled by property management companies at the beginning of each year, covering areas such as fire safety, employee safety, and occupational health and safety. The implementation of training during daily operations is monitored to ensure property personnel possess relevant safety knowledge.

在商業項目方面，本集團旗下房地產項目子公司定期舉辦各類安全知識培訓，每月針對商戶單位進行消防、用電、用水等安全檢查，並每年安排消防演習，以提升商戶安全意識。子公司亦於每年年初審閱物業公司編製之僱員培訓計劃，內容涵蓋消防安全、僱員安全及職業健康安全等範疇，並於日常營運中監督培訓落實情況，確保物業人員具備相應安全知識。

During the reporting period, the Group complied with relevant laws and regulations relating to providing a safe working environment and protecting employees from occupational hazards that have a significant impact on the Group. These include the Labour Law of the PRC*, the Law of PRC on Work Safety*, the Law of the PRC on the Protection of Rights and Interests of Women*, the Law of PRC on the Prevention and Treatment of Occupational Diseases*, the Trade Union Law of the PRC*, the Labour Contract Law of the PRC*, the Administrative Regulations on the Work Safety of Construction Projects*, and the Regulation on Work-Related Injury Insurances of the PRC*. To safeguard health and safety of employees, the Group's Human Resources Department regularly monitors occupational health and safety policies and measures to ensure operational compliance of the Group.

於報告期間，本集團已遵守對集團有重大影響、有關提供安全工作環境及保障僱員避免職業性危害的相關法律及規例，當中的法規包括《中華人民共和國勞動法》、《中華人民共和國安全生產法》、《中華人民共和國婦女權益保障法》、《中華人民共和國職業病防治法》、《中華人民共和國工會法》、《中華人民共和國勞動合同法》、《建設工程安全生產管理條例》和《中華人民共和國工傷保險條例》等。為保障員工的健康與安全，本集團人力資源部定期監察職業健康與安全的政策及措施，確保集團的營運合規。

Through the aforementioned occupational health and safety measures and collaborative efforts, the Group recorded zero work-related fatalities over the past three years, including FY2025. In FY2025, there were 5 incidents of work injury, involving 5 individuals and 114 lost days due to work injury. The Group will continue to rigorously implement occupational health and safety measures and focus on enhancing safety measures at construction sites, striving to achieve zero work injury.

憑藉上述各方的職業健康與安全措施及協作，本集團於過去三年(包括2025年財政年度)因工亡故的人數為零，而於2025年財政年度的工傷事故為5宗，當中涉及5人，因工傷損失工作日數為114天。本集團將繼續嚴格落實職業健康與安全的措施，著力提升施工場地的安全措施，致力實現零工作傷亡紀錄。

2.3. Development and Training

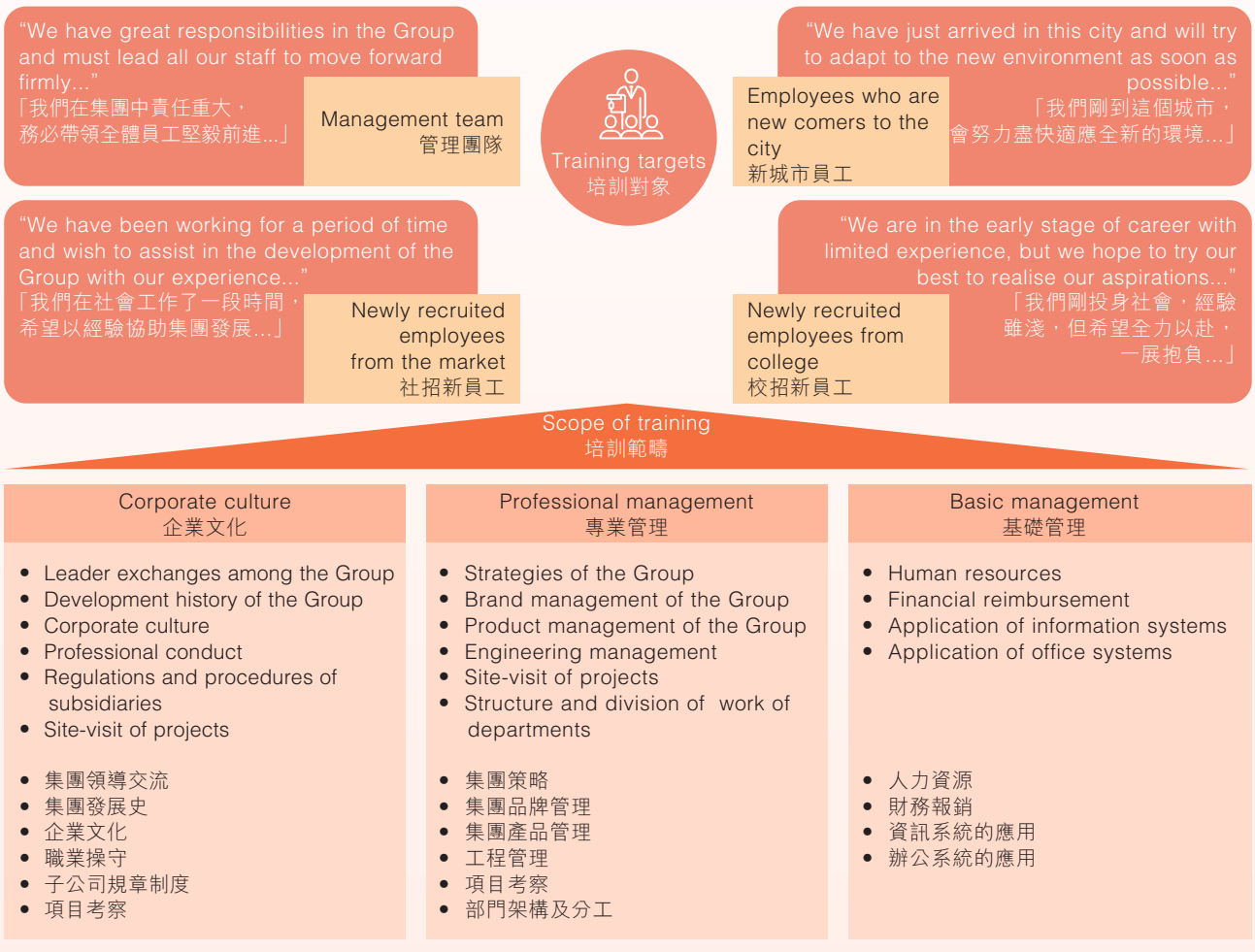
Employee Development and Training

The Group's business operations require personnel with specialised knowledge and skills for operations and management, and hence the Group is dedicated to expanding its human resources and enhancing employee quality. A robust training system, covering employees at all levels, has been established. Training contents comprise multiple areas including corporate culture, professional management, and integrated management, aiming to comprehensively strengthen the knowledge, skills, and professionalism of employees to fully ignite their potential. The Group firmly believes that appropriate training not only facilitates career development and personal growth of employees but also elevates the Group's overall operational performance.

2.3. 發展及培訓

僱員發展及培訓

本集團的業務需要具備專業知識與技能的人才進行經營與管理，因此集團致力擴充人力資源並提升員工素質。本集團已建立完善的培訓體系，涵蓋各級別員工，培訓內容包括企業文化、專業管理及綜合管理等多個範疇，旨在全面強化員工的工作知識、技能與職業素養，充分發揮其潛能。本集團深信，適切的培訓不僅能促進員工事業發展與個人成長，亦能提升集團整體營運表現。



In addition to arranging internal online and offline training courses for employees, the Group also encourages employees to participate in external training programmes, such as role-specific responsibility and skill development courses required for particular positions. Employees undertaking eligible training courses beneficial to their work duties may apply for the Group' reimbursement fees upon completion. Furthermore, the Group proactively explores various career development programmes to provide tailored ones for employees with different aspirations, capabilities, and development needs. These include opportunities for job rotation, internal transfers, and overseas assignments.

本集團除為員工安排內部線上及線下培訓課程外，亦鼓勵員工參與外部培訓，例如特殊職位所需的職責與技能培訓等。員工若參與有助於工作業務的合資格培訓課程，可在完成後向集團申請費用報銷。此外，本集團積極探索各類職業發展計劃，為具備不同志向、能力與發展需求的員工提供相應的職業發展規劃，包括輪崗、內部調職及外派工作等機會。

In FY2025, the Group and its regional subsidiaries organised multiple training programmes and courses. These included online diversified training delivered via a learning and development platform, facilitating systematic learning across areas such as production capacity improvement, marketing management, and investment management through PC and mobile interfaces. Complementary offline training initiatives consist of youth talent development, new employee induction, and professional skills improvement programmes.

於2025年財政年度，本集團及各區域子公司舉辦多個培訓項目及課程，包括以學習發展平台為載體的在線多元化培訓項目，透過PC端及移動端，在產品力提升、營銷管理、招商管理等多領域進行體系化學習，以及展開青年人才培育、新員工培訓、專業技能提升等線下培訓項目。

Online Learning

In FY2025, Gemdale Properties continued to launch multiple online learning platforms and training programmes to enhance specialised knowledge and skills of employees, thereby improving employees' working performance and the Group's operational efficiency.

在線學習

於2025年財政年度，金地商置繼續推出多個在線學習平台和培訓課程，以提升員工的專業知識及技能，從而提升員工的工作流暢度及集團營運效益。

The Learning and Development Platform of Gemdale Properties Class Has Achieved Remarkable Results

Gemdale Properties has introduced a new learning and development platform since FY2023. Following approximately two years of operations and promotion, the platform has become a vital learning channel for the Group's employees. As of FY2025, the Group has provided 665 courses on the platform, covering multiple areas including marketing, customer services, industrial operations, and business management. During the reporting period, the training provided primarily focused on the learning of specialised knowledge and the improvement of role-specific skills, and the cumulative logins for learning reached 15,285 person-times, with total learning hours amounting to 1,905 hours. The platform provides employees with enriching and diverse learning resources to support their continuous professional development and growth through flexible and convenient means.

Specialised Training Programmes

1. The North China region implements programmes such as the General Manager Training Course "Leader Development Initiative"*, the Lecture Training on Business Intelligence*, the Programme on Marketing Improvement*, the improvement on office leasing business, and the proclamation and implementation of frontline property management standards. Addressing diverse business needs, the training is tailored for employees based on individual capabilities and role-specific development, thereby fostering business growth and building employee capability.

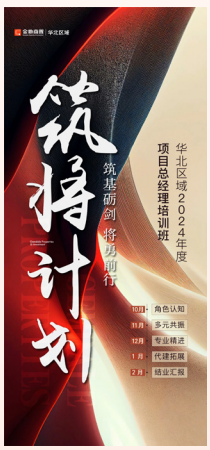
金地商置學習與發展平台成效顯著

自2023年財政年度起，金地商置推出全新的學習與發展平台專區。經過約兩年的營運與推廣，該平台已成為集團員工重要的學習渠道。截至2025年財政年度，本集團已於平台上提供665門課程，內容涵蓋營銷、客服、產業營運、商業管理等多個領域。報告期間的培訓以專業知識學習與崗位技能提升為主，累計登錄學習達15,285人次，總學習時長更達1,905小時。平台為員工提供豐富多元的學習資源，以靈活便捷的方式支持員工持續進修與成長。

專項培訓

1. 華北區域透過展開「築將計劃」項目總經理培訓班、商智講堂條線賦能培訓、營銷飛躍計劃、寫字樓租賃業務提升與一線物業崗位工作標準宣貫等，精準挖掘不同業務類型培訓需求，實現因人施訓、以崗帶訓，促進業務發展和員工能力成長。









2. The South China Regional Marketing Course* fosters knowledge exchange on intelligent tools within the team through a series of innovative marketing workshops, thereby facilitating the use of AI on marketing.

2. 華南區域營銷課堂透過打造一系列的創新營銷分享，在團隊內進行智能化工具的學習交流，推行AI賦能營銷。



3. At the commencement of the Gemdale Strongberry Community Shanghai Baoshan Nanda Subsidised Rental Housing Large-scale Community Project*, lecturers are invited to conduct specialised training for staff. The training covers Strongberry digital system operations, large-scale community marketing strategies, and interpretations of relevant subsidised rental housing policies. The training assists new hires in rapidly getting familiar with operations and solidifying their foundational skills, thereby ensuring talent readiness for the smooth launch of the project.

3. 金地草莓社區上海寶山南大保租房大社區項目展開之際，邀請講師組織員工專項培訓，內容涵蓋草莓數字化系統操作、大社區營銷策略與保租房相關政策解讀等，協助新員工快速熟悉業務、夯實崗位基礎，為項目順利啟幕做好人才準備。





4. Since FY2022, Gemdale Properties Weixin Industrial Company* has launched the "Industry Classes" programme and has successfully delivered 41 sessions. These sessions primarily share industry knowledge by analysing and interpreting cutting-edge sectors such as the latest information technology, intelligent manufacturing, biomedicine, new materials, and the latest automobiles, thereby enhancing industrial knowledge and trend insights of employees. Meanwhlie, the company implements an annual position qualification certification initiative, focusing on its two core business segments, which are industrial services and industrial investment. A total of 57 employees participated in systematic training and assessments to enhance their core job competencies, execution of standardised procedures, and specialised industry understanding. To build a high-calibre industrial service team, the company launches the "Professionalism Enhancement Training Camp"*. The training aims to enhance the company's full-cycle service capabilities and the quality and efficiency of business responses, thereby further strengthening professionalism of the team and the competitiveness of its industrial service brand.

4. 金地商置威新產業公司自2022年財政年度起年展開「產業小課堂」，已成功舉辦41期，主要分享產業知識，透過分析和解讀新一代資訊技術、智能製造、生物醫藥、新材料、新一代汽車等前沿行業，提升員工的產業認知與趨勢洞察力。同時，公司展開年度崗位資質認證專項工作，聚焦產業服務、產業招商兩大核心業務條線，共有57名員工參與系統培訓與考核，以提升崗位核心技能、標準流程執行與行業專題理解。在建立高水平產業服務團隊方面，公司展開「條線專業力提升訓練營」，以提升企業全週期服務能力與業務回覆質效，進一步強化團隊專業水平與產業服務品牌競爭力。







During the reporting period, 99.65% of the Group's employees received training, with an average training hours of 1.20 hours (FY2024: 1.2 hours). The breakdown of employee training data (*Note*) in FY2025 is as follows:

於報告期間，本集團的99.65%僱員接受培訓，而平均培訓時數為1.20小時(2024年財政年度：1.2小時)。2025年財政年度的僱員培訓(*註*)細分數據如下：

Total Workforce	**僱員總數**	**2,004**
Total number of employees trained	總受訓人數	1,997
% of total employees trained	總僱員受訓百分比	99.65%

Unit: Number of Employees **單位：員工人數**			**Position** **職位**		
Gender **性別**	**Senior management** **高級管理層**	**Middle management** **中級管理層**	**Business executives** **業務人員**	**Supporting staff** **後勤人員**	**Total** **總數**
Male 男性	0	80	1,006	61	1,147
% of employees trained 僱員受訓百分比	0.00%	4.01%	50.38%	3.05%	57.44%
Female 女性	0	25	757	68	850
% of employees trained 僱員受訓百分比	0.00%	1.25%	37.91%	3.41%	42.56%
Total 總數	0	105	1,763	129	
% of employees trained 僱員受訓百分比	0.00%	5.26%	88.28%	6.46%	

Note: The employee training data was obtained from the Group's Human Resources Department. The above data covered only the reporting scope of the ESG Report. Training refers to the vocational training that the Group's employees attended in FY2025. The methodology adopted for reporting on the number and percentage of employees trained set out above was based on "How to Prepare an ESG Report – Appendix 3: Reporting Guidance on Social KPIs" issued by HKEX.

註：僱員培訓數據從本集團的人力資源部獲得。上述數據僅涵蓋本報告範圍。培訓指本集團員工於2025年財政年度參加的職業培訓。上述受訓僱員百分比數據之計量方法乃基於香港交易及結算所有限公司發佈的《如何準備環境、社會及管治報告－附錄三：社會關鍵績效指標匯報指引》。

Unit: Training Hours[1] 單位：培訓時數[1]	Position 職位				
Gender 性別	Senior management 高級管理層	Middle management 中級管理層	Business executives 業務人員	Supporting staff 後勤人員	Total 總數
Male 男性	0	96	1,207	73	1,376
Average training hours 平均受訓時數	0.00	1.20	1.20	1.20	1.19
Female 女性	0	30	908	82	1,020
Average training hours 平均受訓時數	N/A[2] 不適用[2]	1.20	1.20	1.21	1.20
Total 總數	0	126	2,115	155	2,396
Average training hours 平均受訓時數	0.00	1.20	1.20	1.20	1.20

Notes:

1. *The employee training data was obtained from the Group's Human Resources Department. The methodology adopted for reporting training hours set out above was based on "How to Prepare an ESG Report – Appendix 3: Reporting Guidance on Social KPIs" issued by HKEX; and*

2. *Since there was no female employee at the position of senior management as of the end of the reporting year, the average training hours for the category cannot be determined.*

註：

1. *僱員培訓數據從本集團的人力資源部獲得。上述僱員平均受訓時數數據之計量方法乃基於香港交易及結算所有限公司發佈的《如何準備環境、社會及管治報告－附錄三：社會關鍵績效指標匯報指引》；以及*

2. *由於在報告年末並沒有高級管理層的女性員工，因此平均受訓時數不適用於該類別。*

2.4. Labour Standards

Prevention of Child Labour or Forced Labour

In strict compliance with applicable laws and regulations relating to human resources, the Group only recruits and employs individuals aged 18 or above who possess valid identity documents. The identity of new hires will be verified upon onboarding. Meanwhile, subsidiaries within the Group uphold principles of fairness, openness, and voluntariness during recruitment and employment procedures. Following identity confirmation, new hires will sign legally binding employment contracts without involving any forced labour.

Additionally, contracts signed between the Group and its contractors include terms related to human resources. Contractors are required to ensure that all employees are employed in accordance with the Labour Law of the PRC* and relevant laws and regulations, while their use of child and forced labour is strictly prohibited. The Group regularly conducts selective examinations on its subsidiaries and contractors to monitor their compliance with relevant regulations.

During the reporting period, the Group complied with relevant laws and regulations relating to preventing child and forced labour that have a significant impact on the Group, including but not limited to the Labour Law of the PRC*, Special Protection of Minors Regulations*, the Law of the PRC on the Protection of Minors*, and the Provisions on the Prohibition of Child Labour*.

2.4. 勞工準則

防止童工或強制勞動

本集團嚴格遵循人力資源相關的適用法例法規，一律只招聘及錄用年滿18歲且持有有效身份證明文件的人員，並於人員入職時核實其身份。同時，本集團旗下子公司秉持公平、公開、自願的原則進行招聘與錄用，確認身份後將與僱員簽署具法律效力的僱傭合同，絕不涉及任何強迫勞動。

此外，本集團與承建商所簽署的合同中亦包含人力資源相關條款，要求承建商確保所有僱員的聘用均符合《中華人民共和國勞動法》及相關法例法規，嚴格禁止聘用童工與強制勞工。本集團定期對旗下子公司及承建商進行抽查，以監察其對相關法規的遵守情況。

於報告期間，本集團已遵守對集團有重大影響、有關防止童工或強制勞工的相關法律及規例，包括但不限於《中華人民共和國勞動法》、《未成年工特殊保護規定》、《中華人民共和國未成年人保護法》、《禁止使用童工規定》等。

3. CARE FOR THE ENVIRONMENT

As a real estate enterprise focusing on property development, investment, and management, the Group fully recognises the potential impacts of its business operations on the surrounding environment. Therefore, the Group has been prioritising environmental considerations throughout its business decision-making process. Striving to protect ecosystems and minimise environmental impacts brought by its operations, the Group aims to create a green and liveable home for its project customers and other stakeholders.

Across the four key phases of land acquisition, construction, delivery, and operations and maintenance, the Group steadfastly avoids the tendency to prioritise development over compliance. At each phase, the Group strictly implements relevant regulatory requirements:

- **Land acquisition and planning phase:** In strict compliance with the Urban and Rural Planning Law of the PRC* and the Regulations on the Administration of Construction Project Environmental Protection*, the Group engages with third parties to conduct environmental risk assessments, including soil contamination surveys, prior to land acquisition. Lands without assessment completed or with contamination risks will never be acquired. Meanwhile, planning proposals is required to incorporate environmental designs. These include land preservation for greening and the design of rainwater recycling system in accordance with the Assessment Standard for Green Building*, ensuring projects comply with local red-line requirements of ecological protection.

3. 愛護環境

作為一家專注於物業發展、投資與管理的房地產企業，本集團深知業務發展對周邊環境可能帶來的影響。因此在商業決策過程中，本集團始終重視環境因素，致力於保護生態環境、降低營運對環境的影響，為各項目客戶及其他持份者構建綠色宜居的家園。

本集團於拿地、建設、交付、運維四大階段，堅持避免「重開發、輕合規」的傾向，每一階段均嚴格落實相關法規要求：

- **拿地與規劃階段**：本集團嚴格執行《中華人民共和國城鄉規劃法》及《建設項目環境保護管理條例》，在拿地前委託第三方展開地塊環境風險評估，包括土壤污染狀況調查，未完成評估或存在污染風險的地塊堅決不拿。同時，規劃方案需包含環保設計，包括按《綠色建築評價標準》預留綠化用地、設計雨水回收系統，以確保項目符合屬地生態保護紅線要求。

- **Construction phase:**

  - Dust control: In adherence to the Atmospheric Pollution Prevention and Control Law of the PRC* and the local dust control requirements, the Group implements measures such as construction site enclosure and soil cover. PM10 online monitoring equipment is also installed at construction sites.

  - Water and soil conservation: The Group develops water and soil conservation plans in accordance with the Law of the PRC on Water and Soil Conservation*, and the plan will be submitted to department heads for approval. Meanwhile, facilities such as sedimentation ponds and drainage channels are constructed to prevent construction wastewater from polluting surrounding water bodies. For projects in mountainous areas, additional slope protection measures are implemented to minimise soil erosion.

  - Solid waste disposal: In compliance with the Law of the PRC on the Prevention and Control of Environmental Pollution by Solid Waste*, the Group sorts out and stores construction waste such as concrete blocks and reinforcing steel scraps. Qualified companies are delegated to the transportation and disposal processes, with comprehensive records maintained throughout the entire process of generation, transportation, and disposal. Improper dumping is strictly prohibited.

- **施工建設階段：**

  - 揚塵管控：本集團遵守《中華人民共和國大氣污染防治法》及地方「揚塵治理要求」，落實施工圍擋封閉、裸土覆蓋等措施，並於施工場地安裝PM10在線監測設備。

  - 水土保持：本集團依據《中華人民共和國水土保持法》編製水土保持方案，報請主管部門審批，同時建設沉澱池、排水渠等設施，防止施工廢水污染周邊水體。而山區項目則另設邊坡防護，以減少水土流失。

  - 固體廢棄物處置：本集團按照《中華人民共和國固體廢物污染環境防治法》，對混凝土塊、鋼筋廢料等建築廢棄物進行分類存放，並委託合資質單位清運處置，建立「產生、清運、處置」全流程台賬，嚴禁隨意傾倒。

- **Property delivery phase:** The Group stipulates that environmental acceptance inspections must be completed prior to delivery. For projects without the connection to municipal pipelines, the Group must ensure that supporting facilities such as sewage treatment stations and waste sorting stations comply with the requirements of the Regulations on Urban Drainage and Sewage Treatment* and the Implementation Plan for Domestic Waste Classification System*. Only projects passed acceptance inspections can be delivered to property owners.

- **物業交付階段**：本集團規定在交付前完成環保驗收。針對未接入市政管網的項目，本集團須確保項目配套的污水處理站、廢棄物分類站等設施符合《城鎮排水與污水處理條例》及《生活垃圾分類制度實施方案》要求，驗收合格後方可交付予業主。

- **Operations and maintenance phase:** The Group conducts regular inspections on the operations of environmental facilities, including septic tank cleaning and disinfection of waste collection stations. Environmental awareness campaigns are held for property owners, providing them with guidance on waste sorting to ensure that the Group's long-term operations remain compliant with relevant regulatory requirements.

- **物業運維階段**：本集團定期對環保設施進行巡檢，包括化糞池清掏、垃圾站消殺等作業，並向業主展開環保宣導，提供垃圾分類等指引，以確保集團的長期營運符合相關法規要求。

To demonstrate its commitment to environmental protection and effectively monitor its ESG performance progress, the Group has set up long-term environmental targets:

為體現本集團對環境保護的承諾，並有效監察ESG表現進度，本集團已訂立長期的環境相關目標：

Category 類別	Targets for 2030[1,2] 2030年目標[1,2]
GHG emissions[3] **溫室氣體排放[3]**	Lower the total amount of GHG emissions (Scope 1, 2 & 3) by 13% 總溫室氣體排放量（範圍一、二及三）減少13%
Non-hazardous waste **無害廢棄物**	Lower the intensity of paper product waste by 8% 紙製品棄量密度減少8%
Energy consumption **能源使用**	Lower the intensity of electricity consumption by 15% 用電量密度減少15% Lower the intensity of petrol consumption by 4% 汽油用量密度減少4%
Water consumption **水資源使用**	Lower the intensity of water consumption by 13% 用水量密度減少13%

Notes:

1. *Unless otherwise specified, the baseline year for the targets for 2030 is FY2021;*
2. *Intensity shall be calculated by dividing the amount of emissions or resource consumption by the Group's total number of employees; and*
3. *The baseline year for the target of GHG emissions is FY2025.*

註：

1. *除非另有說明，2030年目標的基準年份為2021年財政年度；*
2. *密度乃按排放量或資源使用量除以本集團年度僱員總數而得；以及*
3. *溫室氣體排放目標的基準年份為2025年財政年度。*

The following sections detail the Group's policies and measures for reducing emissions and waste, as well as energy and water consumption.

以下章節詳細描述本集團在減少排放及廢棄物、能源及水資源使用方面的政策及措施。

3.1. Environment and Natural Resources

The Group actively fulfils its environmental responsibilities and promotes environmental awareness. During project development, the Group strictly adheres to applicable environmental laws, regulations and national standards to minimise adverse impacts on the environment and natural resources.

Noise and Dust from Project Construction

The Group understands that the development of real estate projects may cause pollution to the surrounding environment, particularly during construction processes. Therefore, the Group is committed to minimising relevant environmental risks. Prior to project commencement, the Group engages with qualified third-party environmental impact assessment experts to conduct detailed evaluation of environmental impacts induced by project development. Environmental impact assessment reports will then be prepared, with mitigation plans to lessen relevant impacts. During project implementation phase, the Group allocates dedicated funds to comprehensively implement measures in regulating environmental impacts throughout construction, including dust and noise. For instance, the Group requires project construction company to adopt the following measures to control impacts brought by dust and noise:

3.1. 環境及天然資源

本集團積極履行環境責任及推廣環保意識。在項目開發中，本集團嚴格遵守環保相關的適用法例法規及國家標準，降低對環境及天然資源的不利影響。

項目施工噪音及塵土

本集團明白房地產項目的開發可能對周遭環境造成污染，尤其是施工工序的過程，因此本集團致力減低相關環境風險。在項目施工前，本集團聘請合資格的第三方環境影響評估專家，詳細評估因項目開發而引起的環境影響，編寫環境影響評估報告，制定應對方案減輕相關影響。在項目實施階段，本集團調撥專項資金，全力落實措施管控施工過程的環境影響，包括塵土、噪音等方面。具體而言，本集團要求項目施工單位採取以下措施控制塵土及噪音所帶來的影響：

Dust Control
塵土控制

- To reduce dust by setting up road spraying equipment at construction sites
  施工場地配置道路噴淋設備降低揚塵
- Strictly comply with the six 100% requirements: "100% hoarding of construction sites, 100% coverage of bulk material stacking, 100% washing of in-and-out vehicles, 100% pavement of roads in construction sites, 100% closed transportation of muck vehicles and 100% wet operation on demolition sites"
  嚴格遵守六個百分之百要求：「施工場地100%圍擋、散裝物料堆放100%覆蓋、出入車輛100%沖洗、施工場地路面100%鋪設硬化物料、渣土車輛100%密閉運輸、拆遷工地100%濕式作業」
- Real-time monitoring of PM2.5 and other environmental data
  實時監測PM2.5等環境數據

Noise Control
噪音控制

- To reduce noise transmission by installing acoustic linings and noise-reducing barriers in specific construction areas
  在特定施工區域設置隔音板及降噪板，減少噪音傳播
- Strictly comply with the noise emission controls during day-time, night-time and holidays as imposed by local governments
  嚴格遵守地方政府日間、夜間及節日假期的噪音管制條例
- Real-time monitoring of the noise level by decibel meters at construction sites
  在施工場地以分貝探測儀實時監測噪音水平

Dust and Noise Control
塵土及噪音控制





Project Renovation Works

Renovation works of property owners and tenants may inevitably affect other property users and the surrounding environment. To mitigate such impacts, the Group has established property renovation protocols for certain projects, requiring customers to submit applications to property management companies prior to any construction commencement. Supporting documents regarding the construction and management of renovation works are required to be submitted to property management companies, demonstrating compliance with project and relevant government regulatory standards in areas of construction quality, operations, environmental protection, and safety. In addition, the renovation materials and operations adopted by the Group align with the requirements of national green environmental standards, including the provisions of the GB-50325-2020 Standard for Indoor Environmental Pollution Control of Civil Building Engineering*, and meet the testing requirements stipulated.

項目裝修工程

業戶及租戶的裝修工程難免對其他物業用戶及環境帶來影響，為減輕相關影響，本集團已為部分項目制定物業裝修的規範，要求客戶進行所有工程前必須先向物業管理公司申請。客戶需要就裝修工程的施工、管理等事宜向物業管理公司提交證明文件，證明工程質量、施工操作、環保、安全等各方面均符合項目及相關政府監管部門的標準。此外，本集團所使用的裝修物料及操作均符合國家綠色環保相關標準的要求，包括《民用建築工程室內環境污染控制標準》(GB-50325-2020)的規定，並必須達到標準所訂明的檢測規定。

Indoor Air Quality of Projects

The Group has established clear standards on material selection. All materials used in projects, including paints, adhesives, and waterproofing materials that may contain volatile organic compounds (VOCs), must comply with national standards and local requirements to ensure good indoor air quality. Meanwhile, the Group has implemented a three-tier inspection mechanism comprising material reporting and reviewing, sampling testing, and record-keeping. Suppliers are required to provide test reports regarding the concentration of VOCs in their products, thereby strengthening material inspection procedures and lowering air pollutant emissions. The Group also implements control measures across all construction processes, focusing on painting, waterproofing, asphalting and such processes with emissions, to strictly regulate the release of VOCs for ongoing improvement on indoor air quality.

項目室內空氣質素

本集團已訂立明確的材料選用標準，各項目所使用的塗料、膠黏劑、防水材料等可能含有揮發性有機化合物(VOCs)之材料，均須符合國家標準及屬地要求，以確保良好的室內空氣質素。同時，本集團已建立「材料報審、抽樣檢測、台賬備案」三級檢驗機制，要求供應商提供產品揮發性有機化合物含量檢測報告，從而強化材料檢驗流程，降低空氣污染物排放。本集團亦對施工過程中各環節實施管控措施，重點針對塗裝、防水、瀝青鋪設等排放工序，嚴格管制揮發性有機化合物的釋放，以持續提升室內空氣品質。

Regarding project operations, smoking is strictly prohibited in office buildings and shopping malls owned by the Group. Property management companies have installed air purifiers or air conditioning systems in project offices and indoor areas of shopping malls to maintain good indoor air quality. For emission-intensive catering tenants, the Group has introduced advanced imported equipment, including range hoods, professional drainage systems and grease traps, to facilitate effective air purification. Moreover, decomposition of food waste from catering tenants generates odours. In response, the Group has developed specialised measures, which provide independent waste collection stations for centralised food waste collection. Such waste collection stations are equipped with ventilation, exhaust and refrigeration systems to eliminate the impact of food waste odours during daily operations. Meanwhile, renovation materials and furniture used by the Group's real estate projects comply with safety standards on formaldehyde emissions, ensuring safe and excellent indoor air quality.

在項目營運方面，本集團旗下的寫字樓、購物中心等樓宇一律全面禁煙。物業管理公司於項目辦公室及購物中心室內區域安裝空氣淨化設備或空氣調節系統，以維持良好的室內空氣質素。針對高排放餐飲商戶，本集團引進先進入口設備，包括抽油煙機、專業排污及隔油裝置等，有效淨化空氣。此外，餐飲廚餘的分解易產生異味，本集團為此制定專項措施，特別設置獨立垃圾房集中收集餐飲廚餘，並為該垃圾房配備通風、排氣及製冷設備，以消除廚餘異味對日常營運的影響。同時，本集團房地產項目所用之裝修物料及家具均符合甲醛排放安全標準，確保室內空氣品質安全優良。

The Group will continue to implement measures for environmental protection to enhance its environmental sustainability, while actively raising public awareness of environmental protection to help promote environmental conservation within the community.

本集團將繼續落實環境保護措施，促進本集團在環境方面的可持續發展，同時積極提升公眾環保意識，助力社會環保工作的推進。

3.2. Emissions

Environmental Assessment on Real Estate Development Projects

All real estate development projects of the Group are outsourced to professional third-party contractors. Therefore, the Group does not directly generate air emissions or wastewater during the project development process. Nonetheless, the Group recognises that development projects still generate various emissions and hence strives to minimise the amount of waste generated by its real estate development projects. The Group has established sorting areas at construction sites to segregate recyclable materials, such as reinforcing steel scraps and intact timber. These recyclables are then collected and processed by resource recovery enterprises in partnerships with the Group for the reuse in the production of building materials. Non-recyclable construction waste, such as broken tiles and concrete fragments, is transported to the government's designated disposal sites or resource recovery plants by companies holding the Permit for Construction Waste Disposal* for processing into recycled aggregates. Furthermore, the Group enhances construction measures through approaches like prefabricated building techniques to minimise the generation of construction waste. Some projects also utilise small amount of crushed concrete for backfilling in site subgrade.

3.2. 排放物

房地產開發項目環境評估

本集團所有房地產開發項目均外判予專業第三方承建商負責，因此在項目開發過程中本集團並無直接產生廢氣或污水等排放物。然而，本集團理解開發項目仍會產生各類排放物，故致力減少房地產開發項目的廢棄物產生量。本集團已於施工場地設置分類堆放區，將廢棄鋼筋、完整木材等循環再用的材料單獨存放，後續由合作的資源回收企業清理並加工處理，重新用於建材生產。至於破碎瓷磚、混凝土碎塊等不可回收之建築廢棄物，本集團則委託持有《建築垃圾處置核准證》的單位運輸至政府指定消納場或資源化利用廠，加工製成再生骨料等。此外，本集團透過採用裝配式建築等方式優化施工方案，以減少建築廢棄物產生量，部分項目亦將少量碎混凝土用於場地路基回填。

Meanwhile, the Group upholds its responsibility for overseeing outsourced contractors by engaging third-party engineering consulting companies during project construction. Consultants regularly conduct on-site monitoring on environmental conditions, working environments, and safety to ensure the implementation of environmental measures and prompt rectification of any non-compliance. Surveyors and engineers from the Group's real estate project subsidiaries also conduct supervision throughout the selection of outsourced contractors, construction processes, and final acceptance inspections to ensure compliance with relevant environmental regulations.

同時，本集團承擔監管外判商之責任，於各項目施工期間委聘第三方工程顧問公司，定期監測現場環境、工作環境及安全狀況，確保環保措施落實執行，並及時修正不符標準的情況。本集團房地產項目子公司的測量師與工程師亦於外判商甄選、施工過程及竣工驗收等環節全程監督，確保遵守環境相關法規。

In addition to the commitment to carrying out construction in accordance with land grant conditions and completion requirements of the government, the Group also prioritises current regulations and standards on green building. Green designs have been integrated into project designs to strive for compliance with the PRC's Assessment Standard for Green Building*. For instance, the Group ensures that new civil construction projects in Shanghai meet the standard of at least Green Building Design Labal One-star* in accordance with the 13th Five-Year Special Plan on Shanghai Green Building*. For large-scale public buildings exceeding 20,000 square metres in gross floor area, the Group adheres to the standard of Green Building Design Labal Two-star or above. The Group will continue to pay attention to government requirements and industry trends to promptly adjust its strategies, ensuring environmental compliance of projects.

除承諾按土地出讓條件及政府完工要求進行建設外，本集團亦關注當前綠色建築的規定與標準，現已將綠色理念融入項目設計，力求符合中國《綠色建築評價標準》。具體而言，本集團依據《上海市綠色建築「十三五」專項規劃》的規定，確保上海市新建民用建築項目至少達到一星級綠色建築設計標識標準。對總建築面積超過二萬平方米的大型公共建築，則遵循二星級或以上的綠色建築設計標識標準。本集團將持續關注政府要求與行業趨勢，及時調整策略，確保項目環保合規。

As of FY2025, the Group attained 7 Certificates of Green Building Design Label Three-star*, 48 Certificates of Green Building Design Label Two-star*, 44 Certificates of Green Building Design Label One-star*, and 2 Certificates of Green Building Operations Label Two-star*. During the reporting period, the Certificate of Green Building Design Label attained by the Group increased by 3 when compared with the previous year. Additionally, the Group has cumulatively attained 1 LEED Platinum certification, 4 LEED Gold certifications, and 1 LEED Certified certification. Meanwhile, the Group has implemented its emission reduction measures, the "Development of Full-Cycle Low-Carbon Management"*. The initiative includes the construction of energy-saving buildings, the promotion of green supply chains, and the integration of green elements into the Group's properties and projects. Such elements consist of the installation of air-source heat pumps, water-saving faucets and sanitary facilities, low-e glass windows, energy-efficient fans and water pumps, high-COP air conditioning units and chillers, as well as the implementation of rainwater recycling and the increase of insulation thickness.

截至2025年財政年度，本集團共取得三星級綠色建築設計標識證書7個、二星級48個、一星級44個，以及二星級綠色建築運行標識證書2個。與去年相比，本集團於報告期間新增綠色建築設計標識證書3個。此外，本集團累計獲得LEED鉑金級認證1個、LEED金級認證4個、LEED認證級別1個。同時，本集團落實「開發全週期低碳管控」減排措施，新增低能耗建築，推行綠色供應鏈，並鼓勵旗下物業及項目融入綠色元素，包括安裝空氣源熱泵、節水水龍頭與衛生設備、低輻射玻璃窗、高效能風機與水泵、高效能空調機組與製冷機，以及實施雨水回收與增加保溫層厚度等。

Environmental Protection Measures for Property Management

The Group complies with laws and regulations such as the Environmental Protection Law of the PRC*, the Water Pollution Prevention and Control Law of the PRC*, the Atmospheric Pollution Prevention and Control Law of the PRC*, and the Law of the PRC on the Prevention and Control of Environmental Pollution by Solid Wastes*. Multiple environmental policies have been implemented in property management to promote relevant measures to outsourced property management personnel and various customers, jointly saving energy and reducing emissions. The Group is also committed to tree planting and greening across property development projects of its subsidiaries. During the reporting period, a total of 1,745 trees were planted, achieving an average greening area ratio of 27.06% across its parks. In particular, the project of Shenzhen Weixin has proactively implemented the following environmental measures:

物業管理環保措施

本集團遵循《中華人民共和國環境保護法》、《中華人民共和國水污染防治法》、《中華人民共和國大氣污染防治法》和《中華人民共和國固體廢物污染環境防治法》等法律法規，於物業管理方面落實多項環保政策，向外判物業管理人員及各客戶推廣相關措施，攜手節約能源、減少排放。本集團亦致力在各子公司的物業發展項目植樹綠化，於報告期間共種植了1,745棵樹木，其園區平均綠化比率達27.06%。其中，深圳威新項目積極採取以下環保措施：

1. The project park achieves a greening area ratio of 30% to enhance green space and air quality in urban areas;

2. Power supply of communal areas is switched off at 21:00 every day to reduce energy consumption;

3. With oil-water separation by grease traps, waste oil is collected for recycling to prevent municipal pipeline blockages and environmental pollution; and

4. Range hood systems adopt high-pressure electrostatic technology to remove fumes and minimise the risk of air pollution.

The Group has entrusted Shenzhen Gemdale Property Management Co., Ltd.* ("**Gemdale PM**") with the property management responsibilities of property and commercial development projects. Over the years, Gemdale PM has collaborated with Dongjiang Environmental Company Limited, which is a company recognised by the Shenzhen government. This ensures that equipment and facilities undergo timely repair and maintenance alongside proper waste disposal during the implementation of property management. Property management personnel of each project also place waste storage facilities to collect waste oil, waste liquids, used fluorescent tubes, and other hazardous waste in a centralised manner, which are regularly handled by qualified waste management companies for disposal.

1. 項目園區的綠化比率達30%，提升城市綠色空間及空氣質素；

2. 每日21:00定時關閉公共區域電源，減少能源消耗；

3. 透過隔油池進行油水分離，收集廢油作回收，避免堵塞市政管網及污染環境；以及

4. 排油煙系統採用高壓靜電去除油煙，減低空氣污染的風險。

本集團委託深圳市金地物業管理有限公司(「**金地物業**」)負責物業和商業項目開發的物業管理工作。多年來，金地物業與東江環保股份公司合作，該公司獲深圳政府認可，能確保公司在執行物業管理的過程適時進行設備設施的維修及保養，並妥善處置過程中所產生的廢棄物。而各項目的物業管理人員亦會設置物業廢棄物儲存設施，集中收集廢油、廢液、廢舊燈管及其他有害廢棄物，並定期交由合資格廢棄物管理公司處理。

Waste Disposal for Property Owners and Tenants

Regarding waste disposal in offices, shopping malls and other projects, the Group strictly implements local waste sorting policies and integrated waste management measures. For waste types requiring special handling, including food waste generated by catering tenants, the Group arranges independent waste collection stations for collection and temporary storage. Qualified waste management companies then undertake daily collection and transportation, striving for handling on a daily basis to minimise odours and enhance sanitary conditions. Domestic waste is collected and transported by janitors, with the same policy of daily handling. For other types of waste, the Group collects, sorts, and contacts qualified waste transporting companies for disposal when a certain amount of waste are collected.

To minimise waste generation, the Group has introduced independent bins for recyclables and landfill waste. Property management companies are required to place various recycling bins, including collection bins for used batteries, beside waste collection stations for all projects. Posters are displayed at prominent areas to encourage staff and customers to sort waste for recycling, thereby reducing the disposal of hazardous waste such as used batteries at landfills and preventing land pollution.

Moreover, the Group has developed control measures for fume emissions and wastewater treatment, targeting catering tenants in shopping malls. When tenants submit renovation applications, the Group requires tenants to install secondary fume purification equipment and tertiary grease traps within the unit to properly handle fumes and wastewater. During daily operations, the Group also requires tenants to clean range hoods and grease traps in kitchens every day, while regularly cleaning range hood vent ducts and fans. Meanwhile, property management companies for all projects are required to engage qualified environmental protection companies to clean and drain communal grease traps, ensuring smooth and effective equipment operations.

業戶及租戶廢棄物處理

針對辦公室、購物中心及其他項目的廢棄物處理方面，本集團嚴格落實地方廢棄物分類政策，以及綜合廢棄物管理措施。對於需特別處理的廢棄物類型，包括商舖產生的餐飲廚餘，本集團安排獨立垃圾房作收集和暫存，並由合資格廢棄物管理公司負責日常清運，力求日產日清，以減少氣味並提升衛生狀況。而家居廢棄物則由清潔人員負責收集和清運，同樣實行日產日清的政策。對於其他類型的廢棄物，本集團會進行收集、分類，並在達到一定數量後聯繫合資格清運公司處理。

為減少廢棄物的產生，本集團推出分開收集可回收物及堆填垃圾的垃圾桶，並要求物業管理公司於各項目的廢棄物收集處旁放置各類回收箱，包括廢舊電池收集箱，同時在當眼處張貼海報，鼓勵員工和客戶將廢棄物分類回收，減少將廢電池等有害廢棄物棄置於堆填區，避免土地污染。

此外，本集團已針對購物中心的餐飲商戶，制定油煙排放及污水處理的相關控制措施。在商戶提出裝修申請時，本集團會要求商戶在舖內安裝二級油煙淨化設備及三級隔油隔渣池，妥善處理油煙及污水。在日常經營中，本集團亦要求商戶每日清洗廚房排氣罩、清撈隔油池，並定期清洗排煙管道、抽油煙風機等。同時，本集團要求各項目的物業管理公司委聘合資格環保公司為公共隔油池進行清理和清撈處理，確保設備運作暢通有效。

Waste Reduction Measures within the Group

To further reduce waste, the Group requires property management companies to record daily inspection activities in electronic format, thereby minimising paper consumption. In case of necessary paper form consumption, the Group rigorously monitors paper consumption and adopts batch printing to reduce energy consumption on printers.

Furthermore, the Group has implemented printing management strategies to foster eco-friendly office practices. Data of printer usage will be analysed to allocate monthly usage quotas for each employee. If the usage exceeds the monthly allowance, staff should submit an application and obtain approval before printing, thereby regulating consumption. For printing practices, the Group advocates the use of recycled paper for informal documents, while requiring staff to prioritise single-sided-used paper for printing and set duplex black-and-white printing as default mode. Recycling bins for used paper or wastepaper are placed beside printers to enhance centralised collection and disposal of wastepaper, old newspapers and magazines, thereby encouraging the reuse of resources and fostering staff awareness of paper conservation.

To reduce unnecessary paper consumption, the Group promotes email communication with department staff and customers, alongside with the implementation of paperless office. Paperwork is handled with digital format to reduce paper consumption for administrative work. Meanwhile, the Group strives to enhance environmental awareness of employees by displaying notices such as "Reduce the Use of Disposable Tableware"* and "Conserve Paper"* in pantries and restrooms, thereby reminding employees to always conserve resources. The Shenzhen Weixin office has further enhanced its environmental sustainability by serving customers with the use of white porcelain cups instead of disposable paper cups.

本集團內部減廢措施

為進一步減少廢棄物，本集團要求物業管理公司以電子方式記錄日常的巡查工作，降低紙張使用量。若必須使用紙質表格，本集團會認真核對紙張使用量，亦會採取批量印刷，減少打印機的能源消耗。

此外，本集團已採取文印管理策略，在辦公室實行環保辦公的措施。本集團會分析打印機的使用數據，為每位員工分配每月指定使用配額，若超出月度使用配額，相關員工需要申請及獲得批准才予以打印，以監管使用量。打印時，本集團提倡使用再生紙打印非正式文件，要求員工優先選用單面已印紙作打印，並預設雙面黑白列印模式。打印機旁設有已印紙或廢紙回收箱，加強廢紙、舊報章雜誌的統一收集與處理，鼓勵資源再利用，培養員工節約用紙意識。

為減少不必要的紙張消耗，本集團推廣以電郵與各部門員工及客戶等持份者聯繫，並推行無紙化辦公，將文書工作電子化，減少行政工作所用的紙張。同時，本集團致力提升員工環保意識，於辦公室茶水間及衛生間等區域張貼「節約即棄餐具」、「節約用紙」等標示，時刻提醒員工節約資源。深圳威新辦公室更停止使用一次性紙杯，改以統一白瓷杯接待客戶，進一步促進環境可持續發展。

During the reporting period, the major non-hazardous waste generated by the Group was domestic, commercial and construction waste and wastewater, paper for administrative work, disposable paper products such as paper cups for serving customers, and plastic water bottles. The amount of relevant waste generation[1,6] is as follows:

本集團於報告期間所產生的無害廢棄物主要為生活和商業及建築廢棄物及廢水、行政辦公用的紙張、接待用的紙杯等一次性紙製品，以及塑料水瓶等，相關廢棄物的產生量[1,6]如下：

		Unit 單位	FY2025 2025年財政年度 Amount 產生量	Intensity[2] (Unit/ Employee) 密度[2]（單位／每位僱員）	FY2024[3] 2024年財政年度[3] Amount 產生量	Intensity (Unit/ Employee) 密度（單位／每位僱員）
Solid Waste 固體廢棄物	Paper product waste 紙製品廢棄物	kg 公斤	**1,666.67**	**0.83**	749.00	0.31
	Plastic water bottle waste 塑料水瓶廢棄物	kg 公斤	**273.33**	**0.14**	37.00	0.02
	Domestic and commercial waste[4] 生活和商業廢棄物[4]	tonnes 噸	**1,537.33**	**0.77**	–	–
	Construction waste[4] 建築廢棄物[4]	tonnes 噸	**6,373.33**	**3.18**	–	–
Wastewater[5] 廢水[5]	Domestic and commercial wastewater[4] 生活和商業廢水[4]	m^3 立方米	**33,158.67**	**16.55**	–	–
	Construction wastewater[4] 建築廢水[4]	m^3 立方米	**4,000.00**	**2.00**	–	–

Notes:

1. *Only included waste directly controlled and generated by the Group, excluding waste generated by other third parties (e.g., property owners, tenants, and third-party service providers);*

2. *Intensity for FY2025 was calculated by dividing the amount of waste generation by the Group's total number of employees in FY2025, which was 2,004;*

3. *The amount and intensity of waste generation in FY2024 were extracted from the data in the FY2024 ESG Report of the Group;*

4. *Since FY2025 was the first year to account and disclose the amount of waste generation under the categories, no data from the previous year is available for comparison;*

5. *The total amount of wastewater generated by the Group was primarily based on the direct measurement and the assumption that 100% of the freshwater consumed entered the municipal sewage system; and*

6. *The methodology adopted for reporting on waste generation was based on "How to Prepare an ESG Report Appendix 2: Reporting Guidance on Environmental KPIs" issued by HKEX.*

註：

1. *只包括本集團直接管控及產生的廢棄物，並不包括其他第三方(包括業戶、租戶、第三方服務商等)所產生的廢棄物；*

2. *2025年財政年度的密度乃按廢棄物產生量除以本集團2025年財政年度僱員總數2,004人而得；*

3. *2024年財政年度的廢棄物產生量及密度乃從本集團2024年財政年度ESG報告的數據提取；*

4. *2025年財政年度為本集團首年計量及披露該類別的廢棄物產生量，故未有去年數據作比較；*

5. *本集團產生的廢水總量主要基於直接測量以及假定所使用淡水100%排進污水系統作為廢水排放而估算；以及*

6. *廢棄物數據之計量方法乃基於香港交易及結算所有限公司發佈的《如何準備環境、社會及管治報告－附錄二：環境關鍵績效指標匯報指引》。*

In FY2025, the amount of paper product and plastic water bottle waste generated by the Group increased when compared with the previous year. This was primarily attributed to the increase of Xuzhou Weisheng property project delivery during the reporting period, which led to increased construction activities and waste generation. The Group will proactively develop new measures to continuously reduce waste generation. During the reporting period, the Group generated 0.01 tonnes of hazardous solid waste (Intensity[1]: 6.65 × 10^{-6} tonnes), primarily comprising burnt light tubes requiring replacement. For air emissions, no relevant data on air emissions is disclosed in the Report since the Group did not consume any gaseous fuels nor other fuels for the purpose of motor vehicles in FY2025.

於2025年財政年度，本集團的紙製品和塑料水瓶的廢棄物產生量與去年相比有所上升，主因是報告期間的徐州威盛物業項目交付上升，以致增加施工量及廢棄物產生量，本集團將積極制定新措施，持續減少廢棄物產生量。於報告期間，本集團產生了0.01噸有害固體廢棄物（密度[1]：6.65×10^{-6}噸），主要是須替換的壞燈管。廢氣排放方面，由於本集團並未於2025年財政年度使用任何氣體燃料，亦無使用任何燃料於汽車用途，因此並未於本報告披露有關廢氣排放的數據。

Additionally, the Group has developed a series of environmental initiatives related to property management processes. Daily operational protocols are also formulated for employees of the Group and property management companies to guide them on the execution of relevant measures. Meanwhile, the Group promotes the concept of environmental protection among tenants and customers to foster collaborative environmental efforts. During the reporting period, the Group rigorously implemented the above measures, with relevant performance demonstrating effectiveness.

此外，本集團已編製一系列與物業管理過程相關的環保方案，以及為集團員工及物業管理公司員工提供日常營運的相關規範，指導員工實行方案，同時亦向各商戶、客戶等推廣環保理念，攜手實踐環保工作。本集團於報告期間切實執行上述各項措施，相關表現均反映措施實際有效。

During the reporting period, the Group complied with relevant laws and regulations relating to air emissions, discharges into water and land, and generation of hazardous and non-hazardous waste that have a significant impact on the Group.

於報告期間，本集團已遵守對集團有重大影響、有關廢氣排放、向水及土地的排污、有害及無害廢棄物的產生等的相關法律及規例。

[1] *Intensity was calculated by dividing the amount of hazardous solid waste generation by the Group's total number of employees in FY2025, which was 2,004.*

[1] *密度乃按有害固體廢棄物產生量除以本集團2025年財政年度僱員總數2,004人而得。*

3.3. Use of Resources

The Group is committed to developing and implementing effective resource consumption policies, with the goal of sustainable development and achieving green operations. To conserve natural resources and prevent wastage, the Group has established various energy-saving and water-saving measures, covering aspects of commercial operations and property management. In FY2025, the Group primary consumed electricity, diesel, petrol, water resources, paper, as well as raw materials of steel, concrete, sand and gravel, cement, and plastic packaging materials.

Energy Consumption

During the reporting period, the Group mainly consumed energy of electricity, diesel and petrol. Relevant consumption data[1] is as follows:

3.3. 資源使用

本集團致力制定並落實有效的資源使用政策，以可持續發展為目標，實現綠色營運。為保護天然資源及避免浪費，本集團已訂立各種節能節水措施，當中涵蓋商業營運及物業管理各方面。於2025年財政年度，本集團主要消耗電力、柴油、汽油、水資源、紙張，以及鋼材、混凝土、砂石和水泥等原材料及塑料製包裝材料。

能源使用

本集團於報告期間所使用的能源主要為電力、柴油及汽油，相關使用量[1]如下：

	Unit 單位	FY2025 2025年財政年度 Amount 使用量	FY2025 2025年財政年度 Intensity[2] (Unit/Employee) 密度[2]（單位／每位僱員）	FY2024[3] 2024年財政年度[3] Amount 使用量	FY2024[3] 2024年財政年度[3] Intensity (Unit/Employee) 密度（單位／每位僱員）
Electricity 電力	kWh'000 千個千瓦時	**2,330.08**	**1.16**	1,229.56	0.50
Diesel[4] 柴油[4]	L 升	**800.00**	**0.40**	–	–
Petrol 汽油	L 升	**26,666.67**	**13.31**	24,930	10.16
Total energy consumption[5] 總能量消耗[5]	kWh'000 千個千瓦時	**2,597.08**	**1.30**	1,471.17[6]	0.60[6]

Notes:

1. *Only included energy directly controlled and consumed by the Group, excluding energy consumed by other third parties (e.g., property owners, tenants, and contractors);*
2. *Intensity for FY2025 was calculated by dividing the amount of energy consumption by the Group's total number of employees in FY2025, which was 2,004;*

註：

1. *只包括本集團直接管控及使用的能源，並不包括其他第三方（包括業戶、租戶、外判商等）所使用的能源；*
2. *2025年財政年度的密度乃按能源使用量除以本集團2025年財政年度僱員總數2,004人而得；*

3. *The amount and intensity of energy consumption in FY2024 were extracted from the data in the FY2024 ESG Report of the Group, with units adjusted;*

4. *Since FY2025 was the first year to account and disclose the amount of diesel consumption, no data from the previous year is available for comparison;*

5. *Coefficients and the methodology adopted for energy conversion was based on "How to Prepare an ESG Report Appendix 2: Reporting Guidance on Environmental KPIs" issued by HKEX; and*

6. *The amount of total energy consumption in FY2024 were accounted based on the data in the FY2024 ESG Report of the Group.*

During the reporting period, the Group's electricity consumption was primarily classified into temporary and long-term stable usage. Temporary electricity usage is mainly for the operations of temporary facilities, such as production equipment, lighting, and air conditioning, during the construction phase. Long-term stable electricity usage is for the operations of supporting equipment, including elevators, fire safety systems, and ventilation systems, as well as for public services. Diesel consumption was primarily for the emergency and maintenance power generation during power outages at project parks, while petrol consumption was for the operations of auxiliary small equipment during the construction phase, as well as greening and landscaping. During the reporting period, electricity consumption increased by approximately onefold when compared with the previous year. The major reason was the increase of Xuzhou Weisheng property project delivery, which led to increased electricity consumption during the construction process.

3. *2024年財政年度的能源使用量及密度乃從本集團2024年財政年度ESG報告的數據提取及調整單位；*

4. *2025年財政年度為本集團首年計量及披露其柴油使用量，故未有去年數據作比較；*

5. *能源轉換之系數及計量方法乃基於香港交易及結算所有限公司發佈的《如何準備環境、社會及管治報告－附錄二：環境關鍵績效指標匯報指引》；以及*

6. *2024年財政年度的總能量消耗量乃按本集團2024年財政年度ESG報告的數據計量。*

於報告期間，本集團的電力消耗主要分為臨時用電及長期穩定用電。臨時用電主要用於施工期間生產設備、照明、空調等臨時設施的運作，而長期穩定用電則用於電梯、消防系統、鮮風系統等基礎配套設備，以及公共服務之用。柴油消耗主要用於項目園區停電時的維保發電，汽油則主要用於施工期間的輔助小型設備運作及園區綠化修剪。報告期間的電力使用量較去年同期上升約一倍，主要原因是徐州威盛物業項目交付量增加，導致施工過程中的電力消耗上升。

The Group understands that reducing energy consumption not only lowers GHG emissions and mitigates environmental impacts but also helps conserve unnecessary expenses. Therefore, the Group implemented a series of energy-saving plans during the reporting period to enhance energy efficiency. Energy consumption plans have been formulated for all real estate projects, covering multiple aspects of equipment designs and the cultivation of user awareness. The plan requires the drafting of centralised air-conditioning operating schemes and communal equipment energy-saving schemes for each operational project. Upon headquarters' approval, these plans will be rigorously implemented, requiring employees to consume energy in alignment with energy-saving protocols to minimise wastage. Headquarters also conduct regular monitoring to ensure effectiveness.

本集團深知減少能源消耗不僅能降低溫室氣體排放、減輕環境影響，亦有助節省非必要開支。因此，報告期間本集團已實施一系列節能計劃，以提升能源效益。本集團為各房地產項目制定能源使用計劃，涵蓋設備設計及使用者意識培養等多個層面，內容包括要求各營運項目編製中央空調運作方案、公共設備節能方案等。方案經總部批准後切實執行，規範員工依節能方案用電，減少浪費，總部亦定期監察執行情況，確保方案成效。

Moreover, the Group requires all operational projects to record monthly energy consumption in communal areas and collect relevant data for statistical analysis to enhance energy consumption performance. The records will be submitted to headquarters for review, allowing the management to regularly monitor energy consumption of all projects. Energy consumption metrics will be set up based on industry standards and compared against the actual energy consumption of each project. The Group will then implement enhanced management for projects not meeting relevant targets to drive for improvement. Meanwhile, the Group conducts regular equipment maintenance and repair. With the energy consumption records, the Group progressively replaces energy-intensive equipment, such as air conditioning and lighting systems, with energy-efficient alternatives to enhance daily operational efficiency. The Group also adjusts the control of air conditioning systems in communal areas of certain projects, transitioning from distributed control to centralised control for reduction of energy consumption. Eco-friendly maintenance solutions are implemented to prioritise repairs over new equipment procurement, avoiding the disposal of functional equipment for waste reduction and cost saving.

此外，本集團要求各營運項目每月記錄公共區域的能源消耗，收集相關數據進行統計分析，以改善能源使用表現。相關紀錄交由總部審閱，使管理層能定期監管各項目能耗。總部將依據行業標準制定能源消耗指標，並與各項目實際能耗進行比較，針對未達標項目加強管理，力求改進。同時，本集團定期進行設備保養維修，並根據能耗紀錄，逐步以節能設備更換高能耗設備（如空調及照明系統），提升日常運作效益。本集團亦調整部分項目公共區域空調設備的控制方式，將分散控制改為集中控制，以減少能源消耗。本集團亦推行環保維修方案，優先維修而非購置新設備，避免棄置仍可運作的設備，從而減少廢棄物並節約成本。

Energy-efficient LED lighting with labelling schemes has been installed in the underground car parks of the Group's operational projects, while intelligent lighting systems have been installed at communal staircase areas to provide adequate illumination with minimal energy consumption, achieving maximum efficiency. Meanwhile, the Group adopts building management systems to optimise energy consumption with air conditioning system automation. Energy-saving variable frequency drive (VFD) control is also adopted in water pumps of air conditioning and water supply systems to enhance electricity consumption efficiency by approximately 20%, effectively reducing unnecessary energy consumption.

本集團各營運項目的地下停車場已安裝具能源效益的LED照明與標識系統，公共樓梯位置則採用智能照明系統，以最低耗電提供充足照明，實現最高效能。同時，本集團採用樓宇管理系統，使空調系統自動優化能源使用，而空調及供水系統的水泵則採用變頻節能控制，用電效益可提升約20%，有效減少不必要能耗。

Integrating green management into its internal operations, the Group implements measures such as reducing energy consumption for idling office equipment. Through changing the energy consumption habits of employees, the Group promotes the concept that small individual actions collectively save considerable amount of energy. Green management allows the Group to consume energy and various resources more efficiently with increased staff awareness of energy conservation and emission reduction, jointly building a more sustainable future.

本集團亦將綠色管理融入內部營運，推行措施包括減少辦公室設備於閒置模式下的電力消耗，並透過改變員工能源使用習慣，推廣每人一小步能共同節約更多能源的理念。綠色管理有助本集團更有效運用能源與各類資源，提升員工節能減排意識，攜手共建更可持續的未來。

Apart from energy conservation plans for daily operations, the Group actively introduces green technologies and elements to optimise real estate project designs, thereby reducing energy consumption at source. During project planning and design phases, the Group considers increasing green spaces, introducing natural lighting to reduce lighting demands, adopting the design of sponge city to collect and reuse rainwater, and improving building ventilation to minimise the use of air conditioning whenever feasible. During the construction phase, the Group requires contractors to adopt green construction measures to reduce energy and raw material consumption. Whenever feasible, renewable energy sources such as photovoltaic ("**PV**") solar power generation should be adopted to gradually lower the reliance on fossil fuels and the associated carbon emissions.

除日常營運的節能計劃外，本集團亦積極引入綠色技術與元素，優化房地產項目設計，從源頭降低能源消耗。於項目規劃與設計階段，本集團在可行情況下考慮增加綠色空間、引入自然光以減少照明需求，採用海綿城市設計收集與循環雨水，並改善樓宇通風以降低空調使用。於施工階段，本集團要求承建商採用綠色施工方案，減少能源與原材料消耗，並在可行情況下選用可再生能源（如光伏太陽能發電），逐步降低對化石燃料的依賴及相關碳排放。

Gemdale Weixin: Building a Sustainable Future with Renewable Energy
金地威新：構建可再生能源與可持續發展的未來

Gemdale Weixin actively responds to the national "dual carbon" targets, deeply integrating the ESG concept into its policies and measures to continuously enhance its sustainability performance. In the process of optimising and transforming the energy structure of the industrial park, Gemdale Weixin will continue to explore new energy business such as renewable energy to provide clean and reliable energy for customers in the park, thereby lowering carbon emissions and upholding its corporate social responsibility.

金地威新積極響應國家「雙碳」目標，將ESG理念深度融入政策措施，持續提升可持續發展表現。在產業園區能源結構優化轉型過程中，金地威新將持續探索可再生能源等新能源業務，為園區客戶提供潔淨可靠的能源，降低碳排放，切實履行企業社會責任。





In terms of constructing low-carbon parks, Gemdale Weixin Industrial Park* has installed multiple sets of distributed PV solar panels to actively promote solar power generation. As of FY2025, the total capacity of grid-connected PV solar panels at Gemdale Weixin reached 12.56 MW, generating approximately 13.24 million kWh renewable energy throughout the year. The adoption of solar panels reduced over 8,077.72 tonnes of carbon dioxide emissions, equivalent to the amount of carbon sequestration by approximately 351,205 trees[2].

在低碳園區建設方面，金地威新產業園區已安裝多組分佈式光伏太陽能板，積極推動太陽能發電。截至2025年財政年度，金地威新併網光伏太陽能板總容量達12.56兆瓦，全年生產約13.24百萬千瓦時的可再生能源，減少排放超過8,077.72噸二氧化碳，相當於約351,205棵樹木的碳吸收量[2]。

[2] *The methodology adopted for reporting on carbon emission reduction from tree planting equivalent to the amount of renewable energy generated throughout the year was based on "How to Prepare an ESG Report Appendix 2: Reporting Guidance on Environmental KPIs" issued by HKEX.*

[2] *全年生產可再生能源的樹木種植減排量之計量方法乃基於香港交易及結算所有限公司發佈的《如何準備環境、社會及管治報告－附錄二：環境關鍵績效指標匯報指引》。*

Furthermore, Gemdale Weixin has achieved remarkable progress in energy storage. For the project of the Chengdu Wuhou Science and Technology Park*, Gemdale Weixin has implemented its first energy storage initiative, deploying two sets of lithium iron phosphate battery energy storage systems. The project leverages off-peak hours to charge and peak hours to discharge, optimising the load balancing characteristic of energy to enhance system efficiency and conserve energy.

此外，金地威新在能源儲存領域亦有顯著成果。於成都武侯科創園項目中，金地威新落實首個能源儲存項目，配置兩組磷酸鐵鋰電池儲能系統。該項目利用低谷時段充電、高峰時段放電，充分發揮能源「削峰填谷」的特性，提升系統效能並節約能源。





Gemdale Weixin plans to build a nearly zero-carbon park in Shanghai Minhang Data AI Innovation Industrial Base*. The project will integrate distributed PV solar panels, industrial and commercial energy storage equipment, and PV solar curtain walls, while installing more charging facilities for integrated electric vehicles featuring PV, storage and charging. Through the digital mapping system, Gemdale Weixin will conduct real-time monitoring of the park's energy data and carbon emission metrics, fully fostering the establishment of a nearly zero-carbon park.

金地威新計劃在上海閔行達闥人工智能創新產業基地，打造近乎零碳的園區。該項目將整合分佈式光伏太陽能板、工商業儲能設備及幕牆光伏太陽能板，並增設光儲充一體化的電動車充電樁設施。透過數位映射系統，金地威新將實時監測園區能源數據與碳排放指標，全力推動近乎零碳園區的實踐。

Gemdale Weixin has been demonstrating its commitment to environmental protection through innovative green technologies, while providing diversified green services to park enterprises. By jointly developing renewable energy, green logistics, and intelligent energy management, Gemdale Weixin is leading the park to initiate a green and low-carbon transition, comprehensively igniting the green development potential of the industrial park.

金地威新始終以創新綠色科技體現對環境保護的承諾，並為園區企業提供多元綠色服務。透過共同發展可再生能源、綠色物流、智慧能源管理等領域，金地威新正引領園區實現綠色低碳轉型，充分釋放產業園區的綠色發展潛能。

Water Consumption

For water resources, the Group's water consumption during the reporting period primarily attributed to the usage for property development construction and operational management. Water usage during construction includes production processes, on-site dust suppression and cleaning, as well as staff domestic usage and fire safety. Water usage on operational management comprises greening and landscaping, along with equipment operations. Relevant consumption data[1,4] is as follows:

水資源使用

在水資源方面，本集團於報告期間所使用的水資源主要為物業發展施工和營運管理方面的用水，施工期間的用水包括生產工藝、現場降塵與清潔以及員工生活用水與消防需求，營運管理的用水則包括綠化與景觀、設備運作等，相關使用量[1,4]如下：

		Amount of Water Consumption (m^3) 用水量 （立方米）	**Intensity of Water Consumption (m^3/Employee) 用水量密度 （立方米／每位僱員）**
FY2025[2]	**2025年財政年度[2]**	**59,540.27**	**29.71**
FY2024[3]	2024年財政年度[3]	70,914.00	28.90

Notes:

1. *Only included water directly controlled and consumed by the Group, excluding water consumed by other third parties (e.g., property owners, tenants, and contractors);*
2. *Intensity for FY2025 was calculated by dividing the amount of water consumption by the Group's total number of employees in FY2025, which was 2,004;*
3. *The amount and intensity of water consumption in FY2024 were extracted from the data in the FY2024 ESG Report of the Group; and*
4. *The methodology adopted for reporting on water consumption was based on "How to Prepare an ESG Report Appendix 2: Reporting Guidance on Environmental KPIs" issued by HKEX.*

註：

1. *只包括本集團直接管控及使用的水資源，並不包括其他第三方（包括業戶、租戶、外判商等）所使用的水資源；*
2. *2025年財政年度的密度乃按用水量除以本集團2025年財政年度僱員總數2,004人而得；*
3. *2024年財政年度的用水量及密度乃從本集團2024年財政年度ESG報告的數據提取；以及*
4. *水資源數據之計量方法乃基於香港交易及結算所有限公司發佈的《如何準備環境、社會及管治報告－附錄二：環境關鍵績效指標匯報指引》。*

During the reporting period, water consumption of the Group decreased when compared with the previous year, and 533.33 m^3 of water resources were recycled and reused. In FY2025, the Group did not have any issues in sourcing water that is fit for purpose.

於報告期間，本集團的用水量與去年相比有所下降，同時回收和重複使用了533.33立方米的水資源，而本集團於2025年財政年度在求取適用水源上並無遇到任何問題。

Regarding water as a precious natural resource, the Group has steadfastly implemented water conservation programmes to reduce consumption and actively promoted water-saving practices among staff. Notices of "Please Save Water"* are displayed in offices, pantries, and restrooms to always remind employees of water conservation, achieving green office operations. Additionally, the Group adopts advanced equipment and systems to minimise water consumption. For instance, the Shenzhen Weixin office has installed current-limiting devices and automatic sensing devices to effectively save water. Meanwhile, the Group has changed its landscaping and greening irrigation methods in certain project parks to automatic sprinkler systems, significantly reducing water consumption.

本集團深知水資源為珍貴的天然資源，因此堅定推行節水計劃以降低用水量，並積極向員工宣導節約用水。集團於辦公室、茶水間及衛生間等場所張貼「節約用水」標示，時刻提醒員工珍惜水資源，落實綠色辦公。此外，本集團選用先進設備與系統以減少用水，例如深圳威新辦公室安裝水龍頭節流器及自動感應裝置，有效節約用水。同時，本集團將部分項目園區的景觀綠化澆灌方式改為自動噴灌，大幅節省用水量。

For outsourced contractors with higher water consumption, including property management companies responsible for cleaning and greening, the Group has implemented monitoring and regulating measures to control usage. Based on actual working demands and historical records of outsourced contractors, the Group has established water consumption metrics, requiring contractors to comply with and report monthly. With the management of water consumption metrics, the Group can conduct data analysis on water consumption of property management operations and timely monitor performance of outsourced contractors.

針對用水量較高的外判商，包括負責清潔、綠化的物業管理公司，本集團已實施相關監管措施以控制用水。本集團參考外判商實際工作需求與過往紀錄，訂定用水指標，要求其遵守並每月作相關匯報。透過用水指標管理，本集團能對物業管理工作的用水量進行數據分析，並適時監察外判商表現。

Other Resource Consumption

In FY2025, the Group also consumed other resources, including paper, raw materials and packaging materials. During the reporting period, the Group's paper consumption amounted to 1,106.67 kg, with 60.00 kg of paper recycled. For measures concerning paper conservation, please refer to the section "Waste Reduction Measures within the Group". In terms of raw materials, the Group consumed 910.61 tonnes of steel, 15,400.07 tonnes of concrete, 4,238.25 tonnes of sand and gravel, and 0.27 tonnes of cement. The consumption of packaging materials comprised plastic-made packaging, with a consumption of 693.33 kg and consumption intensity[3] of 0.35 kg. The Group continues to explore and prioritise the use of renewable materials to reduce the consumption of natural resources.

其他資源使用

於2025年財政年度，本集團亦使用了其他資源，當中包括紙張、原材料及包裝材料。於報告期間，本集團的紙張使用量為1,106.67公斤，同時回收了60.00公斤的紙張。有關節約用紙的措施，請參閱「本集團內部減廢措施」章節。原材料方面，本集團消耗了910.61噸鋼材、15,400.07噸混凝土、4,238.25噸砂石和0.27噸水泥。包裝材料的消耗則為塑料製包裝，使用量為693.33公斤，使用量密度[3]為0.35公斤。本集團持續探索並優先選用可再生物料，以減少消耗天然資源。

3.4. Climate-related Disclosures

Recognising the growing importance of climate change, the Group closely monitors the latest development and the associated risks and opportunities. Climate-related risks have been integrated into the Group's overall risk management framework to assist in adapting to and mitigating the potential impacts of climate change on its business. The Group has incorporated climate-related risks as part of its corporate risks, with the oversight by the Board. For the overall management of ESG risks, please refer to the section "Sustainability Management Approach".

To enhance disclosure quality and transparency, this section has been prepared in accordance with Part D of the ESG Code issued by HKEX, as well as with reference to the International Financial Reporting Standard S2 (IFRS S2) – Climate-related Disclosures of the International Sustainability Standards Board (ISSB).

3.4. 氣候相關披露

本集團深知氣候變化議題日益重要，因此密切關注其最新發展及其相關風險與機遇，並將氣候相關風險納入本集團整體風險管理框架中，以協助適應與減緩氣候變化對業務的潛在影響。本集團將氣候相關風險列為企業風險之一，由董事會負責監督。有關ESG風險的整體管理，請參閱「可持續發展管理方針」章節。

此章節遵照香港交易及結算所有限公司發佈的《ESG守則》：D部分編寫，並參考國際可持續準則理事會(「International Sustainability Standards Board」(**ISSB**))的《國際財務報告準則S2(「**IFRS S2**」)－氣候相關披露》，以提升內容披露的品質與透明度。

[3] *Intensity was calculated by dividing the amount of plastic-made packaging materials consumed by the Group's total number of employees in FY2025, which was 2,004.*

[3] *密度乃按塑料製包裝材料使用量除以本集團2025年財政年度僱員總數2,004人而得。*

Governance

The climate governance structure of the Group aligns with the ESG governance structure outlined in the section "Sustainability Management Approach". The Board holds ultimate responsibility for overseeing climate-related issues of the Group, and the ESG working group is delegated to review, monitor and implement internal policies for assisting in the management of climate-related risks and opportunities. The Board also engages with external consultants from time to time to obtain the latest information on climate-related standards. This ensures that the Board possesses appropriate skills and competencies to fulfil its oversight responsibilities.

To remain informed of climate-related risks and opportunities, the Board receives regular updates from the management every year. The updates include operational data from key departments, such as Operations Department, Research and Development Department, and Legal Department, ESG reports, internal control and risk management reports, alongside updates on ESG ratings from agencies including MSCI. Meanwhlie, Board members undergo regular training provided by professional external consultants. In addition, climate-related issues have been incorporated into the Board agenda to regularly discuss climate-related risks and opportunities, thereby overseeing the Group's strategy, its decisions on major transactions, and its risk management policies and processes. By reviewing ESG Reports' summary and calculations, the Board and the ESG working group monitor the Group's ESG and climate-related performance while setting KPIs and metrics for progress tracking.

管治

本集團的氣候管治架構與「可持續發展管理方針」章節所述的ESG管治架構一致。董事會對監督本集團氣候相關事宜負有最終責任，並指派專職ESG工作團隊負責審閱、監察與執行內部政策，協助管理氣候相關風險與機遇。董事會亦不時與外部顧問合作，獲取氣候相關標準的最新資訊，確保具備適當專業技能和勝任能力以履行監督職責。

為及時掌握氣候相關風險與機遇的資訊，董事會每年聽取管理層定期匯報，內容涵蓋營運、研發、法務等關鍵部門的營運數據、ESG報告、內控及風險管理報告，以及MSCI等評級機構的ESG評級更新。同時，董事會成員亦接受外部專業顧問提供的定期培訓。此外，本集團將氣候相關事宜列入董事會議程，定期討論氣候相關風險與機遇，以監督集團策略、重大交易決策及風險管理政策與程序。董事會及ESG工作團隊透過審閱ESG報告總結與計算結果，監察集團ESG及氣候相關表現，並設立關鍵績效指標及其他相關指標進行追蹤。

The ESG working group is responsible for identifying ESG and climate-related issues at operational level and reporting them to the Board. The ESG working group also designs and implements climate-related policies at operational level, coordinates and communicates between departments, as well as coordinating annual ESG data collection and finalising ESG reports. This ensures effective implementation of relevant policies and measures. The Board takes its oversight responsibilities for reviewing issues identified by the ESG working group. Through regular meetings, the Board also monitors and tracks the Group's ESG and climate-related performance. With the Board's development directions and goals for climate-related management strategies and policies, the ESG working group proceeds with the planning and execution work.

ESG工作團隊負責識別營運層面的ESG及氣候相關事宜，並向董事會匯報。該團隊亦負責設計與實施營運層面的氣候相關政策，協調各部門溝通，統籌年度ESG資料收集工作，並完成ESG報告編製，以確保相關政策與措施得以有效落實。董事會則履行監督職責，審閱ESG工作團隊所識別的相關事宜，透過定期會議監察與追蹤本集團的ESG及氣候相關表現，並制定氣候相關管理方針與政策的發展方向與目標，交由ESG工作團隊規劃執行。

Strategy

Through the preliminary risk assessment, the Group has identified climate-related risks and classified them with time horizons of short-term (within 1 year after the end of the ESG reporting period), medium-term (within 10 years after the end of the ESG reporting period), and long-term (over 10 years after the end of the ESG reporting period) to align with strategic planning and capital allocation plans. The 4 material climate-related risks currently identified, along with their potential financial impacts and opportunities, are as follows:

策略

本集團透過初步風險評估識別氣候相關風險，並依時間維度劃分為短期（ESG報告期間結束後1年內）、中期（ESG報告期間結束後10年內）及長期（ESG報告期間結束後10年以上），以配合策略規劃與資本配置計劃的制定。目前所識別的4項重大氣候相關風險及其潛在財務影響與機遇如下：

Acute Physical Risk 急性物理風險	Potential Financial Impacts 潛在的財務影響
Extreme weather events **極端天氣事件** *Timeframe under effects:* *影響時間維度：* Short- and long-term 短期及長期 *Description:* *描述：* Increased severity of extreme weather events, such as typhoons, rainstorms, floods, etc. 極端天氣事件，如颱風、暴雨、洪水等的發生更加頻繁及嚴重	*Short-term* *短期* • Potential damage to infrastructures within the community and operational disruptions, affecting resident satisfaction rate 可能導致社區基礎設施損壞、營運中斷，影響居民生活滿意度 • Increased maintenance costs on facilities against typhoons and floods, reducing profits gained 防颱、防洪等設施維護成本增加，壓縮利潤空間 • Construction work may be forced to halt or delay, driving up project costs 工程可能被迫停工或延誤，增加項目成本 *Long-term* *長期* • Coastal properties may be affected by rising sea levels, increasing the risk of seawater intrusion 沿海地區物業可能受海平面上升影響，增加海水倒灌風險 • The Group's business plans and development strategies in coastal regions are affected 影響集團在沿海地區的業務佈局與發展策略 • Market value of coastal or offshore assets may decline 可能導致沿海或近海資產市場價值下降 • Substantial relocation costs may be incurred, including the expenses on equipment transportation, new site leasing, and staff settlement 可能面臨高昂搬遷費用，包括設備運輸、新場地租賃及員工安置等成本

Acute Physical Risk 急性物理風險	Potential Financial Impacts 潛在的財務影響

Mitigation and adaptive measures
緩解及適應措施

For physical risks brought by climate change, extreme weather events may affect the Group's real estate projects, particularly the risk of floods. The Group has established the "Extreme Weather Contingency Plan"* to effectively respond to events such as earthquakes, thunderstorms, floods, typhoons, dense fog, and high temperatures. In particular, the "Typhoon Contingency Plan"* provides clear guidance for employees to respond to the threat under typhoons in an orderly manner, thereby minimising losses in the face of disasters.
對於氣候變化帶來的物理風險，極端天氣事件可能對本集團旗下房地產項目造成影響，尤以水浸風險為重。本集團已制定「惡劣天氣專項應急預案」，以有效應對地震、雷暴、洪水、颱風、大霧、高溫等事件。其中「防颱風應急預案」為員工提供明確指引，使其能有序應對颱風威脅，降低災害損失。

In accordance with the plan, the Group implements preventive measures and prepares various supplies prior to the occurrence of typhoons. The Project General Manager serves as the chief commander of typhoon emergency responses, who coordinates all contingency teams, convenes mobilisation meetings, and develops preventive measures and divisions of work. This arrangement allows the Group to promptly receive and disseminate typhoon information, continuously monitor updates, and implement preventive measures to minimise losses. After typhoon occurrence, with safety as a prerequisite, the Group conducts inspections of management areas, assesses damage to customers and communal areas, and arranges repairing work. Subsequently, effectiveness of measures implemented is analysed to continuously strengthen policies.
依預案規定，本集團於颱風來臨前落實預防措施，備妥各項物資。項目總經理擔任防颱應急總指揮，統籌協調各應急小組，召開動員會議，制定預防措施與人員分工，力求即時獲取並發佈颱風資訊，持續追蹤動態，落實防禦以最小化損失。颱風過後，本集團會在安全前提下檢查管理區域，統計客戶及公共區域損失，並安排修復工作，後續分析所落實的措施之應對成效，以持續強化政策。

Acute Physical Risk 急性物理風險	Potential Financial Impacts 潛在的財務影響

To address the risk of floods, Shenzhen Weixin has established the "Weixin Flood Contingency Plan" to further enhance its capabilities in responding to storms and floods. This ensures swift and efficient flood prevention, flood control, and emergency rescue work, while strengthening staff awareness and disaster preparedness. The plan comprehensively reduces flood damage and safeguards the safety of customers within property areas.

針對水浸風險，深圳威新已制定「威新防汛應急預案」，進一步提升應對暴雨汛情的能力，確保防洪、防汛及搶險救災工作迅速高效，同時增強員工應變意識與防災能力，全方位降低水浸損失，保障物業範圍內客戶安全。

Contingency Measures against Typhoons
防颱風應急措施

Prepare supplies 物資準備



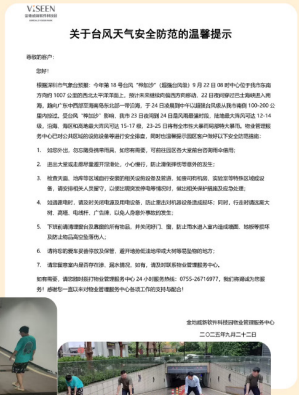
Inspect drains
排水渠檢查



Clear items
物品清理



Inform and notice
通知通報



Reinforce doors and windows
門窗加固



Prune decaying leaves
枯葉修剪

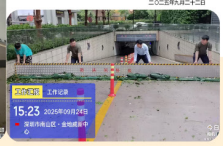


Inspect doors and windows of rental area and vacant property
租區及空置房門窗檢查



Handle sandbags
沙袋搬運





Transition Risks and Opportunities 轉型風險與機遇	Potential Financial Impacts 潛在的財務影響
Policy and legal risk **政策及法律風險** *Timeframe under effects:* *影響時間維度：* Medium- to long-term 中期至長期 *Description:* *描述：* The government's tightened energy guidelines for buildings, enhanced emissions reporting obligations, and regulated high-pollution projects 政府收緊建築能源指引、加強排放報告要求、規範高污染項目	• Carbon-intensive assets may be subjected to restricted use or phase-out 高碳資產可能面臨限制使用甚至淘汰 • Increased operating costs due to compliance requirements of carbon accounting, carbon tax, and carbon trading 因應碳核查、碳稅、碳交易等合規要求，增加營運成本 • Additional costs or fines arising from non-compliance with new regulations 可能因未遵守新規而產生額外成本或罰款
Market risk and opportunity **市場風險與機遇** *Timeframe under effects:* *影響時間維度：* Medium- to long-term 中期至長期 *Description:* *描述：* Shifting consumer preferences, such as the rising demand for green buildings 消費者偏好轉變，如對綠色建築需求上升	• (Risk) Failure to timely develop green buildings may reduce market competitiveness and revenue （風險）若未及時發展綠色建築，可能削弱市場競爭力，減少收入 • (Opportunity) Rising revenue resulting from the alignment with green building demands （機遇）配合綠色建築需求帶動收入增長 • (Opportunity) New streams of revenue brought by the expansion of value-added services, including the consultancy of green building certification and energy conservation （機遇）拓展綠色建築認證諮詢、節能諮詢等增值服務，開拓新收入渠道

Transition Risks and Opportunities 轉型風險與機遇	Potential Financial Impacts 潛在的財務影響
Technology risk and opportunity **技術風險與機遇** *Timeframe under effects:* *影響時間維度：* Medium- to long-term 中期至長期 *Description:* *描述：* Increased use of renewable energy and environmentally friendly materials, with higher prices 可再生能源與環保物料使用增加、環保物料價格上升	• (Risk) Rising investment and procurement costs （風險）投資及採購成本可能上升 • (Opportunity) Costs on energy consumption can be effectively lowered by implementing energy-saving and consumption-reduction measures （機遇）透過落實節能降耗措施，有效降低能耗成本 • (Opportunity) Increased revenue from the sales of clean electricity or the right to use rooftop areas in the exchange of clean electricity discounts to customers, lowering operating costs （機遇）向客戶銷售潔淨電力增加收入，或以潔淨電力優惠換取屋頂場地使用權，降低營運成本

Mitigation and adaptive measures
緩解及適應措施

To address transition risks brought by climate change, the Group continuously pays attention to the government's latest emission requirements and regulations, alongside updates on high-pollution projects within the industry. The Group is committed to lowering its resource consumption and emissions, while integrating green designs into project designs and adhering to PRC's Assessment Standard for Green Building* for planning and layout. Moreover, the Group engages with third-party engineering consulting companies to conduct regular monitoring of on-site environmental conditions, working environments, and safety standards. This ensures the implementation of eco-friendly measures throughout construction, fostering compliance and sustainability of property projects. Meanwhile, the Group proactively explores equipment and technologies powered by renewable energy to facilitate its transition towards a green economy.
為應對氣候變化帶來的轉型風險，本集團持續關注政府最新排放要求與法規，以及行業高污染項目動態，致力降低自身資源消耗與排放，並將綠色理念融入項目設計，遵循中國《綠色建築評價標準》進行規劃與佈置。此外，本集團委聘第三方工程顧問公司定期監測現場環境、工作環境及安全狀況，確保施工過程落實環保措施，使物業項目兼具合規性與可持續性。同時，本集團積極探索以可再生能源驅動的設備與技術，助力本集團向綠色經濟轉型。

Currently, the Group has not formulated a transition plan specifying details on driving for zero-carbon. However, Shenzhen Weixin has established a robust business continuity management system and standards to identify potential internal and external risks. Robust contingency structures and recovery plans have been developed to effectively address uncertainties such as extreme weather. This ensures orderly business operations after disasters to minimise impacts. The system has been certified with the ISO 22301:2019 Business Continuity Management Systems by the Hong Kong Quality Assurance Agency.
目前本集團尚未制定具體邁向零碳的轉型計劃，但深圳威新已建立完善的營運持續管理系統與標準，識別潛在內外部風險，並設立穩健的應急架構與恢復計劃，以有效應對極端天氣等不確定因素，確保災後業務有序運作，將影響降至最低。該系統已獲香港品質保證局的ISO 22301:2019營運持續管理系統認證。

Financial Impacts

During the reporting period, the Group's operations experienced disruptions due to acute physical risk of extreme weather events. To address this risk together with policy and legal transition risks, the Group has implemented plans for procuring energy-saving appliances and promotional initiatives to enhance energy and water efficiency. Looking ahead, the Group anticipates that extreme weather events may cause physical damage to assets over the short-term, potentially leading to increased maintenance and repairing costs. Furthermore, additional compliance expenditures may arise over the short-term to meet increasingly stringent regulations. Currently, the Group lacks sufficient capabilities and resources to collect and estimate precise data for quantitative disclosure. In the future, the Group will continue to strengthen its management of climate-related issues and enhance the transparency of its climate-related disclosures.

財務影響

於報告期間，本集團營運曾因極端天氣事件（急性物理風險）而中斷，同時為應對政策與法律相關的轉型風險，已落實節能電器購置與倡議活動，以提高能源與用水效益。展望未來，本集團預期短期內極端天氣事件可能對資產造成物理損害，相關保養與維修費用或將上升。此外，為遵守日益收緊的法規，短期內亦可能產生額外合規支出。目前本集團暫未具備足夠能力與資源收集及估算確切數據以供量化披露，未來，本集團將持續強化氣候相關事宜管理，提升氣候信息披露的透明度。

Scenario Analysis

To gain a deeper understanding of potential impacts arising from identified climate-related risks and opportunities, the Group conducted a qualitative analysis with climate-related scenarios during the reporting period. The analysis adopted two publicly available climate-related scenarios, including the Representative Concentration Pathways ("**RCP**") 8.5 and RCP2.6.

情景分析

為更深入了解已識別之氣候相關風險與機遇所帶來的潛在影響，本集團於報告期間進行了氣候相關情景定性分析。該分析採用了兩種公開的氣候相關情景，當中包括代表性濃度路徑RCP8.5及RCP2.6。

RCP 8.5:

This scenario, introduced by the Intergovernmental Panel on Climate Change ("**IPCC**") Fifth Assessment Report (AR5), focuses on physical risks. The scenario is used to identify climate-related risks in the short- and long-term for assessing the Group's resilience to physical impacts caused by climate change and uncertainties. The scenario assumes a "worst-case" scenario, projecting a temperature increase of 3.0°C to 5.1°C by 2100 compared to pre-industrial levels, which helps the Group to prepare for the worst with plans and actions against identified risks. The analysis covers the Group's property development projects and operational facilities in its operating region of Mainland, PRC. Under the scenario, it is assumed that no new or tightened climate-related policies and regulations have been launched, and no mitigation measures have been implemented, as well as under the condition of increased global GHG emissions.

RCP 8.5：

此情景引用自IPCC(政府間氣候變化專門委員會)第五次評估報告(AR5)，側重於物理風險，用於識別本集團短期及長期的氣候相關風險，有助評估本集團在面對氣候變化的物理影響與不確定性的韌性。該情景假設為「最壞情況」，預計在2100年或之前，全球氣溫將較工業化前水平上升3.0°C至5.1°C。此分析有助本集團為極端情況預作準備，並針對已識別之風險制定相應計劃與行動。分析範圍涵蓋本集團於中國內地營運地區的物業發展項目及營運設施。在此情景下，本集團假設政府並未推出新或收緊的氣候政策與法規、未實施任何減緩措施，且全球溫室氣體排放持續增加。

RCP 2.6:

This scenario, introduced by the IPCC Fifth Assessment Report (AR5) likewise, focuses on transition risks and aligns with targets set by the Paris Agreement. The scenario is used to identify climate-related risks and opportunities in the medium- and long-term, assessing the Group's resilience to the transition towards a green economy. The scenario presents an "ideal-case" scenario, aiming to limit global warming to well below 2°C and potentially even 1.5°C, to help the Group understand potential impacts of aggressive global emission reduction efforts, thereby seizing climate-related opportunities. The analysis covers the Group's business activities and the market trend in its operating region of Mainland, PRC. Under the scenario, it is assumed that there are tightened climate-related policies and regulations such as carbon pricing, and proactive and effective mitigation measures have been implemented, as well as under the condition of lowered global GHG emissions.

RCP 2.6：

此情景同樣引用自IPCC(政府間氣候變化專門委員會)第五次評估報告(AR5)，側重於轉型風險，並符合《巴黎協定》目標，用於識別本集團中期至長期的氣候相關風險與機遇，以評估本集團應對轉型至低碳經濟時的韌性。該情景呈現「最理想情況」，即旨在將全球升溫控制在遠低於2°C，甚至努力限制於1.5°C以內。此分析有助本集團了解全球積極減排趨勢下的潛在影響，並把握相關機遇。此分析範圍涵蓋本集團在中國內地營運地區的營運活動與市場趨勢。在此情景下，本集團假設政府將收緊氣候政策與法規(包括推行碳定價)、實施積極有效的減緩措施，且全球溫室氣體排放逐步減少。

Based on the climate scenario analysis, the Group evaluated that its strategies and the current and planned mitigation actions have covered its assets and business activities exposed to risks to a certain extent. Significant uncertainties of policy changes and future climate patterns have also been considered in the analysis. Therefore, the Group is confident for its climate resilience in the future. To adapt to the potential adjustments to its business model, the Group will consider providing its employees with climate awareness training and making appropriate adjustment to its budget allocation in terms of financial resources.

根據氣候情景分析，本集團評估其策略、當前和計劃中的減緩行動已在一定程度上覆蓋其面臨風險的資產和業務活動，亦已考量政策轉變與未來氣候模式等重大不確定因素，因此對其未來韌性保持一定的信心。為適應業務模式的潛在調整，本集團將考慮為員工提供氣候意識培訓，並在財政資源方面適度調整預算分配。

Risk Management

The Group has conducted a preliminary risk assessment and a climate-related scenario analysis during the reporting period, with 4 material climate-related risks and 2 potential climate-related opportunities identified to facilitate the implementation of adaptative and mitigation measures. Currently, the Group adopts the approach of qualitative assessments to systematically assess the nature, likelihood and magnitude of climate-related risks and opportunities. Identified material climate-related risks and opportunities are regularly reviewed.

風險管理

本集團已進行初步風險評估，並於報告期間進行氣候相關情景分析，識別4個重大氣候相關風險及2個氣候相關潛在機遇，以助落實適應和減緩措施。目前本集團採用定性評估，有系統地評估氣候相關風險與機遇的性質、可能性和程度，並定期審閱已識別的重大氣候相關風險與機遇。

To prioritise climate-related risks relative to other types of risks, the Group has formally integrated climate-related risks into its corporate risk framework for overall prioritisation, with annual monitoring primarily conducted through ESG reporting. The Group adopts the same processes to identify, assess, prioritise and monitor climate-related opportunities.

為對氣候相關風險與其他類型風險進行優次排序，本集團已正式將氣候相關風險整合至企業風險體系中統一排序，並主要透過ESG報告進行年度監察。本集團採用相同流程以識別、評估、排序及監察氣候相關機遇。

The Group's current risk assessment and internal control systems have covered ESG-related risks, including climate-related risks. Climate-related risks and opportunities have been fully integrated into the risk management and internal control processes of all departments. The Group will comprehensively consider multiple factors to regularly assess, review and identify potential risks, thereby adjusting and developing relevant policies to implement control measures.

本集團現有的風險評估與內部監控系統已涵蓋ESG相關風險，其中包括氣候相關風險。氣候相關風險與機遇已全面融入各部門的風險管理與內部控制流程。本集團將綜合考慮多方面因素，定期評估、審閱與識別潛在風險，並據此調整與制定相關政策，落實管控措施。

Metrics and Targets

The primary metrics tracked and monitored by the Group are GHG emissions, including direct (Scope 1), energy indirect (Scope 2), and other indirect (Scope 3) emissions. Scope 1 GHG emissions are mainly sourced from diesel and petrol consumption for emergency and maintenance power generation within project parks and auxiliary small equipment operations during construction, while Scope 2 emissions mainly arise from electricity consumption for temporary and long-term stable usage. Scope 3 emissions, which is accounted for the first year, cover three major categories, namely Category 3: Fuel- and energy-related activities, Category 5: Waste generated in operations, and Category 6: Business travel.

指標及目標

本集團所追蹤及監察的主要指標為溫室氣體，當中涵蓋直接（範圍一）、能源間接（範圍二）及其他間接（範圍三）排放，範圍一的溫室氣體排放主要來自用於項目園區內的維保發電及施工期間的輔助小型設備運作的柴油及汽油消耗，範圍二的溫室氣體排放則主要來自於用於臨時用電及長期穩定用電的電力消耗，而本集團亦首年計量範圍三溫室氣體排放，當中包括三大類別，即類別三：燃料及能源相關活動、類別五：營運產生的廢棄物以及類別六：商務旅行。

The Group's GHG emissions[1,8] during the reporting period are as follows:

本集團於報告期間所產生的溫室氣體排放量[1,8]如下：

		FY2025 2025年財政年度		FY2024 2024年財政年度	
		Amount (tonnes of CO_2e) 數量（噸二氧化碳當量）	**Intensity[5] (tonnes of CO_2e/Employee) 密度[5]（噸二氧化碳當量／每位僱員）**	Amount (tonnes of CO_2e) 數量（噸二氧化碳當量）	Intensity (tonnes of CO_2e/Employee) 密度（噸二氧化碳當量／每位僱員）
Scope 1 [2]	範圍一[2]	**27.00**	**0.01**	66.31[6]	0.03[7]
Scope 2 [3]	範圍二[3]	**1,421.58**	**0.71**	701.22[6]	0.29[7]
Scope 3 [4]	範圍三[4]	**370.09**	**0.18**	–	–
Total (Scope 1, 2 & 3)	總排放（範圍一、二及三）	**1,818.67**	**0.91**	767.53[7]	0.31[6]

Notes:

1. *Only included GHG emissions directly controlled and emitted by the Group, excluding GHG emissions emitted by other third parties (e.g., property owners, tenants, and contractors);*
2. *The Group's Scope 1 emissions included only the emissions arose from the consumption of diesel and petrol, with GHG removal from 1,745 trees planted;*

註：

1. *只包括本集團直接管控及產生的溫室氣體排放，並不包括其他第三方（包括業戶、租戶、外判商等）所產生的溫室氣體排放；*
2. *本集團的範圍一排放僅包括柴油及汽油消耗所產生的溫室氣體排放，以及種植1,745棵樹所去除的溫室氣體；*

3. *The Group's Scope 2 emissions (location-based) included only the emissions arose from the purchased electricity consumption;*

4. *The Group's Scope 3 emissions included only the emissions arose from Category 3: Fuel- and energy-related activities (132.88 tonnes of CO_2e), Category 5: Waste generated in operations (21.21 tonnes of CO_2e), and Category 6: Business travel (216.00 tonnes of CO_2e);*

5. *Intensity for FY2025 was calculated by dividing the amount of GHG emissions by the Group's total number of employees in FY2025, which was 2,004;*

6. *The amount and intensity of GHG emissions in FY2024 were extracted from the data in the FY2024 ESG Report of the Group;*

7. *The amount and intensity of GHG emissions in FY2024 were accounted based on the data in the FY2024 ESG Report of the Group; and*

8. *The methodology adopted for reporting on GHG emissions was based on the GHG Protocol, "How to Prepare an ESG Report Appendix 2: Reporting Guidance on Environmental KPIs" issued by HKEX, the "Average Emission Factors for National Power Grids in China"* issued by the Ministry of Ecology and Environment of the PRC in response to climate change, and the greenhouse gas emission factors issued by the UK Government's Department for Environment, Food and Rural Affairs (DEFRA).*

3. *本集團的範圍二排放(按地域計算)僅包括外購電力消耗所產生的溫室氣體排放;*

4. *本集團的範圍三排放僅包括類別三:燃料及能源相關活動(132.88噸二氧化碳當量)、類別五:營運產生的廢棄物(21.21噸二氧化碳當量)以及類別六:商務旅行(216.00噸二氧化碳當量)所產生的溫室氣體排放;*

5. *2025年財政年度的密度乃按溫室氣體排放數量除以本集團2025年財政年度僱員總數2,004人而得;*

6. *2024年財政年度的溫室氣體排放數量及密度乃從本集團2024年財政年度ESG報告的數據提取;*

7. *2024年財政年度的溫室氣體排放數量及密度乃按本集團2024年財政年度ESG報告的數據計量;以及*

8. *溫室氣體排放數據之計量方法乃基於《溫室氣體核算體系》、香港交易及結算所有限公司《如何準備環境、社會及管治報告－附錄二:環境關鍵績效指標匯報指引》、中國生態環境部應對氣候變化制定之《中國全國電網平均排放因子》及英國環境食品與鄉村事務部(DEFRA)發佈之溫室氣體排放因子。*

During the reporting period, the amount of Scope 1 emissions generated by the Group decreased when compared with the previous year, which was primarily due to the accounting of GHG removal by trees planted for the first year in FY2025. The amount and intensity of Scope 2 emissions increased when compared with the previous year. This was mainly attributed to the increase of Xuzhou Weisheng property project delivery, which led to higher electricity consumption during construction. To lower the Group's GHG emissions, various energy-saving and water-saving initiatives and waste reduction measures have been implemented. Details can be referred to the sections "Emissions" and "Use of Resources".

於報告期間,本集團產生的範圍一排放量與去年相比有所下降,主要原因是2025年財政年度為首年計量因植樹而去除的溫室氣體排放量,而範圍二的排放量及密度則相較去年有所上升,主要原因是徐州威盛的物業項目交付上升,以致增加施工過程所消耗的電力。為減低本集團的溫室氣體排放,本集團已實行各種節能節水計劃,以及減廢等相關措施,詳情請參閱「排放物」及「資源使用」章節。

In addition to following the "How to Prepare an ESG Report Appendix 2: Reporting Guidance on Environmental KPIs" issued by HKEX, the methodology for accounting the Group's Scope 1 and Scope 2 GHG emissions in FY2025 also refers to the "GHG Protocol: A Corporate Accounting and Reporting Standard (2004)" and the "2006 IPCC Guidelines for National Greenhouse Gas Inventories". This ensures that the methodology adopted aligns with international standards, thereby enhancing the Group's quality of data accounting and disclosures. The Group's Scope 3 GHG emissions in FY2025 is accounted and disclosed in accordance with the "GHG Protocol: Corporate Value Chain (Scope 3) Accounting and Reporting Standard (2011)". When it possesses more resources and capabilities in the future, the Group will enhance the disclosure of its Scope 3 GHG emissions by expanding the scope to other categories.

除了遵循由香港交易及結算所有限公司發佈的《如何準備環境、社會及管治報告 — 附錄二：環境關鍵績效指標匯報指引》，本集團2025年財政年度的範圍一及範圍二溫室氣體排放數據計量方法亦參考《溫室氣體核算體系：企業核算與報告標準（2004年）》以及《2006年IPCC（政府間氣候變化專門委員會）國家溫室氣體清單指引》，確保所採用的方法符合國際標準，以提升本集團數據計量及披露的質量。而本集團2025年財政年度的範圍三溫室氣體排放數據則按照《溫室氣體核算體系：企業價值鏈（範圍3）核算與報告標準（2011年）》作相關計量及披露，當本集團在未來具備更多資源及能力時，本集團將提升範圍三溫室氣體排放的披露，擴展計量範圍至其他類別。

Currently, the Group's management approach to climate-related issues has not applied internal carbon pricing nor integrated climate considerations into its remuneration policy. As the Group is still in the preliminary phase of analysing its climate-related issues, which focuses primarily on identifying material risks and accounting GHG emissions, various metrics have not yet applied to the analysis. In the future, the Group will conduct a more in-depth analysis of climate-related issues using cross-industry metrics, including the amount and percentage of assets or business activities vulnerable to climate-related risks or aligned with climate-related opportunities, as well as capital deployment.

目前，本集團應對氣候相關事宜的管理方針尚未採用內部碳定價或將氣候因素納入其薪酬政策。由於本集團現時仍在初步分析其氣候相關事宜，正主力專注於識別重大風險及計量溫室氣體排放，因此並未將各指標套用在相關分析中，未來，本集團將透過跨行業指標，包括容易受氣候相關風險影響或涉及氣候相關機遇的資產或業務活動的金額及百分比，以及資本運用，對氣候相關事宜進行更深入的分析。

At the current phase, the Group has not developed any plans to use carbon credits for offsetting its GHG emissions. However, the Group will continue to monitor its emissions and resource consumption performance, as well as the progress towards its targets. During the reporting period, the Group established the target on GHG emissions for the first time. Details of the targets and other targets related to resource consumption are outlined in the section "3. Care for the Environment".

現階段，本集團尚未制定任何使用碳信用額以抵消其溫室氣體排放的計劃，然而，本集團會持續監察其排放量及資源消耗等表現以及達成目標的進度。本集團於報告期間首次訂立溫室氣體排放量目標，詳情及其他資源消耗的相關目標載於「3. 愛護環境」章節。

ESG Code of HKEX 香港交易及結算所有限公司《ESG守則》		ESG Report of Gemdale Properties 金地商置ESG報告
Aspects 層面	**General Disclosure and KPIs** 一般披露及關鍵績效指標	**Section/Explanation** 章節／解釋
Part C: **C部分：**	**"Comply or explain" Provisions** 「不遵守就解釋」條文	
A. **A.**	**Environmental** 環境	
A1: Emissions A1: 排放物	General Disclosure 一般披露	3.2. Emissions 3.2排放物
	KPI A1.1 The types of emissions and respective emissions data KPI A1.1排放物種類及相關排放數據	The Group did not directly generate a significant amount of air emissions 本集團並無大量的直接廢氣排放
	KPI A1.3 Total hazardous waste produced and intensity KPI A1.3所產生有害廢棄物總量及密度	3.2. Emissions – Waste Reduction Measures within the Group 3.2排放物 — 本集團內部減廢措施
	KPI A1.4 Total non-hazardous waste produced and intensity KPI A1.4所產生無害廢棄物總量及密度	3.2. Emissions – Waste Reduction Measures within the Group 3.2排放物 — 本集團內部減廢措施
	KPI A1.5 Emissions targets and the steps taken to achieve such targets KPI A1.5所訂立的排放量目標及為達到這些目標所採取的步驟	3. Care for the Environment 3.愛護環境
	KPI A1.6 Description of how hazardous and non-hazardous wastes are handled, waste reduction targets and the steps taken to achieve such targets KPI A1.6處理有害及無害廢棄物的方法，及所訂立的減廢目標及為達到這些目標所採取的步驟	3. Care for the Environment 3.愛護環境

ESG Code of HKEX 香港交易及結算所有限公司《ESG守則》		ESG Report of Gemdale Properties 金地商置ESG報告
Aspects 層面	**General Disclosure and KPIs** 一般披露及關鍵績效指標	**Section/Explanation** 章節／解釋
A2: Use of Resources A2: 資源使用	General Disclosure 一般披露	3.3 Use of Resources 3.3資源使用
	KPI A2.1 Total energy consumption and intensity KPI A2.1能源總耗量及密度	3.3. Use of Resources – Energy Consumption 3.3資源使用 – 能源使用
	KPI A2.2 Total water consumption and intensity KPI A2.2總耗水量及密度	3.3. Use of Resources – Water Consumption 3.3資源使用 – 水資源使用
	KPI A2.3 Description of energy utilisation efficiency targets and the steps taken to achieve such targets KPI A2.3描述能源使用效益目標為達到這些目標所採取的步驟	3. Care for the environment 3.愛護環境
	KPI A2.4 Description of whether there is any issue in sourcing water that fits this purpose, the water efficiency targets set and the steps taken to achieve them KPI A2.4描述求取適用水源上可有任何問題，以及提升用水效益目標為達到這些目標所採取的步驟	3. Care for the environment 3.愛護環境 3.3. Use of Resources – Water Consumption 3.3資源使用 – 水資源使用
	KPI A2.5 Total packaging material used for finished products, with reference to per unit produced KPI A2.5製成品所用包裝材料的總量及每生產單位佔量	3.3. Use of Resources – Other Resource Consumption 3.3資源使用 – 其他資源使用
A3: Environment and Natural Resources A3: 環境及天然資源	General Disclosure 一般披露	3.1 Environment and Natural Resources 3.1環境及天然資源
	KPI A3.1 Description of the significant impacts of business activities on the environment and natural resources and the actions taken to manage them KPI A3.1描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動	3.1 Environment and Natural Resources 3.1環境及天然資源

ESG Code of HKEX 香港交易及結算所有限公司《ESG守則》		ESG Report of Gemdale Properties 金地商置ESG報告
Aspects **層面**	**General Disclosure and KPIs** **一般披露及關鍵績效指標**	**Section/Explanation** **章節／解釋**
B. **B.**	**Social** **社會**	
B1: Employment B1: 僱傭	General Disclosure 一般披露	2.1 Employment 2.1僱傭
	KPI B1.1 Total workforce by gender, employment type, age group and geographical region KPI B1.1按性別、僱傭類型、年齡組別及地區劃分的僱員總數	2.1 Employment 2.1僱傭
	KPI B1.2 Employee turnover rate by gender, age group and geographical region KPI B1.2按性別、年齡組別及地區劃分的僱員流失比率	2.1 Employment 2.1僱傭
B2: Health and Safety B2: 健康與安全	General Disclosure 一般披露	2.2 Health and Safety 2.2健康與安全
	KPI B2.1 Number and rate of work-related fatalities over the past three years KPI B2.1過去三年因工作關係而死亡的人數及比率	2.2 Health and Safety 2.2健康與安全
	KPI B2.2 Lost days due to work injury KPI B2.2因工傷損失工作日數	2.2 Health and Safety 2.2健康與安全
	KPI B2.3 Description of occupational health and safety measures adopted, and how they are implemented and monitored KPI B2.3描述所採納的職業健康與安全措施，以及相關執行及監察方法	2.2 Health and Safety 2.2健康與安全
B3: Development and Training B3: 發展及培訓	General Disclosure 一般披露	2.3 Development and Training 2.3發展及培訓
	KPI B3.1 The percentage of employees trained by gender and employee category KPI B3.1按性別及僱員類別劃分的受訓僱員百分比	2.3 Development and Training 2.3發展及培訓
	KPI B3.2 The average training hours completed per employee by gender and employee category KPI B3.2按性別及僱員類別劃分，每名僱員完成受訓的平均時數	2.3 Development and Training 2.3發展及培訓

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Aspects **層面**	**General Disclosure and KPIs** **一般披露及關鍵績效指標**	**Section/Explanation** **章節／解釋**
B4: Labour Standards B4: 勞工準則	General Disclosure 一般披露	2.4 Labour Standards 2.4勞工準則
	KPI B4.1 Description of measures to review employment practises to prevent child labour and forced labour KPI B4.1描述檢討招聘慣例的措施以避免童工及強制勞工	2.4 Labour Standards 2.4勞工準則
	KPI B4.2 Description of steps taken to eliminate such practises when discovered KPI B4.2描述在發現違規情況時消除有關情況所採取的步驟	2.4 Labour Standards 2.4勞工準則
B5: Supply Chain Management B5: 供應鏈管理	General Disclosure 一般披露	1.3 Supply Chain Management 1.3供應鏈管理
	KPI B5.1 Number of suppliers by geographical region KPI B5.1按地區劃分的供應商數目	1.3 Supply Chain Management 1.3供應鏈管理
	KPI B5.2 Description of practises relating to engaging suppliers, number of suppliers where the practises are being implemented, and how they are implemented and monitored KPI B5.2描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目、以及有關慣例的執行及監察方法	1.3 Supply Chain Management 1.3供應鏈管理
	KPI B5.3 Description of practises relating to identifying the environmental and social risks along the supply chain, and how they are implemented and monitored KPI B5.3描述有關識別供應鏈每個環節的環境及社會風險的慣例，以及相關執行及監察方法	1.3 Supply Chain Management 1.3供應鏈管理
	KPI B5.4 Description of practises relating to promoting the use of environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored KPI B5.4描述在揀選供應商時促使多用環保產品及服務的慣例，以及相關執行及監察方法	1.3 Supply Chain Management 1.3供應鏈管理

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Aspects **層面**	**General Disclosure and KPIs** **一般披露及關鍵績效指標**	**Section/Explanation** **章節／解釋**
B6: Product Responsibility B6: 產品責任	General Disclosure 一般披露	1.1 Product Responsibility 1.1產品責任
	KPI B6.1 Percentage of total products sold or shipped subject to recalls for safety and health reasons KPI B6.1已售或已運送產品總數中因安全與健康理由而須回收的百分比	Due to the business nature of Gemdale Properties, this KPI is not applicable to the Report. 基於金地商置的業務性質，此KPI並不適用於本報告。
	KPI B6.2 Number of products and services related complaints received and how they are dealt with KPI B6.2接獲關於產品及服務的投訴數目以及應對方法	1.1 Product Responsibility – Customer Services 1.1產品責任－客戶服務
	KPI B6.3 Description of practises relating to observing and protecting intellectual property rights KPI B6.3描述與維護及保障知識產權有關的慣例	1.1 Product Responsibility – Advertising and Labelling for Real Estate Projects 1.1產品責任－房地產項目銷售和廣告
	KPI B6.4 Description of quality assurance process and recall procedures KPI B6.4描述質量檢定過程及產品回收程序	1.1 Product Responsibility – Health and Safety Quality of Real Estate Projects 1.1產品責任－房地產項目健康與安全品質 1.1 Product Responsibility – Customer Services 1.1產品責任－客戶服務
	KPI B6.5 Description of consumer data protection and privacy policies, and how they are implemented and monitored KPI B6.5描述消費者數據保障及私隱政策，以及相關執行及監察方法	1.1 Product Responsibility – Customer Privacy 1.1產品責任－客戶私隱

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Aspects 層面	**General Disclosure and KPIs** 一般披露及關鍵績效指標	**Section/Explanation** 章節／解釋
B7: Anti-corruption B7: 反貪污	General Disclosure 一般披露	1.2 Anti-corruption 1.2反貪污
	KPI B7.1 Number of concluded legal cases regarding corruption practises brought against the issuer or its employees during the Reporting Period and the outcomes of the cases KPI B7.1於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果	1.2 Anti-corruption 1.2反貪污
	KPI B7.2 Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored KPI B7.2描述防範措施及舉報程序，以及相關執行及監察方法	1.2 Anti-corruption 1.2反貪污
	KPI B7.3 Description of anti-corruption training provided to directors and employees KPI B7.3描述向董事及員工提供的反貪污培訓	1.2 Anti-corruption 1.2反貪污
B8: Community Investment B8: 社區投資	General Disclosure 一般披露	1.4 Community Investment 1.4社區投資
	KPI B8.1 Focus areas of contribution KPI B8.1專注貢獻範疇	1.4 Community Investment 1.4社區投資
	KPI B8.2 Resources contributed to the focus area KPI B8.2在專注範疇所動用資源	1.4 Community Investment 1.4社區投資

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Paragraph 段落	**Description** 描述	**Section/Explanation** 章節／解釋
Part D: **D部分：**	**Climate-related Disclosures** **氣候相關披露**	
I. **I.**	**Governance** **管治**	
19.	a) Information about the governance body(s) or individual(s) responsible for oversight of climate-related risks and opportunities a)有關負責監督氣候相關風險和機遇的治理機構或個人的資訊	
	b) Information about the management's role in the governance processes, controls and procedures used to monitor, manage and oversee climate-related risks and opportunities b)管理層在用以監察、管理及監督氣候相關風險和機遇的管治流程、監控措施及程序中的角色的資訊	3.4 Climate-related Disclosures – Governance 3.4氣候相關披露 – 管治
II. **II.**	**Strategy** **策略**	
20.	Information about climate-related risks and opportunities that could reasonably be expected to affect the issuer's cash flows, its access to finance or cost of capital over the short, medium or long term 在合理預期下可能在短期、中期或長期影響其現金流量、融資渠道或資本成本的氣候相關風險和機遇的資訊	3.4 Climate-related Disclosures – Strategy 3.4氣候相關披露 – 策略
21.	Information about the current and anticipated effects of climate-related risks and opportunities on the issuer's business model and value chain 氣候相關風險和機遇對其業務模式和價值鏈的當前和預期影響的資訊	3.4 Climate-related Disclosures – Strategy 3.4氣候相關披露 – 策略

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Paragraph 段落	**Description** 描述	**Section/Explanation** 章節／解釋
22.	Information about the effects of climate-related risks and opportunities on its strategy and decision-making 讓人了解氣候相關風險和機遇對其策略和決策的影響的資訊	3.4 Climate-related Disclosures – Strategy 3.4氣候相關披露－策略
23.	Information about the progress of plans disclosed in previous reporting periods 先前各匯報期內所披露計劃的進度	As the Group has not formulated any climate-related transition plan, no relevant information is available for disclosure in the Report. 由於本集團尚未制定任何氣候相關轉型計劃，因此本報告並無相關資訊可供披露。
24.	a) Qualitative and quantitative information about how climate-related risks and opportunities have affected its financial position, financial performance and cash flows for the reporting period a)氣候相關風險和機遇如何影響發行人在匯報期的財務狀況、財務表現及現金流量的定性和量化資料	
	b) Qualitative and quantitative information about the climate-related risks and opportunities identified in paragraph 24(a) for which there is a significant risk of a material adjustment within the next annual reporting period to the carrying amounts of assets and liabilities reported in the related financial statements b)當存在將導致下一匯報年度相關財務報表中的資產和負債帳面價值發生重要調整的重大風險時，關於第24(a)段中識別的氣候相關風險和機遇的定性和量化資訊	3.4 Climate-related Disclosures – Strategy 3.4氣候相關披露－策略
25.	how the issuer expects its financial position, financial performance and cash flows to change over the short, medium and long term, given its strategy to manage climate-related risks and opportunities 經考慮其管理氣候相關風險和機遇的策略後，預期其財務狀況、財務業績及現金流量在短期、中期及長期內將如何變化	3.4 Climate-related Disclosures – Strategy 3.4氣候相關披露－策略

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Paragraph 段落	**Description** 描述	**Section/Explanation** 章節／解釋
26.	a) Information about the issuer's assessment of its climate resilience as at the reporting date, with the consideration of identified climate-related risks and opportunities a)在考慮已識別的氣候相關風險和機遇後，截至匯報日對其氣候韌性的評估的資訊	3.4 Climate-related Disclosures – Strategy 3.4氣候相關披露－策略
	b) Information about how and when the climate-related scenario analysis was carried out b)如何及何時進行氣候相關情景分析的資訊	
III. **III.**	**Risk Management** **風險管理**	
27.	a) The processes and related policies it uses to identify, assess, prioritise and monitor climate-related risks a)用於識別、評估氣候相關風險，以及釐定當中輕重緩急並保持監察的流程及相關政策	
	b) The processes the issuer uses to identify, assess, prioritise and monitor climate-related opportunities b)用於識別、評估氣候相關機遇，以及釐定當中輕重緩急並保持監察的流程	3.4 Climate-related Disclosures – Risk Management 3.4氣候相關披露－風險管理
	c) the extent to which, and how, the processes for identifying, assessing, prioritising and monitoring climate-related risks and opportunities are integrated into and inform the issuer's overall risk management process c)氣候相關風險和機遇的識別、評估、優次排列和監察流程，是如何融入發行人的整體風險管理流程，以及融入的程度如何的資訊	

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Paragraph 段落	**Description** 描述	**Section/Explanation** 章節／解釋
IV. **IV.**	**Metrics and Targets** **指標及目標**	
28.	Absolute gross greenhouse gas emissions generated during the reporting period, expressed as metric tons of CO_2 equivalent 匯報期內的溫室氣體絕對總排放量（以公噸二氧化碳當量表示）	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露 – 指標及目標
29.	Information about the methodology of accounting greenhouse gas emissions 用於計量溫室氣體排放的方法的資訊	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露 – 指標及目標
30.	The amount and percentage of assets or business activities vulnerable to climate-related transition risks. 容易受氣候相關轉型風險影響的資產或業務活動的金額及百分比	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露 – 指標及目標
31.	The amount and percentage of assets or business activities vulnerable to climate-related physical risks 容易受氣候相關物理風險影響的資產或業務活動的金額及百分比	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露 – 指標及目標
32.	The amount and percentage of assets or business activities aligned with climate-related opportunities 涉及氣候相關機遇的資產或業務活動的金額及百分比	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露 – 指標及目標
33.	The amount of capital expenditure, financing or investment deployed towards climate-related risks and opportunities 用於氣候相關風險和機遇的資本開支、融資或投資的金額	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露 – 指標及目標

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Paragraph 段落	**Description** 描述	**Section/Explanation** 章節／解釋
34.	Information about whether and how the issuer is applying a carbon price in decision-making and the price of each metric tonne of greenhouse gas emissions the issuer uses to assess the costs of its greenhouse gas emissions, or an appropriate negative statement 可有及如何在決策中應用碳定價，用於評估其溫室氣體排放成本的每公噸溫室氣體排放量定價的資訊；或適當的否定聲明	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露－指標及目標
35.	Information about whether and how climate-related considerations are factored into remuneration policy, or an appropriate negative statement 氣候相關考慮因素可有及如何納入薪酬政策的資訊；或提供適當的否定聲明	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露－指標及目標
36.	Information about industry-based metrics that are associated with one or more particular business models, activities or other common features that characterise participation in an industry 與一項或多項特定的業務模式和活動有關的行業指標，或與參與有關行業常見特徵有關的行業指標的資訊	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露－指標及目標
37.	a) Qualitative and quantitative climate-related targets the issuer has set to monitor progress towards achieving its strategic goals a)為監察實現其策略目標的進展而設定的與氣候相關的定性及量化目標 b) Any targets the issuer is required to meet by law or regulation, including any greenhouse gas emissions targets b)法律或法規要求發行人達到的任何目標，包括任何溫室氣體排放目標	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露－指標及目標

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38.	Information about its approach to setting and reviewing each target, and how it monitors progress against each target 其設定及審核每項目標的方法，以及其如何監察達標進度的資訊	3.4 Climate-related Disclosures – Governance 3.4氣候相關披露－管治
39.	Information about its performance against each climate-related target and an analysis of trends or changes in the issuer's performance 有關每項氣候相關目標的績效的資訊以及對發行人績效的趨勢或變化分析	As the Group reviewed and set up new climate-related targets during the reporting period, no trend analysis information is available for disclosure in the Report. 由於本集團於報告期間審閱並訂立新的氣候相關目標，因此本報告並無趨勢分析的資訊可供披露。
40.	For each greenhouse gas emissions target disclosed in accordance with paragraphs 37 to 39, information about the scope, gross greenhouse gas emissions target or a net greenhouse gas emissions target, approach, and the planned use of carbon credits 就按第37至39段披露的每一項溫室氣體排放目標，涵蓋範圍、總量目標還是淨額目標、得出方法及使用碳信用的計劃的資訊	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露－指標及目標
41.	Information about the applicability of cross-industry metrics and industry-based metrics in preparing disclosures 關於在氣候披露中跨行業指標及行業指標的適用性的資訊	3.4 Climate-related Disclosures – Metrics and Targets 3.4氣候相關披露－指標及目標

*** *The table is extracted from Appendix C2 of the ESG Code – Part D: Climate-related Disclosures for reference purpose only. For complete information, please refer to the original document issued by HKEX.*

*** *本表格摘錄自附錄C2《環境、社會及管治報告守則》－D部分：氣候相關披露，僅供參考。完整資訊請參閱香港交易及結算所有限公司發佈的原始文件。*

* *The English translation of names in Chinese which are marked with "*" is for identification purpose only.*

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