北京京城佳業物業股份有限公司

BEIJING CAPITAL JIAYE PROPERTY SERVICES CO., LIMITED

(A joint stock company incorporated in the People's Republic of China with limited liability)

Stock Code : 2210



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT 2025

A CAPITAL-LEADING AND NATIONALLY RENOWNED PROVIDER OF URBAN OPERATION AND BETTER LIFE SERVICES



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ABOUT THIS REPORT

This report is the fifth environmental, social and governance report ("ESG Report" or the "Report") issued by Beijing Capital Jiaye Property Services Co., Limited (hereinafter referred to as the "Company"), highlighting the ESG management philosophy, initiatives and achievements of the Company and its subsidiaries (collectively "Capital Jiaye", "Group" or "We") in 2025.

Basis of Preparation

This Report has been prepared to comply with the relevant standards for sustainable development information disclosure that are common in the industry while highlighting the unique characteristics of the enterprise based on the industry background. The relevant standards as key references in 2025 include the following:

(1) The Environmental, Social and Governance Reporting Code (the "ESG Reporting Code") in Appendix C2 of the Main Board Listing Rules ("Listing Rules") of the Rules Governing the Listing of Securities of the Stock Exchange of Hong Kong Limited (the "Stock Exchange");

(2) International Financial Reporting Standards (IFRS) Sustainability Disclosure Standards 1 – General Requirements for Disclosure of Sustainability-related Financial Information ("IFRS S1") and IFRS Sustainability Disclosure Standards 2 – Climate-related Disclosures ("IFRS S2");

(3) Corporate Sustainable Disclosure Standards – Basic Principles (Trial) and Corporate Sustainable Disclosure Standards – Climate (Trial) issued by the Ministry of Finance;

(4) The Reference Indicator System for ESG Reports of Listed Companies Controlled by Central Enterprises.

Reporting Principles

This Report has been prepared in accordance with the reporting principles in the ESG Reporting Code.

Principles	Response
Materiality	Capital Jiaye conducted an assessment of material issues in 2025 and invited stakeholders to participate in the assessment. The board of the Company (the "Board") approved and confirmed the results of annual materiality analysis and disclosed the impact and performance of the Group's material issues in this Report.
Balance	This Report objectively, impartially and truthfully reflects the Group's achievements and practices on environmental and social affairs in 2025, and truthfully discloses the problems we have encountered and improvement measures we have taken.
Consistency	Capital Jiaye follows a consistent approach to disclosure statistics, and in the future, we will endeavor to ensure that the ESG Report adopts consistent disclosure principles, and when there is a change in statistics or other relevant factors, we will explain the specific changes and the reasons for them in the Report.
Quantification	The Group has made quantitative disclosures of key performance indicators with historical data in the categories of Environment and Society in accordance with the requirements of "Key Performance Indicators" in the "ESG Reporting Code". The calculation methodologies for all metrics are specified in the "ESG Key Performance Data Table". For forward-looking information such as targets, quantitative disclosures are provided whenever practicable, with a commitment to progressively enhance statistical processes to achieve comprehensive disclosure in the future.

Reporting Scope

The reporting period of this Report is from January 1, 2025 to December 31, 2025 (the "Reporting Period" or the "Year"), with appropriate forward and backward extension for certain contents. Unless otherwise specified in individual materials, the policy documents, statements, data, etc. in this Report cover the actual business scope of Capital Jiaye.

Unless otherwise specified, the monetary amounts involved in this Report are measured in RMB. This Report focuses on disclosing ESG information. Part of the content shall be read together with the 2025 Annual Report of Beijing Capital Jiaye Property Services Co., Limited.

Source of Data

The data used in this Report mainly derives from public data, internal statistical reports, third-party surveys, administrative documents and reports and other related documents.

Approval of this Report

This Report was reviewed and approved for publication by the Board on April 24, 2026.

Access to this Report

This Report is available in both English and Chinese versions for readers' reference. The electronic version of this Report can be obtained on the website of the Stock Exchange (www.hkexnews.hk) and the website of the Company (https://jps.bucg.com). In case of any discrepancy between the two versions, the Chinese version shall prevail.

Feedback

If you have any questions or feedback about the Company's ESG work or this Report and its content, please contact us via email at jcjy@bcjps.com.

STATEMENT OF THE BOARD

Capital Jiaye attaches great importance to the sustainable development of the Company and pays close attention to other environmental and social factors, including climate change, resource consumption, ESG policies and strategies, community construction, grassroots governance, etc. The Company has a deep understanding of the importance of sustainable development in its daily operation and market management, as well as its valuable contribution to its long-term development. As a state-owned enterprise under Beijing Municipality, Capital Jiaye takes the lead in fulfilling its primary responsibility for the construction and development of the capital city, clarifies its own development positioning, and strives to bring positive influence to the industry.

In terms of supervising sustainable development work, Capital Jiaye has established an effective ESG work structure in accordance with the ESG guidelines of the Stock Exchange to continue to strengthen the supervision and participation of the Board in ESG matters. In terms of ESG governance structure, Capital Jiaye has the Board as the highest responsible and decision-making body for ESG matters. The Board is responsible for determining the ESG management strategies of the Company, including but not limited to: identifying assessed and recognized ESG-related risks and opportunities; confirming the results of internal and external materiality assessments; determining ESG management objectives, policies, and implementation pathways; and approving the Company's annual ESG report. The Board of Directors has established the Strategy, Investment and ESG Committee as the supervisory body, responsible for coordinating and overseeing ESG-related matters, organizing the preparation of ESG reports, and regularly reporting ESG work progress to the Board. Functional departments and subsidiaries, acting as the execution bodies, are responsible for implementing the work plans formulated by the Strategy, Investment and ESG Committee, reporting on the progress and data of ESG-related work, and fully carrying out ESG management tasks.

Focused on the external environment and Capital Jiaye's development strategy, we conducted stakeholder surveys during the Reporting Period. We identified nine ESG issues that are of both financial materiality and impact materiality, so as to clarify our key areas of focus. These include: employee rights, employee welfare and remuneration, employee recruitment and retention, employee occupational health and safety, employee training and development, customer safety and health, information security and privacy protection, smart property, and service quality. In our daily work, we focus on reviewing and improving performance on the above issues, and implement corresponding target management. In the future, we will continuously adjust our sustainable development management strategies and implementation methods based on stakeholder expectations and the Company's operational realities, so as to constantly enhancing our sustainable development performance.

This Report details the progress and effectiveness of Capital Jiaye's ESG work in 2025, and was reviewed and approved by the Board of Directors on April 24, 2026. The Board of Directors and all directors of Capital Jiaye warrant that there are no false records, misleading statements or material omissions in this Report, and jointly and severally accept responsibility for the truthfulness, accuracy and completeness of its contents.

ABOUT US

COMPANY PROFILE

The Company was co-founded by Beijing Urban Construction Group Co., Ltd. ("BUCG", together with its subsidiaries, "BUCG Group") and Beijing Tianjie Group Co., Ltd. ("Tianjie Group"), a state-owned enterprise in Dongcheng District, Beijing, on December 22, 2020, and was listed on the Main Board of the Stock Exchange on November 10, 2021 (stock code: 2210.HK) and is held as to 26.44%, 33.47%, 14.24%, 0.85% and 25% by BUCG and its affiliated company Beijing Urban Construction Investment & Development Co., Ltd. ("BUCID"), Beijing Uni.- Construction Group Co., Ltd. ("BUCC"), Tianjie Group and other holders of H shares, respectively.

The Group is engaged in three major business segments, namely, property management services, value-added services to non-property owners and community value-added services, and actively develops service formats in the science, education, culture, health, and sport sectors. As of December 31, 2025, the Group has developed businesses in 14 provinces, municipalities, and autonomous regions across the country, with a GFA of property under management of more than 49.04 million sq.m., and diversified business types, including administrative offices, campus logistics, cultural and sports venues, hospital properties, military camps, transportation hubs, high-end commercial and office buildings, and residential properties. In addition to basic businesses, its value-added business covers over 20 items including tenant solicitation and management, heating operation service, project operations and maintenance, site service, catering service, decoration service and community elderly service.

Capital Jiaye actively integrates itself into the national development strategies. By seeking in-depth regional business development and characteristic services, the Group is committed to a warmer service, a better quality of development, a higher level of governance, a greater sense of value for shareholders and a greater sense of gain for employees. The Group aims to build itself into "a capital-leading and nationally renowned provider of urban operation and quality-of-life services", contributing to the country's construction of a better life in the new era!

CERTIFICATIONS OBTAINED

Capital Jiaye and its managed enterprises, BUCEA Property (建大物業), BJUT Rongshi (工大融實), Chongcheng Property (崇誠物業) and North China University of Technology (NCUT) — have obtained triple certification for Occupational Health and Safety Management System, Quality Management System, and Environmental Management System. Capital Jiaye and the managed enterprise BJUT Rongshi have also obtained certifications for Information Security Management System and Energy Management System. The managed enterprise BUCEA Property, together with its Stadium Operations and Management Branch, BJUT Rongshi and North China University of Technology (NCUT), obtained the Level III Work Safety Standardization Enterprise certification.



Information security management system certification



Quality management system certification



Environmental management system certification



Energy management system certification



Occupational health and safety management system certification



The Asia Financial Center served by us has obtained LEED Platinum certification and domestic green building three-star certification

AWARDS

Beijing China Index Information Technology Academy



"2025 China Excellent State-owned Property Management Companies"



"2025 China Excellent Educational Property Management Companies"



"2025 TOP 100 Property Management Companies in China – Customer Satisfaction Leader"



"2025 Top 100 Property Management Companies in China"



"2025 China Leading Property Management Companies in terms of Social Responsibility"



"2025 China Leading Property Management Companies in terms of Service Quality"

Cric Property Management, and China Property Management Research Institution



"2025 Top 100 Property Service Companies in China"



"2025 Benchmark Residential Project for Service Excellence – Longyuewan (龍樾灣)"



"2025 Top 30 Branded Property Management Companies in North China"



"2025 Top 20 Hospital Property Service Companies in China"



"2025 Top 20 Campus Property Service Companies in China"



"2025 China Leading Property Management Companies in terms of Service Quality"



"2025 Benchmark Campus Project for Service Excellence – Peking University Health Science Center"



"2025 Leading Property Management Companies in China in terms of Low-Carbon Operations"



"2025 Excellent Projects of China Property Management – Office Building – BUCC Tower"



"2025 Leading Companies of China in Campus Property Service"



"2025 Top 500 of China Property Management Companies"



"2025 Leading Companies of China in Administrative Office Property Service"



"2025 Leading Companies of China in Hospital Property Service"



"2025 Quality Leading Companies of China in Property Service"



"2025 Top 100 State-owned Property Management Companies in China – Ranked 9th"

China Property Management Think Tank (中物智庫)



"2025 Top 100 High-quality Service Property Management Companies in China"



"2025 Leading Companies of China in Excellent Service of Residential Property"



Ranked 16th in the "2025 Top 20 Listed Companies of China Property Management Service"



Ranked 15th in the "2025 Top 100 Property Management Companies in China"



"2025 Top 30 Property Management Companies in North China"



"2025 Top 20 Companies in Campus Property Service"



Ranked 11th in the "2025 Top 100 State-owned Property Management Companies in China"



"2025 Top 100 Brand Influential Property Management Companies in China"



"2025 Beijing Top 10 Brand Public Property Management Companies"

OUR 2025

Economic Performance Highlights

Total assets
RMB2.556 billion

Newly signed contract value
RMB556 million

Revenue
RMB2.292 billion

Value-added service revenue
RMB701 million

Gross Floor Area under Management
49.04 million sq.m.

Full-entrusted projects newly developed for the full year
38

Third-party projects proportion of newly developed projects
97.4%

Administrative offices + high-end commercial and office buildings
82

Cultural and sports venues
6

Hospital properties
6

Campus logistics
24

Transportation hubs
14

Governance Performance Highlights

Number of concluded legal cases regarding corruption, bribery, extortion, fraud and money laundering
0

Anti-corruption training coverage rate
100.00%

Ratio of suppliers signing the Compliance and Integrity Transaction Commitment Letter
100.00%

Proportion of independent directors
33.33%

Proportion of female directors
11.11%

Number of investor engagement activities held
28

Number of participants in compliance management training
16,636 participations

Coordinated audits of various types conducted
23

Internal control system coverage rate
100.00%

Social Performance Highlights

Donation to the Tai Po Wang Fuk Court fire in Hong Kong
HKD3 million

Other charitable donation amount
RMB760,000

Employee training coverage rate
100%

Safety training sessions
1,637

Participants
Over 40,000

Number of suppliers
1,544

Community cultural events organized
892

Environmental Performance Highlights

Greenhouse gas emission intensity
2,919.78 tCO_2e/million sq.m.

Greenhouse gas emission intensity (excluding heating business)
1,427.37 tCO_2e/million sq.m.

Hazardous waste intensity
0.02 tonnes/million sq.m.

Non-hazardous waste intensity
2.57 tonnes/million sq.m.

Water consumption intensity
34,579.67 cubic metres/million sq.m.

Energy consumption intensity
9,812.25 MWh/million sq.m.

MATERIALITY ASSESSMENT OF ISSUES

Material Issue Assessment Process

Capital Jiaye attaches great importance to the accuracy, timeliness, and authenticity of its ESG Report. In 2025, the Company collected issues of concern to major internal and external stakeholders through questionnaires and interviews, conducted materiality analysis and ranking, assessed the impact of each issue on the Company's finances in the short, medium, and long term, as well as the actual and potential impact of the Company's performance on each issue on the economy, society, and environment. On this basis, through the review and calibration by internal and external experts, the double materiality analysis results were finalized.

Capital Jiaye ESG Report Material Issue Assessment Process

01 Understanding the Corporate Sustainable Development Context

- Interpreting external environmental factors such as national macro policies, industry development trends, and relevant hot topics.
- Combining the Company's business model and value chain structure to identify the main stakeholders affected.

02 Establishing an Issue List and Identifying Sustainability-related Impacts, Risks and Opportunities

- Conducting preliminary identification and screening of sustainability-related issues from five perspectives: national policies, corporate development, disclosure standards, capital markets, and peer benchmarking, identifying a total of 21 issues.
- Analyzing the actual and potential impacts, risks, and opportunities related to sustainable development issues.

03 Double Materiality Assessment of Issues

Impact Materiality Assessment:

- By systematically analyzing the Company's impact on the economy, society, and environment, providing key sustainability information for assessing the external impacts of its business activities.
- Confirming the impact materiality assessment factors based on the nature of the impact, such as the likelihood of the impact occurring and the degree of impact (scale, scope, and irremediability).
- Conducting stakeholder communication through questionnaire surveys, covering internal employees, shareholders and investors, customers and property owners, suppliers and other partners, media and public welfare organizations and NGOs, peers and industry associations, among others. Consolidating the opinions of diverse stakeholders and integrating internal and external expert opinions to formulate the impact materiality assessment results.

Financial Materiality Assessment:

- Analyzing sustainability-related risks and opportunities of the enterprise, identifying issues that may have negative or positive impacts on the enterprise's business model, strategy, objectives, and value creation ability in the short, medium, and long term.
- Confirming the financial materiality assessment factors, such as the likelihood of financial impact and the degree of impact in the short, medium, and long-term dimensions.
- Conducting communication with the Company's management and finance-related personnel through questionnaire surveys, and integrating internal and external expert opinions to formulate the financial materiality assessment results.

Integrating the assessment results of impact materiality and financial materiality:

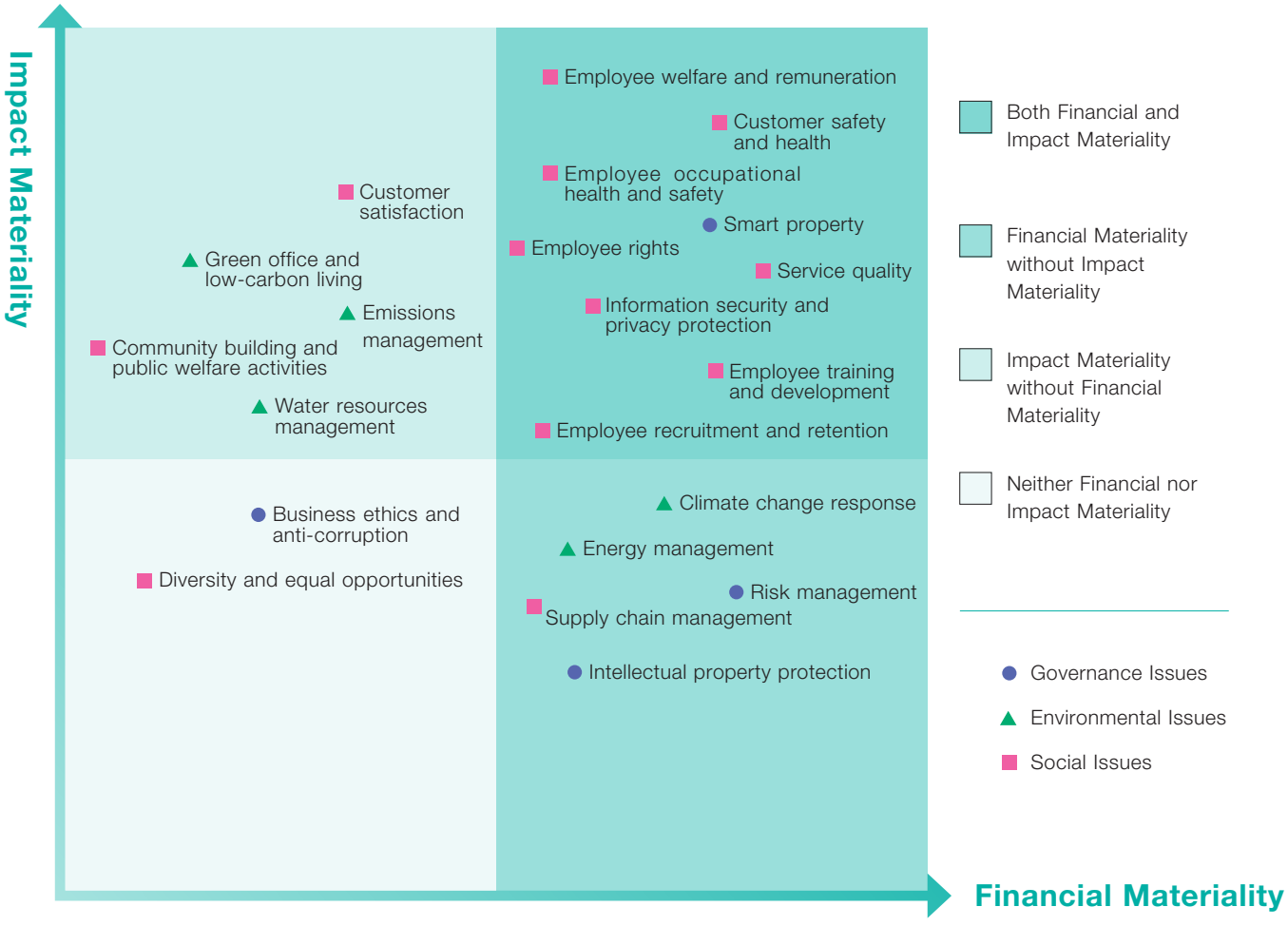
- Combining the impact materiality and financial materiality assessment results of the issues to form the issue materiality matrix.

04 Issue Reporting and Management

- Upon review and confirmation by the Board of Directors, issues of higher materiality for the year 2025 are disclosed and managed as key topics in this Report.

Material Issue Assessment Results

Capital Jiaye, through standards benchmarking, policy analysis, and peer comparison, adjusted and updated the issues based on previous years, identifying and screening a total of 21 issues, of which 9 issues have double materiality, 5 issues have only financial materiality, 5 issues have only impact materiality, and 2 issues have neither financial materiality nor impact materiality.



The Company's Board of Directors and the Strategy, Investment and ESG Committee reviewed and confirmed the issue materiality matrix for the current year. For issues with financial materiality, the Company analyzed and assessed their associated risks and opportunities, and provided focused disclosure thereof in the report.

Category	Key Risks/Opportunities	Impact Time Horizon	Expected Financial Impact
Energy management	Policy and legal risks	Medium to long-term	Compliance cost increase
	Market risks	Short/medium/long-term	Revenue decline
	Resource efficiency opportunities	Short to medium-term	Operating cost reduction
	Market opportunities	Medium to long-term	Revenue increase
Climate change response	Acute physical risks	Short-term	Direct and indirect operating cost increase
	Chronic physical risks	Long-term	Indirect operating cost increase, adjustment of business direction and service content
	Policy and legal risks	Medium to long-term	Direct and indirect operating cost increase
	Technology risks	Short/medium/long-term	Direct and indirect operating cost increase
	Market risks	Short/medium/long-term	Direct and indirect operating cost increase, adjustment of business direction and service content
	Reputational risks	Short/medium/long-term	Direct and indirect operating cost increase
	Technology opportunities	Short-term	Capital expenditure increase, but may achieve cost reduction and efficiency improvement
	Customer preference shift opportunities	Short/medium/long-term	Capital expenditure increase, but may gain greater market share
	Reputational opportunities	Short/medium/long-term	Capital expenditure increase, but may gain greater market share
Service quality	Market risks	Medium to long-term	Revenue decrease
	Reputational risks	Short to medium-term	Operating cost increase
	Reputational opportunities	Medium to long-term	Revenue increase
	Service opportunities	Medium to long-term	Revenue increase
Customer safety and health	Policy risks	Short to medium-term	Operating cost increase
	Liability risks	Medium to long-term	Operating cost increase
	Reputational opportunities	Medium to long-term	Revenue increase
	Service opportunities	Medium to long-term	Revenue increase
Information security and privacy protection	Information leakage risks	Short to medium-term	Operating cost increase, revenue decline
	Information technology opportunities	Medium to long-term	Capital expenditure increase, but may achieve cost reduction and efficiency improvement

Category	Key Risks/Opportunities	Impact Time Horizon	Expected Financial Impact
Employee welfare and remuneration	Employee welfare and remuneration risks	Medium to long-term	Operating cost increase, revenue decrease
	Employee welfare and remuneration opportunities	Medium to long-term	Operating cost reduction, revenue increase
Employee occupational health and safety	Employee occupational health and safety risks	Short/medium/long-term	Compliance cost increase, operating cost increase
	Employee occupational health and safety opportunities	Short/medium/long-term	Compliance cost reduction, operating cost reduction
Employee rights	Employee rights risks	Short/medium/long-term	Compliance cost increase, operating cost increase
	Employee rights opportunities	Short/medium/long-term	Compliance cost reduction, operating cost reduction
Employee recruitment and retention	Employee attrition risks	Short/medium/long-term	Operating cost increase, revenue decrease
	Employee recruitment and retention opportunities	Short/medium/long-term	Operating cost reduction, revenue increase
Employee training and development	Employee training and development risks	Medium to long-term	Operating cost increase, revenue decrease
	Employee training and development opportunities	Medium to long-term	Operating cost reduction, revenue increase
Supply chain management	Supply chain management model risks	Medium to long-term	Operating cost increase
	Supply chain safety risks	Medium to long-term	Operating cost increase
	Supplier service quality risks	Medium to long-term	Revenue decline
	Supplier work safety risks	Short to medium-term	Operating cost increase
	Legal compliance risks	Short-term	Operating cost increase
	Brand reputation risks	Short to medium-term	Revenue decline
Risk management	Brand reputation risks	Short to medium-term	Revenue decline
	Operational risks	Medium to long-term	Operating cost increase
Smart property	Service opportunities	Medium to long-term	Revenue increase
	Technology opportunities	Medium to long-term	Operating cost reduction, revenue increase
Intellectual property protection	Legal compliance risks	Short-term	Operating cost increase
	Intellectual property opportunities	Short-term	Revenue increase

SUSTAINABLE DEVELOPMENT RESPONSIBILITY PRACTICES

Capital Jiaye actively fulfills the goal of high-quality sustainable development. While pursuing economic development and growth, we have identified six major responsibility directions for our sustainable development, implemented action measures under each direction, responded to the United Nations Sustainable Development Goals (SDGs), and ensured the alignment of business value and social value.

Six Major Responsibility Practices

Economic responsibility:

- Capital Jiaye adheres to the intensive high-quality development, pursues the approach of "expanding scale, increasing efficiency, strengthening management, and building the brand", achieving steady growth in scale and benefits.
- We establish a robust major risk prevention and control system that integrates risk control, internal control, and compliance management, construct the "three lines of defense" framework, strengthen audit oversight, and ensure the Company's stable and sound operations.
- We embrace technological innovation to drive the dual strategy of "service digitization + management digitization." Leveraging technologies such as big data and the Internet of Things, we will advance the business-finance integration, quality control, customer service, and smart community development to lay a solid foundation for the evolution of smart property management.

Service responsibility:

- We complete comprehensive diagnostics across 45 projects in five major business sectors in collaboration with professional institutions, establishing an integrated service system encompassing standards, resource allocation, processes, and surveillance.
- We establish a closed-loop complaint handling and "immediate action upon complaint receipt" mechanism, achieving a 95% core resolution rate for high-frequency requests.
- We collect owners' opinions through multiple channels, launch thematic activities and establish a closed-loop service system of "requirement-response-follow-up-optimization".
- We develop the "Jia Xiang Hui" online service platform, upgrade the 400 customer service system, develop specialized management systems and establish efficient service standards, thus achieving full-process closed-loop management.
- We integrate the visitor management with access control system, apply smart patrol robots and security technologies, construct a security system combining "technical prevention + intelligent patrol", and enhance the security level of the campus.

Employee responsibility:

- Labor contract signing rate 100%, social insurance coverage rate 100%, no instances of child labor or forced labor.
- We provide rich and diverse employee training contents, with a 100% training rate for all employees, and the training investment amounts to RMB1.3755 million.
- We provide all employees with social insurance, housing provident fund, paid leave, and supplemental insurance. Average paid leave per employee is 9.21 days. Optimize supplemental medical insurance and universal health insurance plans.
- We conduct care activities during major holidays and summer time and organize walking events, charitable donations, cultural and sports activities to foster a vibrant and warm work atmosphere.

Supply chain responsibility:

- We establish an integrated procurement information management platform that consolidates core functions such as supplier management and process approval to drive the digitization, transparency, and intelligent transformation of procurement workflows.
- Training and empowerment: We regularly provide special training for employees involved in bidding, and we attach great importance to communication with suppliers, and organize and carry out training activities for suppliers based on the needs of business development.
- Supply chain sustainability: In selecting suppliers, we will take into account their environmental and social performance, and select suppliers with good environmental and social performance, if possible.

Environmental responsibility:

- Green office: We actively promote green office practices by issuing the "Proposal for Energy Saving and Emission Reduction", drive energy efficiency, paperless operations, green commuting and eco-friendly cafeterias, conduct energy conservation awareness campaigns, and strengthen employees' commitment to environmental protection.
- Waste Management: We participated in the group standard drafting of the "Code for Municipal Solid Waste Management". 35 projects were recognized as Demonstration Projects in Beijing for Waste Sorting. Our company obtained the 5A standardization certification and the 10-star certification for municipal solid waste sorting service capability.
- Commercial enterprise energy management: We strengthen energy management through energy-saving technological upgrades and boiler retrofits, and help customers save energy and reduce consumption.
- The Asia Financial Center, one of our service projects, has been awarded the LEED Platinum certification, the green building three-star certification and the title of "Centennial Building".

Social responsibility:

- Participating in grassroots governance: We establish community residents' deliberation halls and project manager reception days and improve collaborative property management mechanism, addressing effectively the challenges in community governance.
- Implementing rural revitalization: We donated two public welfare positions to Moyu County, Xinjiang, completing the target by over RMB700,000 in consumption-based public welfare assistance.
- Shouldering social responsibility: We have contributed HK$3 million for fire disaster relief and reconstruction efforts in Wang Fuk Court in Tai Po District, Hong Kong, made additional charitable donations of RMB760,000, and recorded a total of 252 hours of volunteer services.

ENVIRONMENT

ENVIRONMENT PROTECTION

Capital Jiaye attaches great importance to environmentally friendly construction. We systematically manage the environmental protection measures of each project, and organize internal units at all levels to share practical results and experience on environmental protection measures. We actively encourage employees to carry out green office, physically implement energy conservation and low carbon in the office, and pursue efficient recycling of resources.

Corresponding United Nations Sustainable Development Goals (SDGs)







1.1 RESPONSE TO CLIMATE CHANGE AND SEIZE THE LOW-CARBON TRANSFORMATION

Capital Jiaye actively supports the national "Double Carbon" strategy, and continuously refines its climate governance system. Based on the realities of the Company's operations and development, we proactively identify and assess climate-related risks and opportunities and develop corresponding strategies and goals. While mitigating climate risks, the Company seizes the opportunities in green development, enabling itself and its partners to transition towards a greener, low-carbon future.

1.1.1 Governance

Capital Jiaye has established an ESG governance framework, building a top-down, collaborative three-tier governance structure consisting of the decision-making level, management level and implementation level. It has standardized the climate change response management system, reduced the impact of operational activities on the climate system, and actively managed climate change-related risks and opportunities.

Capital Jiaye's Climate Change Governance Framework

Decision-making level	Oversees climate-related risks and opportunities, receives reports from the Board's Strategy, Investment and ESG Committee, and discusses sustainable development issues
Management level	Develops climate response strategies, evaluates climate-related risks and opportunities, and reviews climate-related goals and performance indicators
Implementation level	Responsible for implementing climate change mitigation measures and achieving energy-saving and carbon-reduction targets

The Company has progressively undertaken reviews of the current status, strategy formulation, management of impacts, risks and opportunities and trade-off assessments, as well as the identification and management of relevant goals and indicators, in respect of the risks and opportunities arising from climate change that the Company may face.

1.1.2 Strategies

Capital Jiaye has incorporated the "double carbon" goal into the overall development of the Group. In the process of providing high-quality services to different scenarios such as cities, communities, buildings, etc. and customers, we have continued to promote energy conservation and emission reduction, and have achieved stable and controllable carbon emissions, thus contributing to the realization of the national "double carbon" goal as scheduled.

In the short term, climate change has tested our service capabilities in dealing with extreme weather, so Capital Jiaye has continued to strengthen the emergency response capabilities of front-line employees in the face of extreme weather, and strives to effectively protect the lives and properties of owners under extreme weather; in the medium term, climate change may put pressure on our operating costs and remind us to strengthen our awareness of cost management and improve our sustainable development capabilities; in the long term, climate change may have a far-reaching impact on the service model, business ecology and customer needs of the property management industry to which we belong, which in turn puts forward new requirements for the innovative development of Capital Jiaye, and at the same time bring new opportunities for business growth.

The potential physical risks identified by Capital Jiaye are shown in the table below:

Climate change-related physical risks and response measures for Capital Jiaye

Category	Description of risks	Main financial impact	Timeframe and degree of impact	Response measures
Acute physical risks	• Extreme weather can damage the Company's emergency service facilities and fixed assets, causing varying degrees of damage to the basic operating costs and service quality of the projects served, and affecting the overall service quality • More water and electricity will be required for cooling, while the efficiency of cooling systems decreases • Demand for water and energy increases, which may increase pressure on water pipes, leading to pipe bending and water supply issues • Expenditures such as high-temperature subsidies, environmental improvement costs, and protective equipment procurement costs will increase	Increase in direct and indirect operating costs	Short-term/high	• Strengthen work safety training and formulate emergency plans to deal with extreme weather. For example, we have formulated the Emergency Rescue Plan for Production Safety Accidents, Flood Prevention Management Measures, and Flood Emergency Response Plan • Continuously promote the energy-saving optimization of existing facilities, effectively reduce costs while saving energy, and promote the use of clean energy • Regularly inspect, maintain, and update equipment such as electrical lines and water pipes in the properties under management, and formulate emergency plans for power supply interruptions and water pipe bursts, such as installing backup power systems to prevent sudden power outages
Chronic physical risks	• The future temperature and sea level rise caused by global climate warming will make the Company's service projects more difficult	Increase in indirect operating costs and adjustment of business operation direction and service content	Long-term/low	• When expanding its projects and planning its regional layout, the Company takes into account the actual impacts of rising temperature and sea level

The potential transition risks identified by Capital Jiaye are shown in the table below:

Climate change-related transition risks and response measures for Capital Jiaye				
Category	**Description of risks**	**Main financial impact**	**Time frame and degree of impact**	**Response measures**
Policies and laws	• New policies and regulations impose strict requirements on property enterprises regarding waste sorting and energy saving and emission reduction, increasing the risk of administrative fines • Stricter environmental regulations and green low-carbon management rules for buildings • Increasingly strict requirements for climate-related information disclosure • Introduction of carbon trading and carbon tax	Increase in direct and indirect operating costs	Medium and long term/high	• Strictly implement policies and regulatory requirements, and strengthen operational capacity in compliance risk management and energy conservation & emission reduction • Continuously monitor the introduction and updates of relevant policies and regulations, timely study implementation requirements, and formulate response measures
Technology	• Transition or innovation of the technology system towards green, low-carbon, and high-efficiency directions	Increase in direct and indirect operating costs	Short, medium, and long term/ medium	• Strengthen technological empowerment and continuously enhance the Group's digitalization, intelligence, and greening levels
Market	• Customers pay more attention to environmental issues • Price changes in energy, water resources, or waste management	Increase in direct and indirect operating costs and adjustment of business operation direction and service content	Short, medium, and long term/ high	• Establish benign, smooth, and regular communication with owners, promptly understand their needs and preferences, and satisfy their demand for environmentally friendly products • Continuously promote energy-saving optimization of existing facilities and waste management measures
Reputation	• Failing to shift to a low-carbon operation model in a timely manner may create a negative impression to a company due to consumers' preference for green and stable services, affecting brand reputation and market share	Increase in direct and indirect operating costs	Short and medium term/ high	• Continuously convey the environmental concepts of green operation and green living to the public, and widely disseminate them through media channels to enhance consumer confidence

Capital Jiaye's assessment of the impact of identified climate opportunities and responses:

Climate change-related opportunities and response measures for Capital Jiaye				
Category	**Description of opportunities**	**Main financial impact**	**Time frame and degree of impact**	**Response measures**
Technology	• The application of smart technology provides innovative solutions for a company's green operation, cost reduction and efficiency improvement	Increased capital expenditures with potential cost reduction and efficiency improvement	Short term/high	• Evaluate the financial impact of energy consumption costs every year, promote the smart operation of projects, and communicate with businesses to replace and eliminate high-energy – consuming equipment in a timely manner
Shift in customer preferences	• Greater market demand for enterprises providing smart green property management services	Increased capital expenditures, but potentially larger market share	Short, medium, and long term/ high	• Provide comprehensive smart green property management services to attract tenants and owners, and achieve revenue increase
Reputation	• Maintain open and transparent disclosure, promptly monitor and meet compliance requirements, actively listen to public feedback, and make corresponding improvements	Increased capital expenditures, but potentially larger market share	Short, medium, and long term/ high	• Foster a responsible corporate image and enhance public trust

1.1.3 Risk Management

The Company closely monitors the potential impacts of climate change and extreme weather events on its operations and stakeholders, attaches great importance to multi-stakeholder climate actions, and actively explores and practices initiatives in energy conservation and carbon reduction, risk prevention, and information disclosure. It strives to set an example for property service enterprises in the capital in addressing climate change, and there are currently no material climate-related risks.

Carry out Risk Assessment: There are two main types of risks associated with climate change: ① physical risks caused by extreme weather or rising temperature, ② transition risks brought about by changes of policies, technology, market and reputation in response to climate change. We proactively identify, analyse and address the risks and opportunities posed by climate change, and effectively and comprehensively integrate climate-related risk management into all aspects of the Company's risk management systems.

Capital Jiaye's Identification and Assessment Process for Climate-related Risks

Identification

The headquarters of the Company collects, evaluates and categorizes information related to climate change, including laws, regulations, policies and systems, extreme weather, etc. every year, and reports it to the leaders of relevant department for discussion.

Assessment

By benchmarking against international standards, corporate practices, stakeholder communication, etc., the Company has determined the significance of risks and opportunities for 17 sustainable development goals of the United Nations, including climate change issues. The level and significance of risks and opportunities arising from climate change depend on the frequency, significance and time urgency of risks and other relevant factors affecting financial performance. The Company reviews its energy conservation and emission reduction performance every year and assesses climate-related risks based on the performance, taking into account the risks under short, medium and long-term time frames.

Material impact assessment

Since the listing of the Company, we have continued to intensify our review of energy conservation and emission reduction performance and assess climate-related risks based on the performance. Most of the greenhouse gases of Capital Jiaye are generated from purchased electricity, so our response to climate change mainly starts from the efficient use of energy, mainly electricity, and evaluates energy consumption costs from a financial perspective. When an impact exceeds a specific threshold related to cost, it is defined as a material impact.

Formulate Response Strategies: Based on the identification and assessment of risks and opportunities related to climate change, Capital Jiaye has further analyzed the potential impact of each risk on the Company's financial and operational development, fully considered relevant impact factors in the Company's development strategy, and, taking into account the intensity and persistence of risks cycle, has formulated short-term (0-1 year), medium-term (1-3 years) and long-term (3-5 years) response strategies (such definitions shall also apply to the climate-related risks and opportunities identified above) to effectively manage climate-related physical and transition risks and seize related opportunities.

Response measures to climate change-related risks of Capital Jiaye

Strategy	Cycle	Expected results
Incorporate the indicators of energy conservation, emission reduction and low – carbon operation into the performance appraisal scope of the Company's key leaders.	Short term	Accurately identify climate – related risks and opportunities. Strengthen the awareness of energy conservation, emission reduction and low – carbon operation.
Energy conservation and environmental protection are comprehensively and systematically integrated into the Company's business assessment and evaluation system, and directly linked to the remuneration and promotion of relevant responsible persons.	Medium term	Enterprise development resonates with low-carbon environmental protection. Energy consumption per unit of revenue continues to decrease.
Target the national "double carbon" strategic goal to carry out business innovation practices and technology upgrading in a timely manner.	Long term	Create a "zero-carbon community". Implement sustainable development.

Capital Jiaye organically integrates the identification, assessment and management processes of climate-related risks with the overall risk management system of the organization. In 2025, we continued to incorporate the indicators of energy conservation, emission reduction and low-carbon operation into the performance appraisal scope of the Company's key leaders to organically integrate climate-related risks with corporate governance risks; we are gradually integrating energy conservation and environmental protection into the Company's business assessment and evaluation system in a comprehensive and systematical manner and directly linked them to the remuneration and promotion of relevant responsible persons; our long-term strategy is to target the national "double carbon" strategic goal to upgrade the projects we serve into a "zero-carbon community" through technology upgrading. In the future, we will work with customers, suppliers and the general public to achieve the sustainable development of the whole society.

1.1.4 Metrics and Targets

Capital Jiaye attaches great importance to the data statistics of quantitative carbon emissions and energy consumption indicators, but due to the actual development of the industry and the specific conditions of service projects, we still face certain difficulties and challenges in the collection of climate-related quantitative indicators. However, with the joint efforts of our customers and suppliers, Capital Jiaye has achieved consistency in data collection, calculation and analysis, which allows for meaningful comparisons of our corporate data indicators. After reviewing our carbon emissions and energy consumption performance in the past few years, the Group has attempted to plan and set targets for future emission reductions, and breaks down relevant targets to each management level and project to regularly assess the completion status.

In 2025, Capital Jiaye's total greenhouse gas emissions decreased compared to the previous year, and the greenhouse gas emission intensity reached a record low.

Greenhouse gas emissions of Capital Jiaye (2022-2025):

Indicator	Unit	2025	2024	2023	2022
Total greenhouse gas emissions	tCO_2e	143,186.21	143,348.48	146,694.96	152,579.27
Greenhouse gas emission intensity[1]	tCO_2e/million sq.m.	2,919.78	3,125.10	3,547.64	4,137.18
Of which: Greenhouse gas emission intensity excluding heating business	tCO_2e/million sq.m.	1,427.37	/	/	/
Direct carbon dioxide emissions (Scope 1)[2]	tCO_2e	69,371.89	69,715.68	74,581.30	75,395.90
Indirect carbon dioxide emissions (Scope 2)	tCO_2e	73,814.32	73,632.80	72,113.66	77,183.37

When measuring and managing climate-related risks and opportunities, the Group mainly uses total greenhouse gas emissions and intensity indicators and energy consumption intensity target.

Indicator	Target
Greenhouse gas emissions	The total greenhouse gas emissions of Scope 1 and Scope 2 will be generally controllable. No target has been set for Scope 3 yet.
Greenhouse gas emission intensity	The greenhouse gas emission intensity of projects under management will be reduced year by year on the basis of that in 2024.
Energy consumption intensity	The public energy consumption intensity of projects under management will be reduced year by year on the basis of that in 2024.

1 The greenhouse gas emission intensity in 2025 was calculated by using 49.04 million square meters, the total area under management of Capital Jiaye at the end of 2025, as the denominator.

2 The direct carbon dioxide emissions from gasoline, diesel, natural gas, and other sources are calculated in accordance with the "Methodology for Accounting and Reporting Greenhouse Gas Emissions for Public Building Operating Units (Enterprises) (Trial Version)" published by the General Office of the National Development and Reform Commission.

In order to achieve the above targets, the Company intends to take the following measures, including but not limited to use of energy saving equipment, and upgrading of high-energy-consuming old equipment, aiming to reduce energy consumption and cost savings while ensuring the normal operation of equipment. At the same time, the Company promotes the intelligent and energy-saving upgrading of the heating supply system. The projects with conditions attempt to add the time-division and zoning control system, and promote the household-based metering of heating and terminal intelligent control, gradually achieving on-demand heating supply and targeted heating supply. The Company also continues to improve energy efficiency, optimize operational control measures, and enhance energy effectiveness. The Company makes efforts in strengthening the maintenance of the system, and enhancing the inspection and monitoring over the operation process of the system, to identify energy-saving opportunities in a timely manner. The Company makes research on the improvement of operation methods and processes in key energy-consuming links, processes and equipment with high energy consumption and low efficiency.

By improving the deployment and management of energy metering instruments, the Company strengthens the supervision over energy metering equipment, and improves the accuracy and reliability of energy-saving data. The Company identifies opportunities for energy-savings through statistical analysis of energy use data, energy-saving analysis of energy consuming equipment and distribution and transmission facilities, and analysis of energy balance.

The Company carries out greening renovation, increases the area of green space, grows plants that adapt to local climatic conditions, improves green coverage, and reduces indoor and outdoor temperature differences, so as to reduce the load of air conditioning, and use rainwater collection systems to collect and filter rainwater and water green plants, and reduce the consumption of tap water.

For a long time, the Group has been actively practicing the concept of green and sustainable development, and has incorporated it into the Company's strategy for a deep integration with the Group's operation and development. At present, major climate-related issues are gradually included in the performance appraisal policies. At the level of the Board, in 2025, the Group incorporated the energy conservation and ecological environment protection into the operating performance appraisal system of the person in charge; at the execution level, the Group's subordinate units and project departments at all levels have incorporated energy conservation, emission reduction, ecological protection and other tasks into their work assessment plan, and has carried out thematic training for relevant staff to strengthen the awareness of energy conservation and environmental protection and enhance their willingness to work in a green manner.

1.2 CONDUCT ENVIRONMENTAL COMPLIANCE MANAGEMENT, AND PROTECT GREEN WATERS AND LUSH MOUNTAINS

1.2.1 Energy Use

Capital Jiaye strictly complies with the Environmental Protection Law of the People's Republic of China, the Energy Conservation Law of the People's Republic of China and other laws and regulations. The Company obtained the energy management system certification, and fully implemented refined energy management model featuring "demand – based coordination, zone-based management and site-based assessment" for its two core businesses of property management and heating operation services. By deeply integrating energy-saving and carbon-reduction principles into day-to-day management, proactively adopting new-energy equipment and optimising heating systems, the Company is developing a green, low-carbon energy management model.

In property management, in 2025, Chengcheng Property revised the Interim Measures for Energy Management of Beijing Chengcheng Property Management Co., Ltd. and issued the Corporate Initiative on Energy Conservation and Emissions Reduction. During Energy Conservation Publicity Week, the Company carried out energy-saving awareness and education activities to enhance employees' awareness of energy conservation and environmental protection.

In heating services, the Company implemented both technical and management measures to achieve energy conservation and consumption reduction. Specifically, it installed a flue-gas waste-heat recovery device on the boiler exhaust flue, using the high-temperature flue gas discharged from the boiler to heat the water in the device's circulating water system, which was then reused in the heating system. This significantly improved boiler thermal efficiency and helped reduce particulate matter and other pollutants in the exhaust, delivering both economic benefits and environmental value.

In energy-efficiency retrofits, the Company attached great importance to energy conservation and consumption reduction of equipment. For equipment under management by its subsidiaries, branches and project departments, the Company strengthened energy-use analysis and control, continuously optimized equipment, and made every effort to lower energy consumption. For lighting equipment, the Company urged each unit to adjust lighting on/off schedules in a timely manner by using automatic or manual controls as appropriate for different application scenarios, while monitoring on-site illuminance and correlated color temperature. This saved energy while ensuring a comfortable environment for owners and residents.

Case **Flue-gas waste-heat recovery retrofit enhances carbon reduction and efficiency in heating operations**

Chengcheng Property introduced an "Integrated Intelligent Flue-Gas Waste-Heat Recovery System" to mitigate flue-gas waste-heat loss at the Beiyuan Heating Plant. Its adoption of gas-liquid plate-and-shell heat exchange technology reduced the average flue-gas temperature from 75°C to 44°C, thus recovering 8% of flue-gas heat, and its deployment of the "temperature constant" control system and the "Yurebao" intelligent platform enabled refined operation management. Following the retrofit, the natural gas saving rate during the heating season reached 3.63%, with an estimated annual gas cost saving of RMB1.38 million and a carbon emission reduction of 295 tons, achieving dual benefits of energy conservation and cost reduction, together with carbon reduction and operation efficiency improvement.



The Company carried out a systematic review of its space-related business and conducted a comprehensive assessment on 105 active residential projects, covering total contract value, annualized revenue, and revenue per square meter, by clarifying the revenue scale and efficiency per square meter of each project, providing data support for refined business management and for energy saving and consumption reduction in commercial buildings.

In terms of energy consumption, the Group has set the following targets: The public energy consumption intensity of projects under management will be reduced year by year based on the 2023 baseline. As of 2025, Capital Jiaye achieved consecutive annual reductions for four years in energy consumption intensity.

Indicator	Unit	2025	2024	2023	2022
Total energy consumption[3]	MWh	481,192.83	485,591.25	500,425.18	447,705.57
Energy consumption intensity[4]	MWh/million sq.m.	9,812.25	10,586.25	12,102.18	12,139.52
Of which: Energy consumption intensity excluding heating business	MWh/million sq.m.	2,610.57	/	/	/
Gasoline consumption	Litre	11,412	10,157	16,990	13,751
Diesel consumption	Litre	2,312	1,338	1,575	1,980
Natural gas consumption	m^3	32,068,910	32,230,427	34,473,407	34,866,051
Purchased electricity	MWh	130,457	128,110	125,086	135,338
Purchased heat[5]	Million kJ	12,350	5,197	7,055	/

3 The total energy consumption is converted with reference to the Chinese standard GB/T 2589-2020 General Rules for Calculation of the Comprehensive Energy Consumption.

4 The energy consumption intensity in 2025 is calculated using Capital Jiaye's total managed area of 49.04 million square meters as of the end of 2025 as the denominator.

5 In 2025, the volume of purchased heat consumption increased year-on-year, primarily attributable to the addition of a new project by the property company that requires purchased heat for heating purposes, which resulted in the growth of the total consumption volume.

1.2.2 Waste Management

Capital Jiaye strictly complies with the Prevention and Control of Environmental Pollution by Solid Waste Law of the People's Republic of China to ensure compliant disposal of waste.

For property waste, the Company actively cooperates with local governments in implementing garbage classification in the residential, commercial and urban spaces it serves, while trying to negotiate and cooperate with recycling companies to launch appointment-based door-to-door "pickup" services for some residential communities in the capital city, so as to enable owners to enjoy meticulous and thoughtful services, promote the circulation and disposal of idle and discarded items, and continuously improve the garbage classification and waste management level in the residential communities. Meanwhile, the Group advocates for the reuse of office furniture, achieving a reduction in the production of bulky waste.

For food waste, the Company standardized related handling process. Organic fertilizer raw materials generated from the standardized treatment of food waste are collected and transported by dedicated personnel for use as feedstock in the agricultural sector or use for landscaping and greening, thereby promoting resource recycling and reuse.

In 2025, the Company participated in the compilation of the group standard of Management Specification for Domestic Waste led by the Beijing Property Management Industry Association, and put forward practical recommendations such as "visualized sorting guidelines, enclosed and sealed collection and transportation, and regular performance evaluation". 35 projects were recognized as Demonstration Projects in Beijing for Waste Sorting. At the same time, Chengcheng Property obtained the **5A-level standardized grade evaluation certification and the 10-star domestic waste classification service capability certification**, demonstrating the Company's professional expertise in environmental protection. The waste sorting work at the Jiaye Qinglong Yue (佳業慶隆悦) Residential Project was highly recognized by the Yanqing Town Government, and was selected as a waste sorting demonstration project to promote across the region. The project also received an award of RMB2,000.

Case **Chengjian Plaza Project of Property Company launched a "Waste Sorting Starts with Me" awareness campaign**

On April 25, 2025, the Chengjian Plaza project of Capital Jiaye Property Company held a customer engagement event themed "Waste Sorting Starts with Me." In response to China's call for advancing ecological civilisation, the Company also put its social responsibility into practice through concrete actions by promoting a low-carbon office environment and encouraging a new culture of waste sorting, thus working together to build a green and civilized office building.





Case **Beiyu Property partnered with the community to advance new practices in waste sorting**

On April 22, 2025, the launch ceremony for "Towards a Zero-Waste Future, Building a Five-'Suitable' Datun Home Together" and the Zero-Waste Space initiative was held in the small garden of the Wolong Community. After the Zero-Waste Space is put into use, the waste sorting rate of the Wolong Community could be further increased by 15% to 20%. Guided by the new development philosophy of innovation, coordination, green development, openness and sharing, the Wolong Community joined hands with the community government and invited owners to participate, actively promoted waste sorting through a series of effective measures, such as a points-based waste sorting scheme, upcycling and reuse initiatives, and waste sorting awareness and practice activities.



Launch Ceremony of the "Towards a Zero-Waste Future, Building a Five-'Suitable' Datun Home Together" and the Zero-Waste Space Initiative



Huizhongli (慧忠里) No. 3 Community Zero-Waste Space for Domestic Waste Sorting and Reduction



Waste Sorting Awareness Campaign



Waste Sorting Points Redemption

Case **Awarded the title of "Beijing Municipal Domestic Waste Sorting Expert"**

Project Manager of Phase B of Beiyu Property Chenguang Jiayuan, Wang Guowu, served as an outstanding role model in Beiyu Property's waste sorting initiatives, and was awarded the honorary title of "Beijing Municipal Domestic Waste Sorting Expert" in recognition of his exceptional enthusiasm, innovative approaches, and strong results in waste sorting.



Waste discharges of Capital Jiaye (2022-2025):

Indicator	Unit	2025	2024	2023	2022
Non-hazardous waste	tons	126.20	234.08	373.45	422.30
Non-hazardous waste intensity[6]	tons/million square meters	2.57	5.10	9.03	11.45
Hazardous waste	tons	1.20	3.27	2.29	3.76
Hazardous waste intensity[7]	tons/million square meters	0.02	0.07	0.06	0.10

In 2025, Capital Jiaye achieved remarkable results in non-hazardous waste management. Both the total volume and intensity of non-hazardous waste generated throughout the year decreased compared to the previous year. It's the future goal of Capital Jiaye to further reduce the waste emissions during the Company's business development and improve the waste recycling efficiency. We will gradually achieve the goal of reducing the overall waste emissions of the Company in a way of pilot projects followed by regional rollout.

6 The main reason for the decrease in the non-hazardous waste intensity of the Group in this year compared to the previous year is that none of the business units of Capital Jiaye conducted large-scale renovation of office premises in 2025, which led to a reduction of approximately 55 tonnes of renovation waste compared with 2024. Additionally, all units actively implemented waste sorting practices and the Clean Plate Campaign, resulting in a reduction of other categories of non-hazardous waste to varying degrees. For 2025, the non-hazardous waste intensity is calculated using Capital Jiaye's total managed area of 49.04 million square meters at the end of 2025 as the denominator.

7 The hazardous waste intensity in 2025 is calculated using Capital Jiaye's total managed area of 49.04 million square meters as of the end of 2025 as the denominator.

1.2.3 Water Resource Management

Capital Jiaye strictly complies with the Prevention and Control of Water Pollution Law of the People's Republic of China. The Group mainly uses municipal water supply and has no issues in obtaining suitable water resources. Capital Jiaye attaches great importance to the daily inspection and monitoring of water equipment in the projects it serves, and carries out renovation for water-saving equipment such as water pumps in an orderly manner to minimize leakage and seepage due to aging and damage of equipment, and actively adopts highly efficient water equipment. For example, we actively promote the use of water-saving appliances and rationally process relevant waste water generated during operations to pursue efficient use of water resources. As of 2025, the total water consumption and water intensity of Capital Jiaye have achieved consecutive annual reductions for four years. The Group has set targets related to total water consumption, including strict control of losses in the water resource network and achieving a 10% reduction in water consumption intensity in 2025 on the basis of that in 2023.

Total water resource utilization of Capital Jiaye (2022-2025):

Indicator	Unit	2025	2024	2023	2022
Total water consumption	m^3	1,695,787	2,082,703	2,401,888	2,494,030.3
Water consumption intensity[8]	m^3/million square meters	34,579.67	45,404.47	58,086.77	67,625.55
Of which: Water consumption intensity excluding heating business	m^3/million square meters	33,911.79	/	/	/

1.3 GREEN AND LOW-CARBON OPERATIONS FOR A BETTER LIFE

1.3.1 Green and Low-Carbon Operations

Capital Jiaye continues to improve the energy, resource and carbon emission management indicator system. We assess the actions taken by each department to strengthen the development of energy, resource, and carbon emission management systems, improve the management system, clarify management responsibilities, and promote the green and low-carbon transformation of the Company centering on the resource development strategy of giving priority to conservation.

Zero-carbon community: Capital Jiaye has accelerated its transformation to green and low-carbon operations through business practices. We have proposed the concept of "future zero-carbon community". "Zero-carbon community" refers to a community that applies zero-carbon building renovation technologies and ultra-low energy-consuming building materials to achieve zero energy consumption and zero emissions. As an operation service provider, Capital Jiaye is committed to providing greener, more environmentally friendly and smarter comprehensive services to the communities under its operation. We plan to continue to rely on the advantages of collaborative development of the whole industry chain of Beijing Urban Construction Group to continuously innovate in green property service models, improve the level of green property operation with the power of science and technology, and make unremitting efforts to realize the grand blueprint of "zero-carbon community" and implement the national strategic goal of "double carbon".

By means of scientific management, technological transformation and other methods, Capital Jiaye endeavours to lower energy consumption in property operation and reduce carbon emissions caused by property operation to ensure that energy systems and equipment are in the optimal energy-saving state. In 2025, the Company organized industry benchmarking exchanges to learn advanced experiences such as heating management and control from BEH and intelligent conference affairs from the National Convention Center Phase II. Such experience was translated and implemented into initiatives including lobby service upgrade and intelligent energy consumption monitoring. The Campus Business Division increased investment in science and technology, promoted intelligent equipment in student apartments, equipment rooms and other scenarios, realizing functions including energy consumption monitoring and fault early warning and improving the intelligent level of services.

8 The water consumption intensity in 2025 is calculated using Capital Jiaye's total managed area of 49.04 million square meters as of the end of 2025 as the denominator.

Case **Energy conservation publicity week campaign held at Beijing Institute of Fashion Technology project**

To thoroughly implement the concept of green development and foster a sound vibe of energy conservation and carbon reduction among teachers and students on campus, Beijing Institute of Fashion Technology, a project of Capital Jiaye Property Company, organized an energy conservation publicity campaign themed "Energy Conservation & Efficiency Improvement, Innovation and Leadership" at the Yinghuayuan Campus ahead of the 35th National Energy Conservation Publicity Week.





Case **Jiaye Qinglong Nansancun (慶隆南三村) project promotes energy conservation and emission reduction**

All departments of the Jiaye Qinglong Nansancun Project have strictly implemented the principle of "conservation first", achieving significant improvements in electricity and material utilization efficiency. Compared with the previous year, electricity consumption was reduced by 30% through the renovation of the lighting system, and the material waste rate was decreased by 25% through material recycling and process improvements, continuously advancing the implementation of energy conservation and emission reduction targets.

1.3.2 Commercial Enterprise Energy Management

As "a capital-leading and nationally renowned provider of urban operation and better life service" serving Beijing's "four centers", Capital Jiaye has undertaken a large number of high-quality headquarters office service projects. We actively promote energy conservation and emission reduction in projects under management through various management methods, proactively identify opportunities for energy conservation and consumption reduction in office spaces, and strive to strengthen energy management of commercial enterprises from aspects such as digital empowerment, equipment transformation and optimized management to help customers save energy and reduce consumption. In addition, by virtue of our exploration of Beijing Urban Construction Group's industrial chain and professional service capabilities, we have gained operational experience in some high-quality green buildings in the capital city, and helped benchmark projects make full use of the advanced functions of low carbon, energy saving, environmental protection and health of their buildings and facilities and equipment during the period of design, installation, operation and use.



LEED (Leadership in Energy and Environmental Design) and other green building certification processes impose strict requirements for the design, construction and operation of the building projects, and to be able to serve LEED certified green buildings puts forward high requirements for the green operation capabilities of property companies which focus on energy management. The Asia Financial Center served by Capital Jiaye has obtained LEED Platinum certification and domestic green building three-star certification, and the project has been awarded the title of "Centennial Building" designed in accordance with the standards for "monumental and particularly important buildings".



Case **Assisting managed projects in meeting two-star green building requirements**

To support Donghu International Center in applying for green building operation certification, the project team of Capital Jiaye Property Company assisted in providing statistical analysis of operational data and relevant materials, and coordinated on-site testing and inspection. Following on-site evaluation by experts, Donghu International Center successfully passed the review and met two-star green building requirements.


NO.01-2-P-2026-1

二星级绿色建筑标识证书

CERTIFICATE OF GREEN BUILDING LABEL

1.3.3 Green Office

Capital Jiaye actively encourages employees to carry out green office, physically implements energy conservation and low carbon in the office, and pursues efficient recycling of resources. We firmly implement green responsibilities through refined measures and intelligent means, and have formulated the internal "Proposal for Energy Saving and Emission Reduction". We focus on improving the level of "low-carbon services", strengthen employees' awareness of energy conservation and environmental protection, and guide employees to provide opinions and suggestions on energy conservation, emission reduction and low-carbon services, for example, for areas where lighting is not frequently used, such as basements and equipment rooms, and areas where lighting facilities are frequently used, such as elevators and garages, they should be treated separately. Taking into account the factors such as the high energy consumption of ordinary lighting lamps and the large single investment of LED lamps with good energy saving and lighting effects, we reasonably select lighting fixtures according to the requirements for lighting facilities in different areas, and reward employees who have made great contributions to energy conservation through rational suggestions.

Responsible action I: Energy saving in offices

From time to time, the administrative department of Capital Jiaye would check if all computers, projectors, all-in-one printers, water dispensers, and other office facilities were turned off or in a standby mode in the offices. In daily management, the Company attaches great importance to the monitoring of energy consumption. Under the premise of ensuring the safety of equipment operation, the Company carries out timely control of the operation and use of equipment and facilities such as public lighting and central air-conditioning through the intelligent building automatic control system, so as to effectively save energy. Through the energy-saving retrofit of the heat exchange station, it predicts and automatically adjusts the demand flow in advance according to the historical data combined with the changes of the environment and weather as well as the changes of the load in the building, so as to achieve the fully automatic intelligent operation while effectively ensuring the comfort of the office area, saving energy and reducing energy consumption in the office through subtle actions.

Responsible action II: Less paper

Employees were urged to practice paperless office, not to print if unnecessary. The Company also reasonably standardized the processes of using printers, commended double-sided printing, and encouraged employees to properly recycle paper. Having established its own electronic labor contract platform through "i BUCG" ("i 城建"), the Company phased in the electronic means for signing, renewing, amending, cancelling, and terminating labor contracts, and thus launching functions such as signing labor contracts by mobile terminal and forming a management mode characterized by "online signing, blockchain-based management, and big data application". In this way, the Company was able to reduce the cost of operations and employee management and make paperless labor contract management a reality. We advanced the integration of business and finance, enabling online invoice issuance capabilities to achieve paperless invoicing. By introducing the information management system, we have reduced the consumption of paper and other physical resources, and also lowered energy consumption and carbon emissions.

Responsible action III: Green travel

We had the "Measures for the Administration of Business Vehicles" in place. Employees were encouraged to use public transportation as far as possible when travelling and share a ride if their destinations were along the same route; we implemented the approval system for use of business vehicles as well. Affiliated units and employees are encouraged to purchase vehicles that meet new energy standards and some offline meetings are switched to teleconference or video conference.

Responsible action IV: Energy saving promotion

Capital Jiaye continuously promotes the concepts of energy saving, emission reduction, and green office to employees, comprehensively advances energy conservation and environmental protection work, and meticulously implements the "Proposal for Energy Saving and Emission Reduction." During the National Energy Saving Promotion Week, we conducted energy-saving promotional reports corresponding to the promotional theme.

Responsible action V: Green cafeteria

We advocate "practicing strict economy and combating waste" in our cafeterias. Through smart procurement, we prioritize seasonal ingredients to reduce waste from "off-season" foods. By displaying posters, table stickers, and electronic screens with slogans such as "Clean Your Plate" and "Frugality is Praiseworthy," we aim to embed the philosophy that "waste is shameful and frugality is glorious" among all staff, foster a green and economical "food education" culture, and jointly build a conservation-oriented society.





Case

The urban sub-center business division actively responds to the Regulations of the Party and Government Agencies on Practicing Strict Economy and Combating Waste

In May 2025, the Central Committee of the Communist Party of China revised the Regulations of the Party and Government Agencies on Practicing Strict Economy and Combating Waste. The urban sub-center business division of Capital Jiaye Property Company actively responded to the call by implementing multiple measures to integrate the principle of "practicing strict economy and combating waste" throughout the entire process and all aspects of its service support work. For the procurement and management of low-value consumables, each project further improved the management system, adhered to the principles of no procurement unless necessary and prioritizing repair over replacement to further reduce waste. In terms of catering, detailed implementation rules covering food purchase, storage, processing, meal preparation and kitchen waste recycling were enhanced to continuously promote the thorough implementation of anti-food waste efforts, ensuring that the per capita kitchen waste output remains within a reasonable range.





SOCIETY

QUALITY SERVICES

Capital Jiaye actively explores service modes that keep pace with the times, and establishes a lean property management and service system to provide more diversified and high-quality property services for our customers.

Corresponding United Nations Sustainable Development Goals (SDGs)







2.1 FOCUS ON BRAND DEVELOPMENT AND OPTIMIZE SERVICE EXPERIENCE

2.1.1 Improve Quality Management System

In 2025, the Company took "system construction, standardization implementation, digital empowerment, and brand upgrading" as its main focus, comprehensively advancing the optimization of service product systems across multiple business formats, responsiveness to customer needs, and quality risk control, thereby continuously strengthening and improving its quality management system.

Building a national craftsman-based quality service system: Capital Jiaye remains committed to building a national craftsman-based quality service system featuring the pursuit of craftsmanship and the refinement of skills. By combining technology, quality and products, we continuously enhance our growth, innovation and influence. We take "creating a healthy environment and providing satisfactory services" as our quality policy, advocate green, low-carbon and environmentally friendly development, and strive to provide professional, efficient and high-quality services.

Upgrading and iterating service standards: To enhance service quality and operational efficiency, we worked with professional institutions to conduct comprehensive diagnostics on 45 projects across five major business segments, establishing an integrated service system covering standards, configuration, processes and supervision. We developed and released the "Service Standards Manual", "Resource Allocation Manual", and "SOP Manual", thereby achieving service productization, management visualization, and operational standardization.

Quality supervision and improvement: The Company further strengthened the implementation and application of its three-level quality control system, comprising "bimonthly spot checks at the corporate level, monthly inspections at the business unit level, and weekly self-inspections by project managers". This achieved full coverage of all managed projects in Beijing, with an on-time rectification completion rate of 90%. Focusing on core issues such as environmental hygiene, facility and equipment maintenance, and order maintenance, the Company formulated targeted rectification plans to address recurring problems at the root. At the same time, it established a "re-inspection, issue closure and follow-up review" mechanism to strictly control the recurrence rate of issues and effectively reinforce the defense line for service quality.

The Company has established a standardized and closed-loop complaint handling process and improved the "respond upon complaint" mechanism, achieving a 95% resolution rate for high-frequency core demands. In 2025, the Company recorded no major customer complaint incidents.

Complaint handling process

Accepting complaints	Complaints are accepted through channels such as the Company's 400 information centralized control center national 24-hour service hotline, the "Jia Xiang Hui" applet, on-site complaints, and email complaints.
Work order registration and dispatch	Customer service personnel register work orders based on customer requests, which are then accepted by the responsible unit and dispatched to the corresponding responsible personnel.
Handling and feedback	Responsible personnel respond according to the work order content, fill in follow-up feedback, and continue working until the issue is resolved, after which they process the return receipt within the work order system.
Follow-up and closing the loop	The person responsible for complaint handling conducts the first-level follow-up, the project manager or deputy project manager conducts the second-level follow-up, and the 400 information centralized control center conducts the third-level follow-up. If the result is satisfactory, the loop is closed; in the event of unsatisfactory, the case is returned to the responsible unit for further handling.

Complaint handling time limit: 12 hours.

2.1.2 Deepen Quality Improvement Initiatives

2025 is a pivotal year bridging the conclusion of the "14th Five-Year Plan" and the preparation of the "15th Five-Year Plan". Capital Jiaye has continued to deepen the substance of its services, strengthen service awareness, innovate service methods, enhance service quality, shape its service brand, and carried out multiple initiatives.

Establish quality standards and consolidate the service foundation: With a focus on multi-sector adaptability, the Company revised and implemented property service standards for universities and hospitals, establishing a differentiated standard system featuring "sector grading + scenario segmentation + resource alignment". The Company also innovatively launched the benchmark "Demonstration Field" mechanism, selecting two management innovation projects and two projects supporting aging residential communities. Initiatives such as standardized management of server rooms and the formalization of cleaning tools have been rolled out across the Company.

Focus on request response and enhance service experience: The Company has refined the "immediate response to complaints" work mechanism, raising the resolution rate for core request areas to 95%. The Company also rolled out the "Project Manager Follow-Up" system and issued the Notice on Work Order Handling Procedures and Follow-Up Recording Guidelines for Immediate Response to Complaints to improve the quality and efficiency of work order processing. In response to high-frequency requests such as heating services, the Company established a dedicated task force, issued the Detailed Rules on Work Order Handling for Immediate Response to Heating Service Complaints, and developed a collaborative platform integrating "community + property management + property management committees", thereby effectively improving the efficiency of resolving common issues.

Expand value-added services and strengthen growth drivers: The Company completed the filing procedures for its value-added services trading business and formulated service standards for campus convenience stores as well as performance assessment indicators for the relevant business division. Additionally, the Company explored the "Property Management + Urban Renewal of Aging Communities" model, developing research proposals for rooftop operations and maintenance service plans for affordable housing projects. Leveraging the "Jia Xiang Hui" platform, the Company expanded into community retail and home improvement services, advancing the development of an integrated "Property + Lifestyle Services" ecosystem.

Strengthen benchmark leadership and drive holistic improvement: The Company proactively engages with leading enterprises and benchmark projects in the industry, such as BEH and the National Convention Center Phase II to conduct targeted exchanges and learning.

Coordinate across units to comprehensively enhance service quality: Units leverage initiatives such as Brand Day and Quality Month to innovate quality management models tailored to their business segments and carry out a range of quality-focused activities. Zhuolian Company has increased customer service response timeliness to 98%, while Chengcheng Property has obtained two additional system certifications, collectively driving coordinated improvements in service quality across all units.

Conduct quality publicity training and strengthen quality awareness: Capital Jiaye advances publicity efforts along the two dimensions of "Group Coordination + Subsidiary Implementation". On the one hand, the Company supports the Group's "Quality Month" public initiative under the "Good Service" segment, showcasing the Company's high-quality services and key achievements in quality management. On the other hand, the Company guides each unit to carry out multi-format promotional activities tailored to their business segments, fostering a pervasive culture of "valuing quality and pursuing excellence", and integrating quality awareness into employees' daily operations.

Actively participate in evaluation activities and shape the service brand: Capital Jiaye actively participates in industry evaluations to promote the corporate brand. During the year, the Company rose to 16th place in the "Top 100 Property Management Companies in China" ranking and received multiple honors, including "China Leading Property Service Companies", "2025 Leading Companies of China in Excellent Service of Residential Property", "2025 Beijing Top 10 Brand Public Property Management Companies", "2025 Top 20 Companies in Campus Property Service" and "2025 Top 100 Brand Influential Property Management Companies in China". In addition, two of its projects were recognized as "China Property Service Benchmark Projects," further strengthening the Company's brand influence.

2.2 EXPAND SERVICE MATRIX TO DRIVE BUSINESS MODEL UPGRADE

At this new stage of development, Capital Jiaye prioritizes high-quality growth, guided by market and customer needs and driven by deepening institutional reforms. Adhering to the development philosophy of "stabilizing growth, improving quality and efficiency, strengthening services and building the brand" and the principles of "quality first, digital empowerment and full-chain collaboration", the Company comprehensively advances the coordinated development of basic property management and value-added services. During the year, the Company newly secured 38 full-entrusted projects, with third-party non-residential projects accounting for 97.4% and 12 projects with contract value exceeding RMB10 million. The Company's independent external expansion capability was significantly enhanced, while the proportion of high-quality clients and large-scale projects continued to increase. The Company successfully won the bid for the Beijing Tongzhou Station project, the largest underground transportation hub in Asia, and further consolidated its competitive advantages in sectors such as administrative offices, campus logistics and hospital properties. The Company ranked first among the "Leading Enterprises in the Property Service Market of the Beijing-Tianjin-Hebei Region" for two consecutive years.

2.2.1 Property Management Services

Basic property is the Company's pillar business, representing the primary source of both scale and profit. It provides essential support for the Company's market position and brand influence, and serves as foundation and guarantee for the coordinated development of the Company's diversified businesses. The Company's property management services include residential properties, commercial properties, public and other properties, and Hutong properties.

In 2025, the Company continued to expand its portfolio of high-quality large-scale projects. Administrative office properties remained the leading segment, with an increasing number of projects serving national ministries and administrative offices. The higher education and research institution segment showed steady growth, including new projects such as the Qian Xuesen Laboratory of the Institute of Mechanics, Chinese Academy of Sciences, and the University of International Relations, highlighting the Company's scale advantage in the university market. Rail transit properties expanded rapidly, significantly strengthening the Company's market competitiveness in this sector. The Company also entered the museum property segment for the first time, winning projects including the Museum of the War of Chinese People's Resistance Against Japanese Aggression and the Luxian Ancient City Site Park Museum, expanding into new service areas.

2.2.2 Value-added Services to Non-property Owners

Capital Jiaye provides value-added services to non-property owners, including engineering operations and maintenance services, tenant sourcing and management services, sales office and display unit management and delivery services, construction site property and container house leasing services.

01 Engineering operation and maintenance services

Our engineering operation and maintenance services mainly include engineering operation of various buildings, facilities and equipment; management of routine repairs and maintenance; use, replacement and administration of buildings, facilities and equipment; and management of building energy control, aimed at reducing energy consumption and carbon emissions through technological upgrades or management improvements. Our engineering, repair and maintenance services typically cover building exteriors, common areas, and public facilities and equipment, including water supply and drainage systems, electromechanical systems, fire protection systems, elevators, boilers and other specialized equipment. We also develop annual maintenance and servicing plans for clients' overall engineering operations to maintain the equipment and facilities of buildings, ensuring they operate under optimal conditions while minimizing the likelihood of malfunctions.

02 Tenant sourcing and management services

We provide tenant sourcing and management services to developers of managed office properties. The Group employs diversified marketing strategies to expand sales channels and grow its tenant base, while enhancing tenant satisfaction and loyalty through superior property services and ancillary services.

03 Sales office and display unit management services

We provide property management services to developers' sales office and display units, including visitor reception, cleaning and security services. The sales office services leverage high-quality on-site service to create future living scenarios, deliver a comfortable home-buying experience for clients, and support sales conversion.

04 Construction site property and container house leasing services

Construction site property service primarily covers process-oriented support services such as container house leasing, order maintenance in office and living areas, environmental cleaning, conference services, supermarket and catering services, landscaping care, rental of living facilities, and worker accommodation management. In 2025, the construction site property business made the first attempt to adopt a co-construction and operation model, and cooperated with Qinglong Construction Company to operate the"Builders' Home" (建設者之家) project.

2.2.3 Community Value-added Services

Heat energy supply services

The Group continues to improve the renewal and reconstruction of heating equipment, employs technologies to achieve energy saving and emission reduction, and gradually explores the management of intelligent inverter heat energy supply services. These moves enabled the Group to provide energy-efficient and high-performance heat energy supply services and create a comfortable living environment for customers.

Catering services

The Group tailored "property service + catering service" solutions on the premise of food safety. The Group also refined the service pricing mechanism, advanced intelligent service upgrades, and enhanced the whole-process supply chain management system.

Real estate brokerage services

The Group provides property brokerage services to property owners of residential communities under our management in respect of property sales and leasing transactions.

Unit Operational Services and Other Community Value-Added Services

Keeping abreast of national and Beijing municipal policy developments relating to community-based elderly care and health management services, as well as market dynamics in the healthcare and wellness sector, the Group conducted in-depth research into residents' needs for services such as medical escort services, caregiving, post-discharge nursing, and health management. Leveraging the synergies with hospitals under its management, the Group explored entry into the community healthcare and elderly care services sector, aiming to meet customer needs while driving business growth.

2.3 INFUSE FESTIVE ENERGY TO REVITALIZE COMMUNITY

2.3.1 Considerate Services for Owners' Community Life

Capital Jiaye continuously improves service quality, focusing on serving, warming, and connecting with customers, enriching owners' community life, and contributing to building a happy and harmonious building environment. In 2025, the Company organized 892 community cultural events, with a total of 51,300 participations.

Case **Capital Jiaye's series of community activities foster a harmonious & beautiful home**

Since the beginning of 2025, centering its services on the themes of "home" and "care", Capital Jiaye has been hosting 4 to 6 vibrant community cultural events per month across communities in Beijing, Tianjin, and other cities. To date, nearly 70 events have been held, directly benefiting over 2,500 households. Leveraging a systematic and wide-reaching community service network, the Group has brought warmth and joy to countless families.



Capital Jiaye organized the "AI Dou Dou Zhuan" Tech Carnival at Cuicheng Xinyuan (翠城馨園) and Qianhe Jiayuan (千鶴家園) communities


Capital Jiaye organized the "Little Hands, Big Hands" Intergenerational Workshop at Fahua South Lane (法華南里), Shunyi Heyuan (順義合院), and other projects.

Case **Donghu International Center project creates a "workplace energy recharge station"**

On May 13, 2025, the Donghu International Center project of Capital Jiaye Property Company, in collaboration with the Community Party Committee, launched the innovative "Say No to Anxiety • Stay Healthy" Workplace Health Initiative. The project team precisely engaged office tenants and set up a lunchtime recharge station in the Twin Towers business hub, offering a range of services including stress-relief activities, health consultations, and interactive games. The event attracted over 200 office tenants on site and received widespread praise.



2.3.2 Enrich Festival-themed Activities

Capital Jiaye attaches great importance to cultural construction in communities. We have prepared the documents such as the "Outline of Culture Planning for Community" and the "Guidelines for Cultural Construction in Community" to guide the development of cultural construction in communities and strengthen the adhesion with owners. We listen to the voices of owners, think what they think, enrich their community life with humanistic services, actively organize and carry out various forms of offline activities around traditional festivals, and provide multi-level and multi-type cultural services for owners of different ages and needs, so as to enhance our emotional connection with owners, create a harmonious neighborhood, and continue to give warmth in the urban community.

Case **Jishuitan Hospital project hosts celebration to honor healthcare heroes**

On May 12, 2025, ahead of the 114th International Nurses Day, the Jishuitan Hospital project of Capital Jiaye Property Company organized a celebration themed "Tribute to Healthcare Heroes", presenting flowers and refreshments to more than 800 nurses across the hospital. The event recognized and commended their dedication, professionalism, and hard work.



Case **Chengjian Tower Partners with Huayuan Road Subdistrict to Launch Winter Care Initiative**

On November 7, 2025, the Chengjian Tower project of Capital Jiaye Property Company, in partnership with the Chengjian Tower Party and Community Service Center under Huayuan Road Subdistrict, hosted the "Kick Off a Warm Winter • Filling the Building with Heartfelt Connections" Winter Care Initiative in the building lobby. Anchored in the traditional solar term, the initiative delivered personalized winter greetings to corporate tenants, spreading warmth during the cold season and showcasing the building's thoughtful care in every detail.



Case Capital Jiaye Beiyu Property Celebrates the Lantern Festival

During the 2025 Lantern Festival, the project departments of Capital Jiaye Beiyu Property organized a series of festive activities themed around the Lantern Festival, sending heartfelt greetings to residents.









01
The Xilongwan (熙龍灣) project department of the Wuhan Branch partnered with local communities for a joyful "Golden Snake Brings Auspiciousness, Fun Lantern Festival Celebration"

02
The Tiannuo Wanliu Yishuiyuan (天諾萬柳怡水園) project department held a Lantern Festival Riddle-Guessing Activity

03
The BUCC Building (住總地產大廈) project department held a "Lantern Festival Riddle-Guessing" Activity

04
The canteen projects of Beiyu Catering Company organized the "Joyful Lantern Festival" themed activities

Case Beiyu Property Celebrates the Dragon Boat Festival with Residents through "Zongzi Sharing"

Ahead of the Dragon Boat Festival, the projects under Beiyu Property, both within and outside Beijing, organized a series of diverse and engaging activities. The initiatives aimed to extend warm wishes for health and well-being to all residents.









01
Wolong project department hosted dragon boat festival fun activities under the theme "Fragrant Zongzi Leaves, Happy and Harmonious Neighborhood"

02
Shangqingwan (尚清灣) project department of Tianjin Branch held "Our Festival – Dragon Boat Festival" series of activities

03
The BUCC Building (住總地產大廈) project department hosted "Lacquer Fan" making activity on the eve of the Dragon Boat Festival

04
Tiannuo Chengguang Jiayuan (天諾晨光家園) Zone B project department joined hands with the local community to plan and hold an Intangible Cultural Heritage Garden Fair under the theme "Passing Down Millennia of Heritage, Strengthening Neighborhood Bonds"

SOCIETY

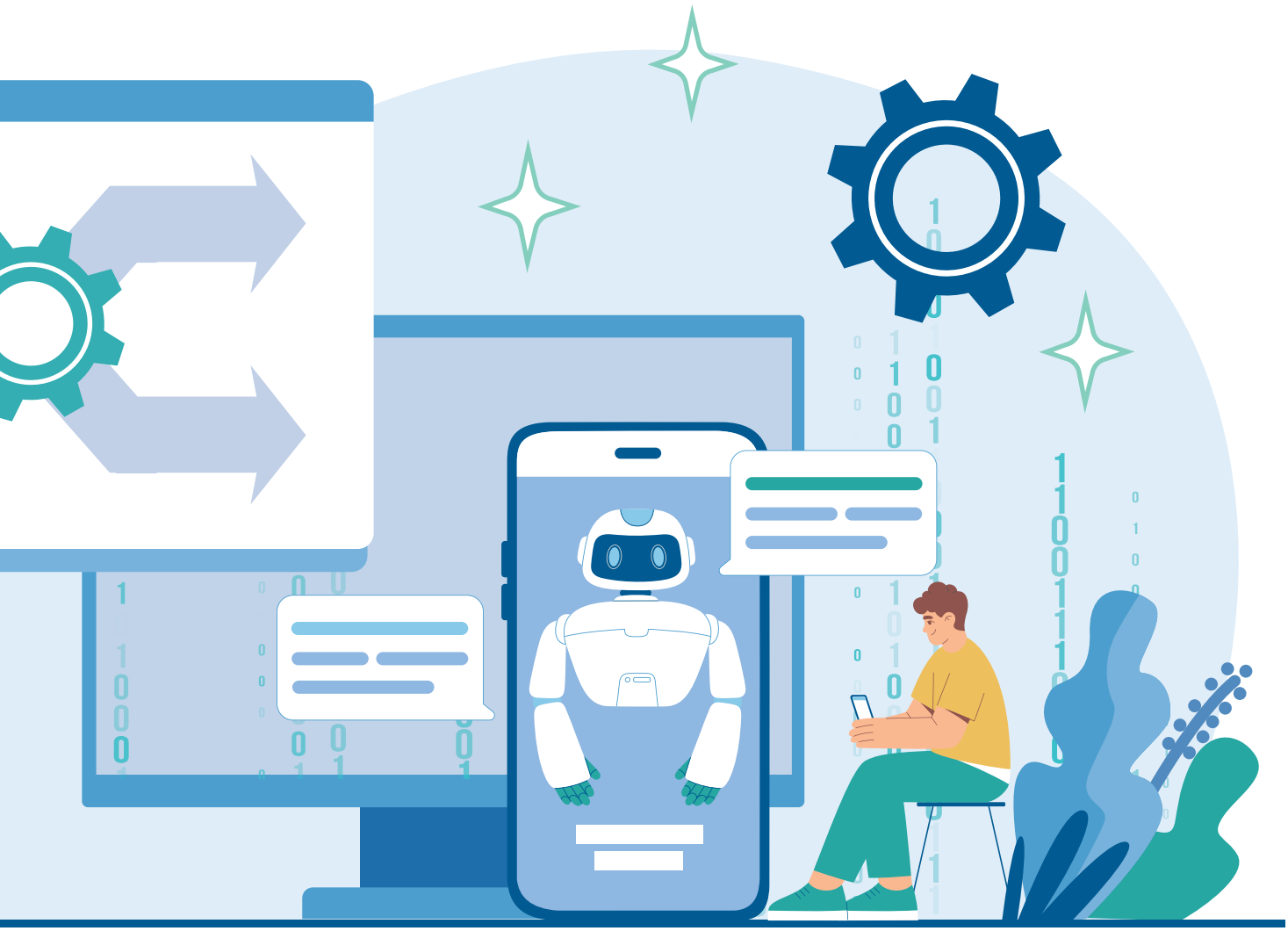
RESPONSIBLE OPERATIONS

Capital Jiaye is committed to building a fair, transparent, and sustainable supply chain, continuously improving the supplier management system, and establishing a standardized procurement system and fair and transparent procurement processes. Capital Jiaye has made its contribution by participating in social grassroots governance, getting involved in social welfare and contributing to rural revitalization.

Corresponding United Nations Sustainable Development Goals (SDGs)







3.1 FORGE GREEN SUPPLY CHAIN AND BUILD RESILIENT GROWTH POLES

3.1.1 Supply Chain Management

System Development

In accordance with the "Supplier Management Measures" and the "Supplier List Management Rules", which govern the supplier management process, Capital Jiaye conducts refined management in supplier accreditation, inspection, and performance assessment, and is committed to implementing a transparent, fair and efficient procurement environment.

Digitalized Procurement

In 2025, the Company established a centralized digital procurement management platform integrating key functions such as supplier management and workflow approval, advancing the digitalization, transparency, and intelligent management of procurement processes. The Company revised the "Procurement Management Measures" and formulated the "Centralized Procurement Management Measures (Trial)" to optimize procurement strategies and reduce overall costs through centralized procurement, competitive bidding and other procurement approaches. In addition, the Company strengthened procurement oversight by conducting on-site inspections of major tendering projects undertaken by its subsidiaries.

Select high-quality suppliers

We tend to select suppliers with good reputation and credibility in the market. Specifically, we screen suppliers based on the data available in the National Enterprise Credit Information Publicity platform or third-party independent data platforms, and strictly examine their qualifications. Service suppliers are subject to an annual performance assessment, through which they are rated as Excellent, Good, Just Qualified, or Unqualified. Suppliers rated as Just Qualified will retain their qualified supplier status but will be issued a "Warning Notice". Suppliers rated as Unqualified will have their supplier status revoked. In 2025, we issued the "2025 Property Services Just Qualified Supplier List (《2025 年度物業服務合格供應商名錄》)".

Training and empowerment

The Company regularly provides special training for employees involved in bidding, aiming to improve their professionalism, help them reasonably avoid possible risks and select high-quality suppliers; we attach great importance to communication with suppliers, and organize and carry out training activities for suppliers based on the needs of business development.

Process optimization

The Company continues to optimize the process of cooperation with suppliers based on the needs of business development and the actual situation of suppliers. For example, we classify the procurement into three categories, namely material, property services and construction; we distinguish the specific matters of the construction category in detail, and properly adjust the procurement amount limits, so as to improve the process and ensure that high-quality suppliers are selected.

Looking ahead, the Company will fully implement the centralized digital procurement platform, continuously expand the scope of centralized procurement, and establish a comprehensive supplier evaluation system to achieve the dual objectives of cost reduction and efficiency improvement, as well as supply chain risk mitigation.

3.1.2 Sustainable Development of Supply Chain

Capital Jiaye is committed to establishing a fair, transparent and sustainable supply chain, continuously improving the supply chain management system, and building a standard procurement system and open and transparent procurement process. During the Reporting Period, the Group had 1,544 suppliers, of which 290 were material suppliers and 1,254 were service suppliers. The Group regularly evaluates the suppliers, pushes suppliers with problems to make continued improvements, and eliminates unqualified suppliers in a timely manner.

In selecting suppliers, we will take into full account their environmental and social performance, require suppliers to furnish relevant reports, proof of assets and other documents and include them as bonus points, and select suppliers with good environmental and social performance, if possible.

Environmental

- During the supplier admission phase, relevant suppliers are required to provide qualification documents by professional category. For categories with significant environmental impact, the review process will focus on assessing the environmental and personnel safety implications of their materials and operational methods, such as assessing the supplier's environmental qualifications, testing reports for cleaning supplies, and requiring suppliers to choose cleaning agents with minimal environmental harm when cleaning exterior walls.
- Under equal conditions, priority is given to suppliers certified with the ISO 14001 Environmental Management System.
- During the operational phase, quality inspections are conducted on the actual service behavior of suppliers, urging them to implement environmental protection, safety, and civilized construction requirements, and sign commitment letters for civilized construction.

Social

- Under equal conditions, priority is given to suppliers certified with the ISO 45001 Occupational Health and Safety Management System.

Governance

- During the contract signing phase with suppliers, they are uniformly required to sign an integrity commitment letter, expressly prohibiting commercial bribery.
- Suppliers found to have engaged in commercial bribery shall be disqualified as suppliers.

We regularly organize training on integrity for employees to raise their awareness of integrity, preventing them from accepting bribes or engaging in improper behavior in the procurement process.

3.2 GATHER STRENGTH FOR GOOD AND ENGAGE IN SOCIAL WELFARE

As a state-owned enterprise, Capital Jiaye always bears its mission in mind and has made its contribution by participating in social grassroots governance, getting involved in social welfare and contributing to rural revitalization.

3.2.1 Participate in Grassroots Governance

Relying on service projects, Capital Jiaye actively communicates and cooperates with the communities and sub-districts where the projects are located, and promotes participation in community governance by establishing community residents' meeting halls and holding project manager reception days. We continuously explore and improve the property management system under the framework of Party building-led community governance, solve the pain points and difficult issues in community governance, and build a bridge of "collaboration, participation and common interests" among the government, owners and property, giving full play to the collaborative power of social grassroots governance.

Case **Beiyu Property of Capital Jiaye launches "Learn from Lei Feng" volunteer service activity**

To promote the spirit of volunteerism and advocate for new trends in social civility, Beiyu Property seized the opportunity of Lei Feng Day to carry out public welfare activities, inheriting the spirit of Lei Feng through concrete actions and offering warmth and care to the owners.



Organized 15 Youth League members to conduct volunteer services at the Tongzhou Branch of Anzhen Hospital, providing caring patient guidance



The seventh Party branch, together with the subdistrict and community within its jurisdiction, jointly organized a learn-from-Lei Feng volunteer service



The Project Department of Tiannuo Chenguang Jiayuan (天諾晨光家園) Block A organized a community clean-up campaign



The Party branch of Beijing Urban Construction Geriatric Hospital collaborated with the community Party committee to organize a health consultation and free medical examination event

Case **Capital Jiaye leverages Party building leadership to create a new paradigm of collaborative governance**

Since the implementation of the Beijing Municipal Regulations on Domestic Waste Management, the Project Department of Beiyu Wolong Property of Capital Jiaye has collaborated with the Third Community of Huizhongli in Datun Subdistrict. Guided by Party building, they have established a dual-drive mechanism combining "Party building and consultation". By utilizing food waste resource conversion technology, they have achieved "waste-to-wealth" transformation, forming a new paradigm of "community-property-resident" collaborative governance. This initiative vividly demonstrates innovative social governance practices in the new era, characterized by collaboration, participation and common interests.



Staff is operating the food waste resource processor



Storage room for items exchanged with sorting points

3.2.2 Implement Rural Revitalization

Capital Jiaye actively implemented rural revitalization and support work. It has established the Capital Jiaye Rural Revitalization Work Leading Group and Rural Revitalization Work Task Force, and has formulated and implemented the Company's "2024 Implementation Plan and Work Plan for Assisting the Comprehensive Promotion of Rural Revitalization Work".

Capital Jiaye Rural Revitalization Work Leading Group

It comprehensively coordinates and organizes the Company's efforts to assist in the comprehensive promotion of rural revitalization work; organizes the study and implementation of important instructions and major decisions and arrangements from the Central Government, Municipal Committee, and the Group regarding rural revitalization work; researches and formulates implementation plans and programs; listens to reports on the progress of assisting in the comprehensive promotion of rural revitalization work; and urges the effective implementation of all tasks related to assisting in the comprehensive promotion of rural revitalization.

Rural Revitalization Work Task Force

It has established four task forces that are responsible for promoting and implementing specific tasks under the guidance of the Leading Group:

1. Employment Assistance Task Force
2. Cafeteria Procurement and Consumption Assistance Task Force
3. Trade Union Welfare Consumption Assistance Task Force
4. Public Welfare Assistance Task Force

Key Work and Assistance Directions

We will closely focus on counterpart support cooperation, key assistance counties (concentrating resources towards 10 national key rural revitalization counties including Oroqen Autonomous Banner in Hulunbuir City; Horqin Right Middle Banner, Jalaid Banner, Horqin Right Front Banner in Hinggan League; Bairin Left Banner in Chifeng City; Hure Banner in Tongliao City; Zhengxiangbai Banner in Xilin Gol League; Shangdu County, Huade County, Dorbod Banner in Ulanqab City, all in Inner Mongolia Autonomous Region), counterpart collaborative cooperation (strengthening counterpart cooperation with the old revolutionary base area Changzhi City in Shanxi, focusing on Zhangjiakou and Chengde in Hebei for Beijing-Tianjin-Hebei counterpart assistance), and the city's rural revitalization work. We will further refine specific assistance measures in employment, consumption, public welfare, Party building, etc., steadily promote various tasks assisting in rural revitalization, and drive high-quality development in supported cooperation regions.

In 2025, Capital Jiaye actively responded to the call for rural revitalization by donating 2 public welfare positions to Moyu County, Xinjiang and exceeding the target for public welfare assistance in consumption by over RMB700,000.





3.2.3 Undertake Social Responsibility

While creating high-quality services, the Group advocates improving people's livelihood and well-being through public welfare actions. We advocate mutual respect, assistance and love among all members of society to jointly build a civilized home for mankind.

2025

Donations
HK$3 million

In 2025, we donated HK$3 million to support fire disaster relief and post-disaster reconstruction in Wang Fuk Court in Tai Po District, Hong Kong.

Amount of other public welfare donations
RMB760,000

Number of participants in volunteer activities
126 participants

Volunteer service hours committed
252 hours

Case **Young employees of Capital Jiaye actively participate in volunteer services at the Chairman Mao Zedong Memorial Hall**

Capital Jiaye selected and dispatched two outstanding young employees to participate in the volunteer service activities at the Chairman Mao Zedong Memorial Hall. During the 15-day volunteer activity, they demonstrated the excellent professional spirit of Capital Jiaye's employees with their enthusiastic work attitude and professional service standards, while also contributing their youthful energy to carrying forward the red spirit.

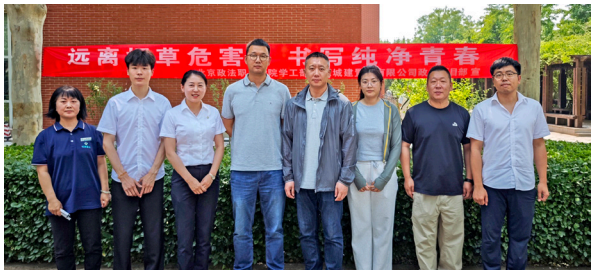




Case **Beijing College of Politics and Law Project conducts smoke-free awareness campaign on campus**

On the 38th "World No Tobacco Day", the Beijing College of Politics and Law Project of Property Company launched a smoke-free awareness campaign on campus under the theme "Say No to Tobacco. Say Yes to a Healthy Youth". Through innovative educational formats and diverse interactive experiences, the campaign attracted hundreds of teachers and students from the college to participate, injecting fresh vitality into the promotion of a smoke-free campus environment.





Case **Honoring the "City Runners" – summer relief at heartwarming service stations**

In July 2025, as Beijing experienced persistent high temperatures with ground temperatures exceeding 40 degrees Celsius, the Zhongguancun Capital Building Project of Property Company, in collaboration with Beixiaguan Subdistrict, organized a special care initiative titled "Cool Summer, Honoring the Runners". The activity provided heat relief supplies to delivery couriers, allowing them to feel the refreshing care amidst the scorching heat.





Case **Launching a publicity campaign on National Constitution Day for legal awareness**

On December 4, 2025, BUCG Group, together with its subsidiary Capital Jiaye and Capital Jiaye's subordinate Property Company, jointly launched a publicity campaign on National Constitution Day for legal awareness in collaboration with Haidian District Huayuan Road Sub-district Office and Beijing Harmony Partners Law Firm at Chengjian Plaza. During the campaign, legal publicity brochures were distributed, constitutional knowledge was popularized, and legal-related questions were answered, so as to enhance public awareness of the Constitution.





3.3 BOOST DIGITAL EMPOWERMENT TO ADVANCE SMART MANAGEMENT

Capital Jiaye actively embraces technological innovation and systematically advances a dual-driven strategy of "digital service + digital management". Leveraging emerging technologies such as big data and the IoT, Capital Jiaye has deepened its digital transformation across areas including business-finance integration, quality control, customer services and smart community development, thereby laying a solid foundation for the advancement of intelligent property management.

3.3.1 Information Technology Planning

Guided by its business philosophy of "stability in property management, value creation through diversified business expansion, development via deeper urban engagement", Capital Jiaye leverages "technology empowerment and data-driven operations" as its core enablers. By deepening AIoT scenario applications, it supports its digital transformation in all aspects. Capital Jiaye is committed to building an all-round digital decision-making system to empower organisations at all levels and enhance overall operational efficiency. By establishing benchmarks in intelligent management and community services, Capital Jiaye promotes an integrated management model featuring large-scale operations, centralised customer services and unified work orders, paving a way for a standardised and replicable path for business expansion.

Capital Jaye's information technology planning framework:



In 2025, Capital Jiaye launched its business finance integration system, realizing the unified management and data integration of fund payment, settlement, taxation and contracts. It upgraded the "Jia Xiang Hui" owners service platform by adding new functions including bill reminders and online payment. The service request completion rate of the 400 Centralized Control Center reached 98.84%. The Smart Campus Dormitory Management Platform V1.0 was launched and put into operation, while the development of the smart property management platform and the parking control system progressed in an orderly manner.

3.3.2 Digital-enabled Service

The "Jia Xiang Hui" Owners Service Platform

Guided by its core principles of "customer-centricity, technology empowerment and data-driven operations," the Company has developed the "Jia Xiang Hui" owners service platform, which integrates online functionalities such as service request reporting and fee payment, delivering convenient services through a one-stop matrix. Leveraging data interoperability and intelligent analytics, the platform enables automatic identification of service needs, precise work order dispatching and full-process traceability. It is deeply integrated with IoT-enabled devices, such as smart access control, creating a closed-loop service model spanning "online booking – offline execution – satisfaction feedback," thereby ensuring effective implementation and timely response. The platform also introduces an intelligent service robot system, with online AI customer service for real-time responses to enquiries which enhances communication efficiency, while offline inspection and cleaning robots support around-the-clock automated operations. These initiatives further strengthen community security and environmental maintenance capabilities, creating a safer, cleaner and more comfortable smart living environment for owners.

400 Centralized Control Center

To ensure the effective implementation of customer needs and service standards, the Company consistently adopts a customer-oriented approach and strengthens its quality control and supervisory management system. This includes upgrading the "400" customer service system to achieve comprehensive coverage and establishing a closed-loop process encompassing "service – supervision – tracking – feedback." The Company has independently developed a "Quality Inspection and Control System" and an "Immediate Response Service Management System", establishing high-efficiency service standards featuring "365-day uninterrupted operation, 30-minutes response, resolution within 5 days and 24-hours completion of livelihood-related work orders." Through data-driven intelligent analysis to trace root causes of issues, the Company has promoted a shift in service delivery from reactive response to proactive prevention. Since the system's implementation, work orders under the Immediate Response Service system have decreased by 75%, achieving a dual improvement in both resolution rates of public concerns and grassroots governance efficiency. In 2025, the 400 Centralized Control Center handled 258,000 various service requests, with a completion rate of 98.84%.

IoT Technology Empowering On-site Management

By deepening the integration of IoT technology with property management operations, Capital Jiaye connected the visitor management module of the "Jia Xiang Hui" platform with access control devices to standardise the entry and exit management of various transient personnel, including visitors and delivery personnel, which streamlines operational processes and mitigates security risks within managed areas. Intelligent inspection robots operate on a 7×24 basis, automatically identifying potential safety hazards and anomalies, thereby optimising manpower allocation and enhancing management efficiency. Through the integration of high-definition security surveillance systems, perimeter protection technologies and Bluetooth-based positioning patrol solutions, the Company has established a dual-layer protection mechanism combining technological safeguards with intelligent inspection, which strengthens security capabilities of its sites and reinforces the foundation for smart property operations.

Campus Logistics and Dormitory Management System

Tailored to campus property operations and guided by a "standardised + customised" service approach, the Company has developed a digital dormitory management module to meet the service needs of the campus sector. This addresses clients' personalized needs and empowers the capability to deliver multi-sector management solutions.

Quality Mini-Program

Capital Jiaye has developed a lightweight quality control mini-program to enhance frontline quality management processes through digitalisation, promoting a shift in quality management from reactive remediation to proactive prevention and real-time control.

One-stop smart logistics + IoT + AI + data closed-loop, full-scenario digital & intelligent turnkey services for grade A tertiary hospitals

Capital Jiaye assisted in developing a digital and intelligent operation solution (Hospital Logistics Version). By leveraging one-stop smart logistics, IoT, AI and data closed-loop technologies, the Company provides full-scenario digital and intelligent turnkey services tailored for grade A tertiary hospitals.

3.3.3 Digital-enabled Management

Business Finance Integration System

In 2025, Capital Jiaye launched its business finance integration system, which has entered the trial operation stage. Following the completion of the integration between the property fee collection system and the BUCG's "i BUCG"("i 城建") platform, the Company continued to enhance system functionalities. Key initiatives achieved including the integration with the Natural System tax interface, consolidation of bank acquiring services and the automatic transmission of vouchers and documents in the i BUCG platform, which effectively eliminated data silos across the full value chain encompassing business, finance, taxation and capital, thereby establishing an integrated operational closed loop and preliminarily establishing "a business finance integration platform for the property segment based on the i BUCG platform".

3.3.4 Digital Technology Research

Capital Jiaye has engaged in multiple rounds of discussions with the Capital University of Economics and Business to explore innovative applications in the "Artificial Intelligence + Property Management" domain. Guided by an industry-academia-research collaboration model, the parties have preliminarily agreed to conduct joint specialised research focusing on AI-powered Q&A and image recognition technologies. The AI-powered Q&A technology is intended to support intelligent customer consultation and rapid response to service requests in property management scenarios. Image recognition technology is expected to be applied in areas such as on-site security inspections and intelligent monitoring of facilities and equipment. Through joint research on core technologies and transformation of research outcomes, the Company aims to continuously enhance service quality and strengthen its core competitiveness.

SOCIETY

PEOPLE ORIENTED

Capital Jiaye provides employees with fair job opportunities, values employee training, encourages employee development, listens to employees' voices, enriches employee life, and ensures occupational health and safety.

Corresponding United Nations Sustainable Development Goals (SDGs)







4.1 SAFEGUARD EMPLOYEE RIGHTS AND DEMONSTRATE HUMANISTIC CARE

The employees are the core driving force of our sustained and steady development, and the key to a property management company to provide quality services. Capital Jiaye has always regarded employees as the core resources for the development of the enterprise, adhering to the management concept of "people-oriented", establishing a sound human resources management system, optimizing the management systems of salary, benefits and performance assessment, creating a healthy and safe working environment for employees, ensuring the smoothness of employee training and promotion system, and safeguarding the legitimate rights and interests of the employees.

4.1.1 Protect the Rights and Interests of Employees

In strict compliance with the Labor Law of the People's Republic of China, the Contract Law of the People's Republic of China and other laws and regulations on labor and social security systems, Capital Jiaye makes efforts to promote equal employment, values and protects human rights, cares about employees' health, and sets up communication channels to effectively protect the legitimate rights and interests of employees. The Company has also formulated a dedicated human resources development plan for the 15th Five-Year Plan period, which clearly defines talent development objectives, strategies and implementation pathways for the next five years, providing systematic support for the execution of the Company's strategic initiatives.

Compliant Employment

Capital Jiaye incorporated the Property Manager Skills Level Certificate into the scope of the Group's recognized professional (practice) qualifications, thereby improving the precision of property management talent acquisition. By establishing rigorous recruitment and employment procedures, the Company ensures that the principles of equality and voluntariness are followed throughout all stages of "selection, cultivation, management, and employment". As of the end of 2025, Capital Jiaye had achieved a 100% labor contract signing rate, laying a solid foundation for harmonious and stable labor relations.



As of the end of 2025, Capital Jiaye had achieved a **100%** labor contract signing rate

Prohibit Child Labor and Forced Labor

Capital Jiaye prohibits the employment of workers under the legal working age, striving to create a harmonious, inclusive and friendly working environment. The Company carefully verifies the age of candidates and employees during recruitment and onboarding procedures to prevent the inadvertent employment of child labor. In the event of any violation of the labor code, we will immediately carry out investigations and initiate appropriate procedures to avoid any employment violations.

Remuneration and Benefits

In accordance with its strategic positioning and business development model, Beijing Capital has improved a differentiated remuneration management system based on job value, individual capabilities and performance results, thereby strengthening its management foundation. Through precise performance evaluation, the Company ensures the fairness, reasonableness and incentive of remuneration, and strives to provide employees with competitive remuneration, so as to strengthen the talent pool and support the Company's long-term development.

Capital Jiaye provides all employees with social insurance and housing fund, paid leaves and supplementary insurance. During the Reporting Period, the Company achieved a 100% coverage rate of social insurance, and the average number of paid leave days per employee reached 9.21 days, representing an increase of 0.63 days over the previous year. To further enhance employees' medical protection, the Company improved its supplementary medical insurance and inclusive health insurance plans.



Democratic Communication

The Party branches and League branches of the Company always attach great importance to conveying employees' opinions and responding to their needs, and regularly organize democratic meetings every year. Through this standardized and institutionalized communication platform, the Company has effectively established an efficient and smooth communication channel with its employees, further improved diversified communication methods, and ensured that employees are able to fully voice their opinions and feedback on demands. On the basis of listening to employees' voices and building team consensus, the Company continuously optimizes internal management, and enhances employees' sense of belonging and corporate cohesion.

4.1.2 Talent Attraction and Retention

Capital Jiaye is committed to establishing multi-level and diversified talent teams with a sense of responsibility and a sense of mission. We attract and retain all kinds of outstanding talents and potential talents suitable for our strategic development, and provide employees with career opportunities for achieving self-growth and social value.

Open and Diverse

Diversity is part of Capital Jiaye's principle of human resource construction. It is adopted throughout the entire process of recruitment, employment and promotion of the Group. The Group is committed to providing open, diversified and non-discriminatory job opportunities to our employees, and we do not discriminate against employees on the basis of age, gender, geography, ethnicity, religious beliefs, marital status, family status, disability and other differences. Any form of discrimination is strictly prohibited.

Capital Jiaye provides certain special care to veterans and the disabled in the recruitment and training. We take the initiative to recruit a certain percentage of persons with disabilities as employees, and provide them with the necessary special training to help them better adapt to their workplaces and realize their own values. For veterans, we follow the "veteran is plus" principle based on the actual situation.

Widely Recruit Talents

Capital Jiaye has innovated its talent cultivation model by signing cooperation agreements with institutions including the School of Urban Economics and Management of Beijing University of Civil Engineering and Architecture, Beijing Electronic Information Technical College and Beijing Light Industry Polytechnic College. The Company explored a model combining "training bases + on-the-job internships" to cultivate specialised talent through customised programmes.



On April 29, 2025, Capital Jiaye held discussions and exchanges with the School of Economics and Management of Beijing University of Civil Engineering and Architecture regarding school-enterprise cooperation and related matters



Inauguration Ceremony of the Off-Campus Practical Teaching Base of Beijing University of Civil Engineering and Architecture and Capital Jiaye



2025 School – Enterprise Cooperation Conference of Beijing Electronic Information Technical College

4.1.3 Employee Care

Employee Appreciation

Capital Jiaye remains committed to caring its employees. During important occasions such as Labor Day, the Mid-Autumn Festival, National Day and the Chinese New Year, as well as during the hot summer months, the Company actively organises care activities to express its sincere care and gratitude to employees.



On January 2, 2025, leaders of the BUCG extended greetings to frontline employees of Capital Jiaye



On May 1, 2025, leaders of Capital Jiaye conducted pre-holiday employee visits and safety inspections at frontline operations



On September 2, 2025, Capital Jiaye carried out the summer "Cool Relief" campaign to extend care for frontline employees



On September 28, 2025, Capital Jiaye carried out the "Celebrating National Day and Mid-Autumn Festival" campaign to extend care for frontline project staff

Labour Union Activities

Capital Jiaye is committed to fostering a relaxed and positive corporate culture by organizing a variety of engaging activities that enhance employees' sense of well-being. The Company thoughtfully plans events such as staff walking event, charitable donation initiatives, cultural and sports activities, as well as celebrations for various holidays and festivals, all designed to foster a vibrant and warm working environment for its employees.

Case **"United in BUCG, Autumn Fitness Walk at the Summer Palace" Employee Walking Event**

To promote a healthy lifestyle, enrich employees' cultural and recreational life, and strengthen collective cohesion, the labour union of Capital Jiaye successfully organized the staff walking event themed "United in BUCG, Autumn Fitness Walk at the Summer Palace" at the Summer Palace on October 14, 2025.



Case **"United in BUCG, Sending Warmth in Winter" and Charity Donation Event**

On the afternoon of December 29, 2025, the "United in BUCG, Sending Warmth in Winter" care and charity donation event for frontline employees of the Dongcheng Hutong property project, initiated by the BUCG labour union and organized by the Capital Jiaye labour union, was successfully held at the culturally renowned Shijia Hutong Museum. Participating units contributed more than 300 donated items, which were delivered to frontline employees and outdoor workers, demonstrating warmth and care through concrete actions.



Case **Diverse Activities of Capital Jiaye Enrich the Mid-Autumn Festival and National Day Holiday**

As the Mid-Autumn Festival and National Day approached, Capital Jiaye's headquarters and its affiliated units carefully planned and organized a wide range of activities across multiple locations to celebrate the holidays. The Company, together with customers, owners, and employees, embraced the festive atmosphere and shared the warmth of celebrating both family reunions and national pride.



DIY snowy mooncake-making activity themed "Celebrate the Festival with Warmth and Joy" organized by the Company's labour union



A client networking carnival organized by the Asset Operations Division



A special Mid-Autumn Festival event organized by the Jishuitan Hospital Project Team in advance



The "Love Around Us" International Music Festival jointly organized by the Ligao Garden Project and the local community

Case **Capital Jiaye Participates in Various Cultural and Sports Events**

Organized by the Company's labour union, employees of Capital Jiaye took part in a series of cultural and sports events hosted by the Group and industry associations, achieving a number of outstanding results. These activities enhanced communication and interaction among employees, while fostering a healthy and relaxed work-life environment and a strong spirit of dedication and enterprise.



"United in BUCG • Engineering Cup" Badminton Competition



Beijing Property Management Employees Darts Competition



"United in BUCG • Design Cup" Table Tennis Tournament



"United in BUCG • Zhuzong Cup" Football Tournament

Conduct Employee Satisfaction Surveys

The Company attaches great importance to employee well-being and career experience. It conducts employee satisfaction surveys to comprehensively listen to employees' voices through scientific questionnaires, anonymous feedback, symposiums and interviews, thereby accurately identifying needs for improvement in working environment, compensation and benefits, career development, management communication and other aspects. Based on the survey results, the Company formulates targeted optimization measures to continuously improve internal management and service support. By consistently strengthening employees' sense of belonging, happiness, and fulfillment, the Company builds a harmonious, healthy and positive workplace ecosystem, earnestly fulfilling its social responsibilities to employees.

4.2 ENHANCE PROFESSIONAL COMPETENCE TO FOSTER LEARNING AND DEVELOPMENT

4.2.1 Provide Employee Training

Diversified Training

Capital Jiaye attaches great importance to the career development and growth of employees, and has established a multi-level, multi-system, multi-form training system covering all positions, with specialized and systematic training ideas, to improve the comprehensive quality and business ability of employees in all aspects, and help employees realize their self-worth in the development of the enterprise.

Capital Jiaye's employee trainings are extensive in content and diversified in form, mainly covering policies and regulations, management ability and technical expertise (skills). The Company provides training on leadership, decision-making ability, team building, communication and coordination for managers at all levels, and provides knowledge and skill training on industry development trends, policies and regulations, standards and norms, expertise, skills and practical operations for professionals and technicians of various lines of business.

Capital Jiaye strictly implemented its annual training plan, with the headquarters and all units conducting specialized training in areas such as engineering, quality control, operations, and customer service. A total of 208 training sessions were carried out throughout the year, covering 16,636 participants, effectively enhancing service quality and professional capabilities.

Policy and Regulatory Training

Case **Capital Jiaye organized special training on the contract book of the civil code**

To enhance contract risk awareness among management at all levels and effectively mitigate contractual risks, Capital Jiaye invited Beijing Ocean Law Firm to deliver a legal training session on the interpretation of the Contract Book of the Civil Code in December 2025. The training was conducted through a combination of online and offline formats, covering frontline projects of its subordinate units, with over 100 participants attending.



Case **Beiyu Property conducted training on "Risk Response and Compliance Management for Property Enterprises"**

In September 2025, Beiyu Property organized a training course titled "Risk Response and Compliance Management for Property Enterprises." The course provided employees with training on fundamental property regulations, property fee collection laws, and laws concerning public facility maintenance, aiming to comprehensively enhance the risk response capabilities and strengthen the compliance management level of the property enterprise.



Case **Zhuolian Property conducted promotional and implementation training on the "Archives Management Measures (Trial)"**

To help all departments fully understand the importance and necessity of archives management, clarify the archival regulations that must be strictly followed in daily work, and enhance departmental awareness of compliant archival operations, Zhuolian Property held promotional and implementation training on "Archives Management Measures (Trial)" in January 2025. The Company through the training, aims to establish a standardized and secure archives management system, supporting compliant operations and long-term development.



Management Capability Training

Case **Capital Jiaye held 2025 training program for enhancing political competence of middle-level cadres**

In December 2025, Capital Jiaye organized the 2025 Training Program for Enhancing Political Competence of Middle-Level Cadres, aimed at thoroughly studying and implementing the spirit of the Fourth Plenary Session of the 20th Central Committee of the Communist Party of China, effectively strengthening the ideological and political development of middle-level cadres, and continuously improving their performance capabilities. Participants included leaders at assistant-level manager, principal and deputy heads of headquarters departments and business divisions, as well as leadership team members from its secondary subsidiaries.



Professional Technical (Skills) Training

Case **Capital Jiaye successfully held special training on empowering with DeepSeek intelligent tools**

In April 2025, the Company invited Dr. Liu Xuesong, Deputy Secretary-General of the AI Big Data Committee of the Tsinghua Alumni Association and Chief Scientist of Zhejiang Saige Construction Development Co., Ltd., to deliver a lecture on empowering with DeepSeek intelligent tools. More than 70 participants attended the training, including members of the leadership team, assistant managers, general legal counsel, deputy chief economists, heads of headquarters departments and business divisions, as well as key leaders from subordinate units.



Case **Capital Jiaye successfully held specialized training on performance management**

To continuously improve the human resources management system and establish a scientific, standardized, practical, and efficient performance appraisal mechanism, the human resources department of Capital Jiaye organized a specialized training on performance management in December 2025. A total of 42 personnel from human resources and enterprise management system participated, effectively enhancing the professional competence and practical skills of human resources and related management staff.



Case **Chengcheng Property conducted training for comprehensive maintenance skilled talents in property projects**

The inaugural training session for comprehensive maintenance skilled talents in property projects, hosted by the Training Center of the China Property Management Association and co-organized by the Beijing Property Management Industry Association and Beijing Jinyu Science and Technology School, was held in Beijing in June 2025. This training was targeted at the key engineering and technical experts from various Chengcheng Property projects, with a total of 40 participants. The training adopted a teaching model combining “theory + case study + practical operation,” covering topics such as the recognition and installation of water supply and drainage pipeline drawings, principles of electrical systems and fault troubleshooting, and maintenance specifications for property facilities and equipment, laying a solid talent foundation for the high-quality development of the enterprise.



Case **Zhuolian Property conducted specialized training on project human resource management**

To enhance the professional competence and management capabilities of project administrative staff, Zhuolian Property held a specialized training session on project human resource management in March 2025. Through systematic study of modules including resignation management, leave management, and the establishment and management of project labour cost ledgers, the training aimed to optimize the efficiency of project human resource allocation and comprehensively strengthen the scientific and standardized approach to project human resource management.



New Employee Training

Case **Capital Jiaye 2025 new employee onboarding training**

To help new employees quickly integrate into the company and enhance their comprehensive qualities, Capital Jiaye held its New Employee Onboarding Training in August 2025, marking the "first lesson" in the professional growth journey of the Company's 2025 new hires. The training innovatively adopted a model of "internal and external collaboration, two-way empowerment," which not only consolidated the foundation of the company's development philosophy but also enhanced practical job capabilities, building a comprehensive learning platform for the growth of new employees.





4.2.2 Facilitate Employee Development

Capital Jiaye conducts comprehensive assessments of employees based on multiple dimensions such as work performance, work attitude, and work capability, in accordance with the "Performance Appraisal Management Measures for Employees." Assessment results are linked to employee rank changes, salary adjustments, and distribution. Annual goals are precisely decomposed and 2025 assessment task letters are signed to facilitate the quantitative breakdown of key tasks and assign responsibilities to individuals, ensuring the effective implementation of the Company's strategy and business objectives.

The Group has built up an appropriate talent development assurance system through mentor-apprentice mode and internal talent transfer, maximizing and optimizing the distribution and use of human resources. In addition to focusing on the steady development of key technical experts and core management talents, we also pay great attention to the overall development of frontline employees, and help them to exceed and accomplish themselves through diversified training and practical accumulation.

To meet the needs of market expansion and project management, Capital Jiaye strengthens the management of employee qualification and certification, and guides various units to formulate incentive policies in a way to encourage employees to actively obtain various professional certificates required by the enterprise. The Company coordinated and organized five certification acquisition training sessions, including training for Property Manager certification and special operation certificates, thereby increasing the certification rate for core and professional positions.

Case

Property Company's Jishuitan Hospital Project jointly held skills competition with the hospital on operating room trolley organization and patient transfer

On November 17, 2025, the Jishuitan Hospital Project of the Property Company, in collaboration with the hospital's operating room, jointly held a skills competition on operating room trolley organization and patient transfer, themed "Standardized Operations, Safe Transfer, and Humanistic Care." More than 30 employees from the project team participated. Through this competition, employees were encouraged to continuously consolidate their professional skills and deepen attention to service details.



Case **Holding 2025 "United in BUCG" property service skills competition**

To inherit and promote the spirit of model workers and craftsmanship in the new era, mobilize employees to fully play their role as the main force, further enhance the reputation and competitiveness of the Group's red property service brand, strengthen learning and exchange of property service skills, and promote extensive job training across service positions, the labor union of the BUCG sponsored and the labor union of Capital Jiaye organized the 2025 "United in BUCG" Property Service Skills Competition. The competition featured two categories: "Customer Service" and "Electrician Skills." Through knowledge contests, online quizzes, and offline practical operations, it comprehensively showcased the professional competence and team collaboration spirit of Capital Jiaye employees.



"Customer Service" Competition



"Electrician Skills" Competition

4.3 FORTIFY SAFETY DEFENSES AND SAFEGUARD OCCUPATIONAL HEALTH

4.3.1 Safe Production and Operation

Capital Jiaye always upholds the principle of "People First, Life First", and closely integrates property management characteristics, such as "wide service range, numerous risk points, strong ties to public life, and high emergency response requirements". The Company adopts a systematic approach, implements precise measures, and ensures thorough execution. Throughout the year, the Company had no production safety responsibilities accidents, establishing a solid safety barrier for the Company's stable operation and high-quality development.

Workplace Safety Management System

The Company continues to maintain and optimize the integrated operation of five systems: quality, environment, occupational health and safety, information security, and energy management. The Company ensures that safety production requirements are deeply embedded into all business processes and management standards to achieve integration between safety management and business operations, thus enhancing overall management efficiency. The Company has been advancing standardized safety production, with 2 entities and 24 projects under its management completing the work safety standardization assessment. Among them, 5 enterprises/projects reached Level 2 standards, 21 projects reached Level 3 standards, and 11 entrusted enterprises/projects completed Level 3 assessment and obtained certification.

At the beginning of the year, the Company signed safe production target responsibility agreement with its subsidiary units, broke down the annual safety goals and key tasks, and clarified the responsibilities of the "top leaders" in each unit as the primary safety responsible person. We have strictly supervised our subsidiary units to further divide and assign safety responsibilities to project teams, workgroups, and positions in accordance with the "System for Workplace Safety Responsibility of All Employees". It has achieved "full coverage of responsibilities", from company leadership to frontline employees, and from management positions to operational roles.

In 2025, the Company adjusted and improved the organizational structure of its Safety Production Committee and clarified management responsibilities. The office of Safety Production Committee is located within the Safety Operations Department, with the department head serving as the office director.

Safety Production Thematic Meetings

Capital Jiaye organized 12 safety production thematic meetings in 2025 to summarize and deploy phase-based work. Regular safety committee meetings were held to convey the latest directives from higher authorities and the Group's deployment plans, as well as to address major safety issues. The Company paid special attention to predicting seasonal and time-specific risks, such as extreme weather to ensure safety during important holidays and major events, and conducted risk assessments in advance, and implemented the targeted control plans to ensure the effective dissemination of safety requirements to all levels of management.



Capital Jiaye held Q2 Safety Production Committee Meeting

Identify and Publicize Safety Hazards

Capital Jiaye has established a three-level safety inspection mechanism of company supervisions, unit self-inspections, and project patrols. Led by members of the Company's leadership team and coordinated by the Safety Operations Department, special inspections are conducted at key stages. Each unit focuses on key areas and takes into account the characteristics of their property such as fire safety, electrical safety, special equipment, and hazardous work management, and conducts routine inspections. In 2025, 3,015 safety hazards were identified and 3,005 were rectified, achieving a rectification rate of 99.67%.

Case **Capital Jiaye conducted pre-festival safety inspection**

To ensure a safe and peaceful Spring Festival for the residents, the leadership of Capital Jiaye conducted pre-festival safety checks on 16 key projects across different property types, including office buildings, large shopping centers, residential bases, hospitals, schools, and restaurants from January 15, 2025.



Safety Promotion and Education

Capital Jiaye regularly conducts training and awareness campaigns on criteria for identifying major hazards, fire safety, and hazardous work operations. A total of 1,637 training sessions were held, with more than 40,000 participant attendances.

Case **Capital Jiaye conducted Fire Safety Month campaign**

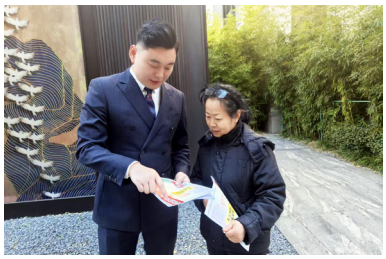
In November 2025, to further strengthen employees' awareness of fire safety and emergency response capabilities, Capital Jiaye and its affiliated units organized a series of fire safety activities centered around the theme "National Fire Safety, Life Above All – Safe Use of Fire and Electricity" to weave a robust safety net for residents and safeguard the peace and security of every household.



Specialized Fire Safety Training



Fire Emergency Drill



Fire Safety Awareness Campaign

Case **Producing safety production standardization video series by Chengcheng Property**

Chengcheng Property has developed a series of safety production standardization videos in accordance with relevant national laws and regulations on work safety, tailored to the Company's specific circumstances. The implementation of standardized videos has significantly enhanced the convenience and effectiveness of safety training. By broadcasting these videos across various projects, they serve as replicable and referenceable visual templates for safety management, laying a solid foundation for the company's standardized safety management system.



Case **Conducting various safety training programs**

Capital Jiaye and its affiliated units have provided multi-dimensional safety production training tailored to their specific service scenarios, covering topics such as the new "Safety Production Law", "Fire Prevention Regulations of Beijing City", fire safety, confined space operations, special equipment safety, emergency rescue, electrical safety, flood prevention and anti-slip measures, and high-risk operations. These initiatives have enhanced employees' safety awareness and capabilities.



Security Training of Chengcheng Property



2025 Fire Safety Management Training of Beiyu Property



Monthly Fire Safety Skills Training for Property Company



Safety Education and Training in Campus Business Division

Safety Emergency Drills

Capital Jiaye organized 1,365 emergency drills, including fire evacuations, elevator rescues, and confined space operations, involving more than 19,000 participants. These exercises have ensured employees became familiar with emergency response procedures to further improve emergency response capabilities.

Case **Conducting fire drill in Chengke Building Project (城科大廈項目)**

In June 2025, during the 24th "Safety Production Month", the Chengke Building Project of the Property Company collaborated with clients to conduct a fire drill. The fire drill comprehensively tested and strengthened the building's emergency response and safety prevention system, enhanced all personnel's fire safety awareness, and improved the project team's overall capability to handle emergencies such as fires.



Extreme Weather Response

The Company strictly enforces safety management during extreme weather events and promptly issues warning information to all subordinate units. During wind and thunderstorm warnings, the project department increases inspection frequency, reinforces external building components, posts warnings on areas of the building facade at risk of tile detachment, and organizes repairs to prevent falling objects from heights.

During the flood control period, the Company has strictly implemented flood control responsibilities at all levels, improved flood emergency plans, equipped emergency supplies, formed emergency teams, and conducted hazard inspections to ensure that flood control responsibilities were broken down level by level and effectively implemented. We have enhanced early warning response and strengthened duty arrangements, issued 19 heavy rain alerts, and launched emergency responses of 146 operational units as required and implemented all necessary control measures.

Case **Safely navigating the flood season and responding to various extreme weather events**

In response to extreme weather events such as the severe wind warning in April 2025 and the red alert for torrential rain in July, Beiyu Property held 15 special safety meetings and activated emergency response mechanisms promptly throughout the year. The Company coordinated the joint response of 97 operational units within Beijing and projects in other cities, organized over 1,650 personnel to maintain 24-hour shifts, and took targeted actions, including tree reinforcement, drainage clearance, and underground flood prevention measures. A total of 32 hazards related to extreme weather were identified and addressed. As a result, there were no casualties or significant property damage throughout the year, thus safely navigating the flood season and responding to various extreme weather events.



Case **Responding to heavy snowfall to ensure smooth travel across all business types**

On December 12, 2025, Beijing experienced its first heavy snowfall. In response to the blue snowstorm warning, Capital Jiaye swiftly activated its emergency plan and deployed snow removal and de-icing operations. Each project department has assigned responsibilities to individuals and ensured all materials are fully stocked, adhering to the principle of “sweeping as soon as snow falls and clearing roads immediately after snow stops.” Priority is given to securing key areas such as main entrances and exits, ramps, and staircases. The efficient coordination and round-the-clock shifts ensured smooth traffic and safe travel for residents.



Chengjian Plaza Project



Zhongguancun Capital Building Project

Strict Control of Hazardous Operations

The Company strictly enforces safety requirements for special operations, such as fire-related tasks, confined space work, high-altitude work, and temporary electrical use. From reviewing the qualifications of contractors to approving work procedures, providing safety technical instructions, supervising operations, and restoring sites after tasks, the Company maintains full-process safety management to ensure that risks associated with hazardous work are effectively controlled.

Work Safety Special Campaign

The Company has launched a "Special Campaign to Eliminate Risks in Residential Base Areas" to enhance safety management. Additionally, the Company continued its "Special Rectification Action to Prevent High-altitude Fall Accidents" to strengthen supervision of high-altitude operations.

4.3.2 Occupational Health and Safety

Capital Jiaye attaches great importance to the health and safety of employees, and is committed to creating a safe and comfortable working environment for them. We have formulated a series of management standards and measures for occupational health and safety. In 2025, the Company recorded 1 work-related fatality.

- Providing employees with standard-compliant protective equipment and ensuring its proper use.
- Organizing regular occupational health check-ups for employees.
- Improving operational procedures for job roles and organizing safety training and emergency drills.
- Establishing a hazard identification mechanism with clear checklists for potential risks in each position, preventing non-compliant operations.
- Implementing a three-tiered safety inspection system, including self-inspections, departmental inspections, and company audits, and incorporating safety responsibilities into performance evaluations.
- Issuing safety management handbooks and conducting safety education, publicity, and renovation programs.
- For special working conditions, such as extreme heat, extreme cold, high-altitude work, and confined spaces, implementing measures such as halting outdoor activities, scientifically arranging work schedules, and providing heatstroke prevention materials.

Case **Capital Jiaye provided emergency first aid training to safeguard life**

On June 30, 2025, Capital Jiaye, in collaboration with the Administrative Security Department under Beijing Urban Construction Group, held an emergency first aid training at Chengjian Plaza. Over 150 project leaders, safety managers, and security personnel from Capital Jiaye's subsidiaries, including Property Company, Beiyu Property, Chengcheng Property, Zhuolian Property, and Beijing Universities Logistics, participated in the training to learn critical life-saving skills.



GOVERNANCE

GOVERNANCE PRINCIPLES

Capital Jiaye upholds the market-oriented business principles, actively responds to national policies, ensures that operations are in compliance with laws and regulations, protects the rights and interests of investors, maintains good operating capabilities and an effective risk management and control system.

Corresponding United Nations Sustainable Development Goals (SDGs)







5.1 ENHANCE GOVERNANCE STRUCTURE AND IMPLEMENT ESG STRATEGIES

5.1.1 ESG Strategies

ESG Strategic Approach

Capital Jiaye adheres to the corporate mission of "valuing trust and promoting profitable businesses, serving the society", emphasizes both economic benefits and environmental and social benefits, and integrates the concepts and targets of sustainable development into the overall strategy and daily operation. We believe that promoting the sustainable development of the Company is as important as achieving long-term business growth. We continue to promote sustainable development plans in areas such as good corporate governance, environmental protection, labor rights, and community development, and maintain positive communication and good relationships with various stakeholders such as customers, investors, governments, suppliers, the public and public welfare organizations.



We value employees, customers and environment.

For our employees, we are committed to creating a healthy and safe working environment, building a comprehensive talent development system, and opening up channels to listen to the voices of our employees; for our customers, we adhere to the value concept of "innovation, passion, integrity, responsibility and gratitude", and we always take providing high-quality services as our core objective, and constantly enhancing our service level to meet the diversified needs of our customers; and for resources and the environment, we adhere to the concept of green development, implement green operations and create a "zero-carbon community", advocating sustainable production and lifestyle.



We respect the market, operate with prudence and fulfill our responsibilities.

We uphold the market-oriented operating principles, actively respond to national policies, ensure that operations are in compliance with laws and regulations, protect the rights and interests of investors, maintain good operating capabilities and an effective risk management and control system, and fulfill our main responsibility to employees, customers, the public and other stakeholders.



We serve the community, organize community activities and contribute to the society.

We actively participate in social grassroots governance and optimize the urban living order to build a community based on "collaboration, participation and common interests"; by virtue of our rich community service experience and smart technology, we organize community activities with good experience and high practicality to create an innovative, diversified and open community culture; in response to the government's call, we enthusiastically devote ourselves to rural revitalization and charity activities.

ESG Governance Structure

Capital Jiaye has established an ESG governance structure with clear responsibilities, clarifying the division of labor at each level and the decision-making procedures and mechanisms for related matters: The Board of Directors, as the highest decision-making level, has the highest authority and ultimate responsibility for the ESG-related matters of the Company; the Strategy and Investment and ESG Committee under the Board of Directors (the "Strategy and Investment and ESG Committee"), as the supervision level, is responsible for communicating and coordinating ESG-related affairs, organizing the preparation of the ESG Report, and regularly reporting to the Board of Directors on the progress of ESG work; the functional departments and subsidiaries of the Group, as the executive level, are responsible for promoting and implementing the work plan formulated by the Strategy and Investment and ESG Committee, reporting ESG-related work progress and data and fully implementing ESG-related management work.



ESG Performance

Capital Jiaye consistently prioritizes compliance, timeliness, and accuracy of its information disclosure, striving to present the Company's operational results and development prospects to the market in a truthful, complete, and real-time manner. In 2025, the Company's Wind ESG rating improved from BBB to A, achieving a comprehensive score of 7.08, well above the industry average. A case titled Providing "Good Service" for "Good Homes": Capital Jiaye's High-Quality ESG Practices Supporting Better Life Services (《為"好房子"提供"好服務": 京城佳業高質量 ESG 實踐助力美好生活服務》) was recognized among the Top 10 ESG Companies by Jutongmi (聚董秘).



Wind ESG Rating: A



Recognized among the Top 10 ESG Companies by Jutongmi

5.1.2 Stakeholder Communication

Capital Jiaye attaches great importance to stakeholder communication, fully listening to the opinions of all parties, and is committed to balancing and meeting the requirements of various stakeholders while continuously optimizing the Company's sustainable development strategy to achieve mutually beneficial cooperation.

Stakeholders	Key Issues of Concern	Communication Channels or Methods	Response and Practices
Shareholders/ Investors	Climate change response Smart property management Business ethics and anti-corruption Risk management	Annual reports Announcements and circulars Shareholders' meetings Investor meetings and roadshows Investor hotline/mailbox Investor research	17 periodic announcements 19 interim announcements 8 visits/research activities from various institutions and small-to-medium investors 3 meetings of the Strategy, Investment and ESG Committee
Customers/ Property Owners	Smart property management Customer safety and health Service quality Customer satisfaction Information security and privacy protection	Customer service hotline Official website WeChat official accounts Questionnaire surveys Face-to-face communication Community public welfare activities	Conducting satisfaction surveys Organizing "Project Manager Reception Days" and "Facility Open Days" Upgrading the "Jia Xiang Hui" property owner service platform Launching the Smart Campus Dormitory Management Platform 1.0 Improving information systems Strengthening information security training and emergency management Conducting information security audits
Government/ Regulatory Authorities	Business ethics and anti-corruption Emissions management Intellectual property protection	Official correspondence Meeting discussions Face-to-face communication Phone calls	Conducting special anti-corruption rectification Strengthening integrity education and training Improving the risk prevention and control mechanism for integrity Waste sorting and recycling Building zero-carbon communities Signing confidentiality agreements Supervising and reporting infringement Conducting intellectual property protection training
Employees	Employee rights Employee welfare and remuneration Employee occupational health and safety Employee recruitment and retention Employee training and development Diversity and equal opportunities	Employee representative congress Trade union Petition and complaint channels Face-to-face communication Training	Conducting employee satisfaction surveys 208 training programs implemented, covering 16,636 participants
Suppliers and Other Partners	Supply chain management Intellectual property protection	Meetings Official correspondence Face-to-face communication Phone calls Supplier review and evaluation	Conducting annual supplier performance evaluations Providing specialized training for procurement and bidding staff Promoting the application of centralized procurement information platform
Communities and Environment	Climate change response Energy management Water resources management Emissions management Community building and public welfare activities Green office and low-carbon living	Website Meetings Phone calls Face-to-face communication	Establishing community residents' consultation halls Organizing "Project Manager Reception Days" Organizing "Learn from Lei Feng" volunteer activities Donated HKD3 million to the Tai Po Wang Fuk Court fire in Hong Kong Other charitable donations of RMB760,000 Carrying out energy conservation renovations Participating in the development of the group standard "Domestic Waste Management Regulations" Water conservation Building zero-carbon communities Implementing green office practices

5.2 EMPOWER GOVERNANCE THROUGH PARTY BUILDING AND INTEGRATE TO ENHANCE QUALITY AND EFFICIENCY

Capital Jiaye has actively established and improved the Party organizational structure, and refined Party-building work systems such as the Implementation Measures on Applying the "Three-Importances & One-Large" Decision-Making System, so as to ensure that the Party organization plays a pivotal role in corporate governance. The Company places strong emphasis on strengthening the development of Party members by admitting outstanding employees into the Party organization and continuously expanding the Party membership. At the same time, we regularly organize study sessions and training programs for Party members to enhance their political awareness and professional competence.

Case **Capital Jiaye convened the 2024 Annual Work Reporting and Evaluation Meeting on Primary-Level Party Building by Grassroots Party Organization Secretaries, and the 2025 Conference on Comprehensively Strengthening Party Self-Governance (Party Building)**

On February 28, 2025, Capital Jiaye convened the 2024 Annual Work Reporting and Evaluation Meeting on Primary-Level Party Building by Grassroots Party Organization Secretaries. The meeting reviewed the primary-level Party-building work carried out over the past year and evaluated the performance reports of Party organization secretaries on their fulfillment of responsibilities in strengthening primary-level Party building. The Company is committed to advancing the comprehensive and in-depth implementation of strict Party governance, thereby providing strong political support for the Company's high-quality development.



5.2.1 Theoretical Study

Focusing on the guiding principles of important meetings and strategic deployments of the CPC Central Committee, the Company organized a series of thematic study and education programs, continuously strengthening our theoretical grounding and further enhancing our political judgment, political comprehension, and political execution capabilities. In 2025, the Company carried out education on thoroughly implementing the spirit of the Party's Eight-Point Frugality Code, as well as thematic education on General Secretary Xi Jinping's important remarks regarding the reform and development of state-owned enterprises and Party building.

Case **Capital Jiaye convened a kick-off meeting for in-depth implementation of the learning and education on the spirit of the Central Party Leadership's Eight-Point Decision on Improving Work Conduct**

To thoroughly implement the requirements set out in the Notice of the General Office of the CPC Central Committee on Launching a Study and Education Campaign on Thoroughly Implementing the Spirit of the Central Party Leadership's Eight-Point Decision on Improving Work Conduct throughout the Party and to convey the guiding principles of the meeting of the Leading Group for Party Building Work of the Central Committee, Capital Jiaye convened a meeting of its Leading Group for Party Building on March 27, 2025 to officially launch the study and education campaign on thoroughly implementing the spirit of the Central Party Leadership's Eight-Point Decision on Improving Work Conduct. Through this initiative, the Company aims to build a strong foundation through study, clarify responsibilities through examination, and promote good governance through rectification, thereby continuously driving forward full and rigorous governance over the Party to deeper levels.



5.2.2 Setting Role Models

Capital Jiaye translates the power of role models into tangible results in tackling challenges, continuously inspiring the employees to strive for excellence, stay motivated and proactive, and become dedicated contributors in the new era, thereby pooling strong momentum for the high-quality development of both Beijing Urban Construction Group and Capital Jiaye.

Case **Two employees of Capital Jiaye were honored as "Beijing Model Workers"**

On April 29, 2025, the Commendation Conference for Beijing Model Workers, Advanced Workers and Model Collectives was grandly held. Zhang Xiaoxia, Head of the Quality Management Department of Capital Jiaye, and Zhang Qiangqiang, Project Manager of the C6 Canteen at the Beijing Municipal Administrative Center under Beiyu Catering Company, were awarded the honorary title of Beijing Model Worker.





Case **Capital Jiaye hosted the 2025 Model Worker Deeds Presentation Session of the Group**

On October 16, 2025, the themed presentation session titled "Promoting the Spirit of Model Workers and Rallying the Strength to Forge Ahead"—the 2025 Model Worker Deeds Presentation Session of Beijing Urban Construction Group (Capital Jiaye Special Session)—was successfully held at Chengjian Plaza. More than 80 employee representatives from Capital Jiaye attended the event, where they listened firsthand to the inspiring stories of model workers and skilled craftsmen, and drew strength from the spirit of dedication and excellence embodied by these exemplary figures.



5.2.3 Integrity and Clean Governance

Capital Jiaye attaches great importance to the integrity of the employees in work, always maintains a zero-tolerance attitude toward commercial corruption, and makes anti-corruption a long-term mission and bottom line of the Company. Capital Jiaye actively promotes transparent services and decision-making processes. Strictly following the Company Law of the People's Republic of China, Anti-Money Laundering Law of the People's Republic of China, the Law of the People's Republic of China against Unfair Competition, and other legal and regulatory requirements, the Company has formulated relevant systems and countermeasures for the prevention, discovery, and stopping of corruption and other violations.

Conduct special rectification campaigns on integrity. The Company has formulated annual tasks for the primary responsibility of comprehensively governing the Party with strict discipline, carried out in-depth special rectification efforts targeting issues such as corruption in state-owned enterprises, unauthorized dining and entertainment, reviewing instances of "profiteering at the enterprise's expense", and conducting institutional self-examinations.

Strengthen integrity education and training. The Company organizes dedicated training sessions on improving Party conduct and promoting integrity governance, arranges visits to integrity education bases, and conducts viewings of documentary films on typical cases and warning education films. We also communicate the spirit of higher-level warning education conferences, issue pre-holiday integrity reminders to enhance employees' awareness of integrity. In 2025, the Company convened one warning education conference and two joint meetings on improving Party conduct with members of the Company's leadership team and management attended, promoting integrity governance and combating corruption.

Improve the integrity risk prevention and control mechanism. Focusing on key positions and critical processes, the Company identifies integrity risk points, formulates targeted prevention and control measures, and strengthens supervision and inspection. An integrity risk prevention and control register has been established, and employees in key roles such as procurement and contract execution are required to sign integrity commitment undertakings. In addition, both online and offline supervision channels have been made available to encourage employee participation in supervision. The Company continues to strengthen work style development, resolutely rectify formalism and bureaucratism, and foster a sound image of Party members and cadres.



On May 20, 2025, the Company convened a special meeting on improving Party conduct and promoting integrity governance, alongside a working meeting for the appointment of Party conduct and integrity governance supervisors



On May 26, 2025, employees visited the Group's themed integrity education exhibition

As of the end of December 2025, Capital Jiaye had no litigation cases involving corruption, bribery, extortion, fraud, and money laundering, nor any cases involving monopolistic and unfair competition practices.

The Company has set up reporting channels, including a complaint hotline, encouraging all employees, suppliers and other related parties to report suspected violations. We keep the personal information of the whistleblower confidential within the scope of laws and regulations, and take appropriate measures to protect the whistleblower, witnesses and investigators from retaliation, designate specific personnel to handle the reports and keep confidential documents.

Complaint hotline: +86-010-56302693

5.2.4 Participating in Grassroots Governance and Advancing Joint Party-building Initiatives

Against the backdrop of the new era, Capital Jiaye leverages the integration of property management and community governance as a key approach to enhance grassroots social governance, strives to create "services at your doorstep" in communities and contributes to a new pattern of social governance characterized by "collaboration, participation and common interests".

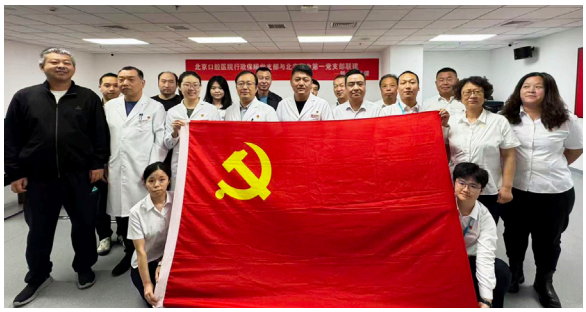
Case **Beiyu Property partnered with the Beijing Municipal Commission of Housing and Urban-Rural Development to carry out a Party-building joint initiative event**

On December 18, 2025, Party branches under the Party Committee of Beiyu Property, together with the Party branches of the Property Management Division, the Comprehensive Renovation Division for Old Residential Communities, and the Property Service Guidance Center of the Beijing Municipal Commission of Housing and Urban-Rural Development, jointly carried out a themed event titled "Empowering Development through Technology, Advancing Forward through Party-Building". More than 50 Party members and cadres visited the Beijing Humanoid Robot Innovation Center, where they experienced firsthand the technological advancements in embodied intelligence and explored practical pathways for leveraging technology to empower property services and urban development.



Case **Party-building collaboration to pool strength and foster quality through hospital-enterprise partnership**

On October 9, 2025, the First Party Branch of Beiyu Property, in collaboration with the Administrative Support Party Branch of Beijing Stomatological Hospital, Capital Medical University, held a themed Party Day activity titled "Party-Building Leads to Synergy, Hospital and Enterprise Unite to Open a New Chapter". Through the joint Party-building mechanism, these two Party organizations pooled their efforts to continuously enhance the quality of support services in hospital logistics and operations.



Case **Zhuhuanian (築華年) Project was successfully selected as a typical case for Beijing's "Beautiful Community" initiative**

The Zhuhuanian Project, located in the Laiguangying area of Chaoyang District, Beijing, has been managed by Chengcheng Property since 2012. The project department has consistently focused on building the "**red property**" service brand, leveraging Party-building as a "red engine" to activate new momentum in community governance. In 2025, during the Beijing Municipal Commission of Housing and Urban-Rural Development's selection of typical cases for "Strengthening Property Management and Building a Beautiful Community Together", the Zhuhuanian Project was successfully selected as a model case, recognized for its innovative and efficient governance model, meticulous service quality, and harmonious, liveable community environment.



5.3 STRENGTHEN COMPLIANCE CONTROL FOR LONG-TERM STABLE OPERATION

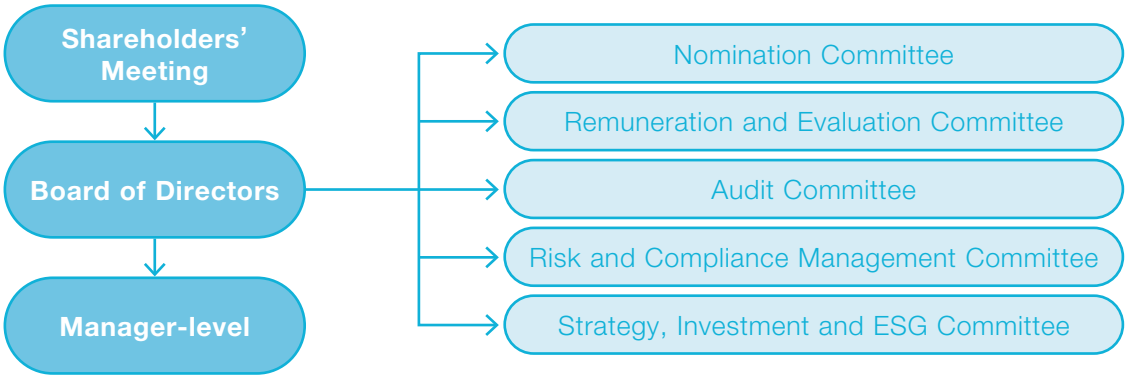
Capital Jiaye firmly serves the development strategy of the State and the capital, and hopes to implement sustainable development goals through responsible corporate governance. In terms of corporate governance, we attach importance to corporate compliance and risk control; we focus on the protection of intellectual property rights as well as information security and privacy; and we participate in the construction of industry, promote multi-party cooperation and work with partners for common growth.

5.3.1 Standardize Corporate Governance

Scientific and effective corporate governance is the cornerstone of the Company's value creation. Capital Jiaye firmly believes that good corporate governance is crucial to the Company's sustainable development and steady growth. The Company has adopted the principles and code provisions set out in the Corporate Governance Code contained in the Appendix C1 to the Main Board Listing Rules of the Stock Exchange since November 10, 2021. For details of the Company's compliance with the Corporate Governance Code, please refer to "Corporate Governance Report" in the 2025 Annual Report of Beijing Capital Jiaye Property Services Co., Limited.

In 2025, the Company systematically revised and improved our core governance policies – including the "Rules of Procedure for the Shareholders' Meeting", the "Rules of Procedure for the Board of Directors", the "Information Disclosure Management Measures", and the "Implementation Measures on Applying the 'Three-Importances & One-Large' Decision-Making System" – in accordance with the latest Listing Rules of the Stock Exchange and relevant regulatory requirements. We have continuously optimized the decision-making mechanisms of the "three meetings" system, clarified that major matters, after preliminary review by the Party Committee, should be submitted for decision either to the Board of Directors or the General Manager's Office according to their respective authorities. The foresight and standardization of our corporate governance system have been continuously enhanced, laying a solid foundation for sustainable development.

The Company has established a clear and well-structured governance framework centered on the Shareholders' Meeting, the Board of Directors, and the Manager-level. The Board of Directors is accountable to the shareholders and oversees the Group's management. Specifically, it develops the strategies and development directions for the business and management. Under the Board of Directors, there are Nomination Committee, Remuneration and Evaluation Committee, Audit Committee, Risk and Compliance Management Committee, and Strategy, Investment and ESG Committee. These committees operate on the basis of division of responsibility and provide effective supervision to continuously improve the Company's corporate governance. In 2025, the Strategy, Investment and ESG Committee convened three meetings.



Governance Structure of Capital Jiaye

Capital Jiaye places great emphasis on the diversity of the Board of Directors and has established a "Board Diversity Policy". All Board member appointments are based on the principle of meritocracy. To ensure board diversity, candidates are selected for director positions taking into account a range of diversity factors. As at December 31, 2025, the Board of Directors consisted of nine members, including three executive directors, three non-executive directors and three independent non-executive directors, all of whom have rich industry experience or professional skills in finance, law, investment or financing. To enhance the performance ability of external directors, Capital Jiaye organized special training sessions for external directors on performance of duties in 2025.

5.3.2 Adhere to Business Ethics

Capital Jiaye places a high priority on intellectual property protection and is committed to safeguarding the intellectual achievements of both ours and those of our partners from infringement. The Company strictly abides by laws and regulations, including the Civil Code of the People's Republic of China, the Copyright Law of the People's Republic of China, the Trademark Law of the People's Republic of China and the Patent Law of the People's Republic of China, ensuring that intellectual property management is both standardized and efficient. In addition, the Group has established an intellectual property leading group to coordinate the management of its own trademarks and other intellectual property rights, avoid infringement disputes, monitor the use of trademarks to safeguard its legitimate rights and interests.

Protect our proprietary intellectual property: We actively safeguard the Group's trademark interests and other intellectual property. For the Group's commercial secrets and intellectual property, Capital Jiaye arranges employees to sign non-disclosure agreements, requiring the employees involved in such secrets to strictly implement the relevant internal rules and regulations and not to disclose them without permission. At the same time, the Group encourages the employees to monitor and report intellectual property infringement issues involving the Capital Jiaye. As of the end of 2025, Capital Jiaye owned 30 registered trademarks, 26 software copyrights, one invention patent, and four domain names, and was authorized to use 49 trademarks.

Respect the intellectual property of others: Capital Jiaye fully respects the intellectual property of others, encourages and protects fair competition, and prevents and prohibits any form of infringement. The Group continuously optimizes the preventive mechanism against the risk of infringing the intellectual property of third parties, and regularly provides training on intellectual property protection for our employees, to safeguard the legitimate rights and interests of ours and those of others from being infringed to the greatest extent possible.

5.3.3 Strengthen Risk Management and Control

Scientific and effective risk management and internal control is a necessary and indispensable part of achieving long-term business growth and sustainable development of an enterprise. The Company has established and maintained a major risk prevention and control system that organically integrates risk control management, internal control and compliance management. It has formulated and issued management measures, manuals and four compliance guidance documents relating to risk, internal control and compliance, thereby laying a solid institutional foundation for risk and compliance management. In 2025, the Company revised and updated the "Internal Control Management Manual" and the "Compliance Management Manual", revised and added 49 internal control processes and 61 entries in the risk database, and updated more than 150 compliance-related items. Additionally, 100% of the Company's major decision-making matters, economic contracts, and rules and regulations undergo review.

Risk management organization

In order to effectively fulfill its risk management responsibilities, the Company has established a risk control and compliance management system under the overall leadership of the Party Committee, with the Board as the highest governing body, the functional departments and business units as supporting departments, and has built the "three lines of defense" for risk prevention and control, forming a closed-loop risk management mechanism.

Line of Defense	Departments	Specific Responsibilities
The First Line of Defense	Comprising various departments, business divisions and affiliated enterprises (i.e., each business line) of the Company.	Responsible for implementing specific requirements under internal control and compliance management, identifying and assessing various risks arising from the Company's daily operations, and adopting effective risk response measures.
The Second Line of Defence	Composed of various functional departments (including the Legal and Compliance Department) of the Company.	Conduct review on internal control and compliance, provide business guidance to affiliated units and perform other risk management duties, within their respective mandates and expertise, jointly empowering the second line of defense in risk management.
The Third Line of Defence	The Company's Audit Department serves as the supervising department for overall risk management and control.	Responsible for evaluating the Company's internal control system, further strengthening the supervision and evaluation of the risk management system of the Company and its affiliated units, and forming a closed-loop risk management mechanism.

Identification and assessment of risks

Capital Jiaye has always been committed to strengthening risk management and continuously refining the closed-loop management process covering "risk identification, assessment, response, supervision and improvement". Each year, the Company organizes annual risk identification and assessment, comprehensively collects, analyzes and consolidates risk information relating to various sources of risk across all units, and compiles the "Annual Risk Identification and Assessment Report". The Company summarizes its overall risk control management work each year and compiles the "Annual Risk Control Management Report", which is submitted to the Board for review following prior approval by the Party Committee and the General Manager's Office Meeting, thereby enhancing the leadership's participation in and oversight of risk management.

Audit supervision of internal control

The Company gave full play to the role of internal audit in risk prevention, focused on common issues in key areas, strengthened audit supervision, and continuously improved the effectiveness of internal audit. In 2025, the Company completed 23 audit tasks in total, including 10 operational performance audits, 4 internal control evaluation audits, 1 incumbent economic responsibility audit and 1 work safety audit.

Tax management

The Company adheres to the principle of paying taxes in accordance with the law, upholds the philosophy of honest and lawful tax compliance and earnestly fulfills its tax obligations. In 2025, the Company comprehensively optimized its tax management, actively responded to industry-specific risk inspections, organized affiliated units to review and sort through business operations, disseminated tax-related knowledge and fostered compliance awareness of strengthening tax control at the source of business activities.

5.3.4 Information Security and Privacy Protection

Information security management system

Capital Jiaye strictly complies with the "Data Security Law of the People's Republic of China" and the "Measures for the Administration of Classified Protection of Information Security". The Company has established internal information management systems, including the "Cybersecurity Management Policy" and the "Information Systems Management System", and formulated the "15th Five-Year Plan for Informatization Development". By focusing on IT talent development, the integration and functional optimization of information systems, and the establishment of its cybersecurity and data protection framework, the Company has enhanced its network and informatization security management capabilities and ensured the safe and stable operation of its information systems.

In 2025, the Company formulated four policies relating to cybersecurity management, one technical support standard for network video conferencing, one set of measures for system operation and maintenance management, and one data security management policy, and completed the issuance of the "Measures for the Implementation of the Network Security Work Responsibility System", thereby further strengthening its network and information security management through a more robust institutional framework.

Information security management system

The Company has established a Cybersecurity and Information Technology Committee (CITC), which is composed of senior management personnel responsible for coordinating the planning and development of cybersecurity and informatization initiatives. The Company conducts internal and external audits and certifications annually in accordance with the requirements of ISO/IEC 27001 Information Security Management System, ISO/IEC 20000 Information Technology Service Management System, ISO/IEC 27701 Privacy Information Management System, and GB/T 22080 Information Technology – Security Techniques – Information Security Management Systems.

Information security management initiatives

The Company strengthens information security management and mitigates potential information security risks by improving information systems, enhancing information security training and emergency response management, and conducting regular information security audits.

Improving information systems

Separate account: Only the unique account provided by the Company can be used to access the system, and the use of personal accounts is prohibited. Account privileges must match job responsibilities, and accounts shall not be lent to others without authorization.

Standard maintenance: The Company's internal network equipment, servers, computers and other hardware equipment shall be properly kept, and may not be disassembled or modified without authorization. In case of any equipment failure, it shall be reported to the Quality Management Department for timely repair.

Anti-virus software: All networked devices must be installed with anti-virus software, and the virus database shall be updated regularly to ensure the software operates properly. It is prohibited to download or install unknown software without authorization. Firewalls shall be set up between the Company's internal network and external networks to control network access and prevent unauthorized access.

Data backup: By implementing the guidelines in the "Information Security User Manual", the Group performs regular backups of information system data to ensure the integrity and availability of historical data and to avoid risks associated with data loss or corruption.

Information security emergency response management

The Company has formulated an emergency response plan for information leakage. In the event of a data breach, an internal notification will be made immediately to the information technology team and relevant responsible persons. The information technology team or a third-party assessment organization will promptly assess the type, scope and potential impact of the leaked data, and report the assessment results to the Cybersecurity and Information Technology Committee in a timely manner. Upon completion of the assessment, affected users will be notified as soon as possible (usually within 72 hours), and an official statement will be issued through official channels (such as the official website, mini-program, email, or SMS).

Strengthen information security training

All employees must receive cybersecurity training and understand and comply with the Company's cybersecurity regulations.

Conduct information security audits

The Company regularly conducts internal data evaluation and audits to gain a deeper understanding of the current status of data security management on its official website, accurately identify existing risks and issues, and prepare evaluation reports based on which rectification measures are developed for high-risk issues.

The Company strengthens external cybersecurity protection through a closed-loop mechanism for third-party vulnerability scanning and rectification.

Protection of customer privacy: Capital Jiaye attaches great importance to the security management of customer information. We comply with laws and regulations relating to the Company's management and information security protection to safeguard customer information security and privacy by establishing a robust and reliable protective barrier.

The Group collects only the minimum necessary user information when required and clearly informs users of the purpose of data collection. All collected data is used only for specified purposes and will not be used for other purposes without user consent. In terms of data sharing, personal information will not be disclosed to any third party unless required by law or expressly authorized by the user. In terms of data retention, the Group has established clear retention periods. Once data exceeds the period required for its intended purpose, it is securely deleted immediately. Encryption technology is used to protect customer information during storage and transmission. Access controls are implemented to ensure that only authorized personnel can access customer information.

APPENDIX I ESG KEY PERFORMANCE DATA TABLE

List of environmental performance indicators

ESG indicators	Unit	2025	2024
A1 Emissions			
A1.1 Types of emissions and respective emissions data			
NO_x	kg	23,066	25,357
SO_x	kg	1,243	1,360
Inhalable particulate matter	kg	368	469
A1.3 Hazardous waste produced and intensity			
Total hazardous waste	tons	1.20	3.27
Hazardous waste intensity	/million sq.m.	0.02	0.07
A1.4 Non-hazardous waste produced and intensity			
Total non-hazardous waste	tons	126.20	234.08
Non-hazardous waste intensity	/million sq.m.	2.57	5.10
A2 Use of Resources			
A2.1 Direct and/or indirect energy consumption by type in total and intensity			
Total energy consumption	MWh	481,192.83	485,591.25
Energy consumption intensity	MWh/million sq.m.	9,812.25	10,586.25
Of which: Energy consumption intensity excluding heating business	MWh/million sq.m.	2,610.57	/
Direct energy consumption	MWh	347,307.79	349,035.51
Gasoline consumption	Liter	11,412	10,157
Diesel consumption	Liter	2,312	1,338
Natural gas consumption	m^3	32,068,910	32,230,427
Indirect energy consumption	MWh	133,885.04	136,555.74
Purchased electricity	MWh	130,457	128,110
Purchased heat	Million kJ	12,350	5,197
A2.2 Water consumption in total and intensity			
Water consumption	m^3	1,695,787	2,082,703
Water consumption intensity	m^3/million sq.m.	34,579.67	45,404.47
Of which: Water consumption intensity excluding heating business	m^3/million sq.m.	33,911.79	/

ESG indicators	Unit	2025	2024
Part D: Climate-related Disclosures			
D(IV) indicators and objectives			
Total greenhouse gas emissions	tons of carbon dioxide equivalent	143,186.21	143,348.48
Greenhouse gas emission intensity	tons of carbon dioxide equivalent /million sq.m.	2,919.78	3,125.10
Of which: Greenhouse gas emission intensity excluding heating business	tons of carbon dioxide equivalent /million sq.m.	1,427.37	/
Direct carbon dioxide emissions (Scope 1)	tons of carbon dioxide equivalent	69,371.89	69,715.68
Indirect carbon dioxide emissions (Scope 2)	tons of carbon dioxide equivalent	73,814.32	73,632.80

Notes:

1. The collection scope of environmental performance indicators includes: the corporate headquarters, subordinate companies and their respective office areas.

2. Scope 1 carbon dioxide includes direct emissions from gasoline, diesel and natural gas.

3. Scope 2 carbon dioxide includes indirect emissions from purchased electricity and purchased heat. In 2025, the volume of purchased heat consumption increased year-on-year, primarily attributable to the addition of a new project by the property company that requires purchased heat for heating purposes, which resulted in the growth of the total consumption volume.

4. Hazardous waste includes waste lamp tubes, batteries, waste printer toner drum, cartridges and hazardous paints, etc.

5. Non-hazardous waste includes the amount of domestic waste, kitchen waste, recyclable waste and decoration waste produced;

6. The main reason for the decrease in the non-hazardous waste intensity in 2025 compared to the previous year is that none of the business units of Capital Jiaye conducted large-scale renovation of office premises in 2025, which led to a reduction of approximately 55 tonnes of renovation waste compared with 2024. Additionally, all units actively implemented waste sorting practices and the Clean Plate Campaign, resulting in a reduction of other categories of non-hazardous waste to varying degrees.

7. Total energy consumption includes the sum of consumption of gasoline, diesel, natural gas, purchased electricity, purchased heat, etc.

Reference standard for data calculation

1. The direct carbon dioxide emissions generated from gasoline, diesel, natural gas, etc. are calculated with reference to the Guidelines for Accounting and Reporting Greenhouse Gas Emissions from Public Buildings Operating Entities (Enterprises) (Trial)《(公共建築運營單位(企業)溫室氣體排放核算方法和報告指南(試行)》 issued by the General Office of the National Development and Reform Commission.

2. The total energy consumption is calculated with reference to the General Principles of Comprehensive Energy Consumption Calculation GB/T 2589-2020.

3. The greenhouse gas emission intensity, hazardous waste intensity, non-hazardous waste intensity, energy consumption intensity, and water consumption intensity in 2025 were calculated by using 49.04 million square meters, the total area under management of Capital Jiaye as at the end of 2025, as the denominator.

List of social performance indicators

ESG indicators	Unit	2025	2024
B1 Employment			
B1.1 Workforce by gender, employment type, post type, age group and geographical region, employee category			
Total workforce	person	1,824	1,871
By gender			
Male	person	1,022	1,049
Female	person	802	822
By employment type			
Full-time	person	1,821	1,868
Part-time	person	3	3
By post type			
Management post	person	912	975
Operation post	person	912	896
By age			
Aged 30 and below	person	310	361
Aged 31-40	person	574	609
Aged 41-50	person	588	541
Aged 50 and above	person	352	360
By geographical region			
Beijing	person	1,636	1,656
Outside Beijing	person	188	215

ESG indicators	Unit	2025	2024
B1 Employment			
By employee category			
Senior management	person	50	38
Middle management	person	260	282
Ordinary employees	person	1,514	1,551
Employee rights & welfare			
Number of employees covered by social insurance	person	1,821	1,868
Paid leave days per employee	day	9.21	8.58
B1.2 Employee turnover rate by gender, age group and geographical region			
Employee turnover rate	%	11.07%	15.32%
By gender			
Male employee turnover rate	%	10.51%	16.40%
Female employee turnover rate	%	11.77%	13.84%
By age			
Aged 30 and below	%	20.51%	29.20%
Aged 31-40	%	8.31%	10.62%
Aged 41-50	%	5.77%	10.69%
Aged 50 and above	%	14.36%	17.16%
By geographical region			
Beijing	%	10.16%	13.04%
Outside Beijing	%	18.26%	32.57%

Note: Employee turnover rate = Number of employees leaving under a given category during the Reporting Period/(Number of inservice employees under the category as at the end of the Reporting Period + Number of employees leaving under the category during the Reporting Period) * 100%

ESG indicators	Unit	2025	2024	2023
B2 Health and Safety				
B2.1 Number and rate of work-related fatalities				
Number of work-related fatalities	person	1	0	0
Rate of work-related fatalities	%	0.05%	0	0
B2.2 Lost days due to work injury	day	750	437	299

Notes:

1. Number of work-related fatalities do not include fatalities caused by non-work-related reasons, such as traffic accidents or sudden illnesses on the way to/from work.

2. Rate of work-related fatalities = Number of work-related fatalities/Total workforce * 100%.

ESG indicators	Unit	2025	2024
B3 Development and Training			
B3.1 The percentage of employees trained by gender and employee category			
Percentage of employees trained	%	100%	100%
By gender			
Percentage of male employees trained	%	100%	100%
Percentage of female employees trained	%	100%	100%
By employee category			
Percentage of senior management trained	%	100%	100%
Percentage of middle management trained	%	100%	100%
Percentage of ordinary employees trained	%	100%	100%
B3.2 The average training hours completed per employee by gender and employee category			
Average training hours completed per employee	hour	5.03	6.26

ESG indicators	Unit	2025	2024
B3 Development and Training			
By gender			
Average training hours completed per male employee	hour	5.90	6.59
Average training hours completed per female employee	hour	4.84	5.83
By employee category			
Average training hours completed per senior management	hour	5.01	6.11
Average training hours completed per middle management	hour	10.14	12.50
Average training hours completed per ordinary employee	hour	3.81	5.15
Total investment in employee training	RMB ten thousand	137.55	196

Note: Training data includes both online and offline training.

ESG indicators	Unit	2025	2024
B5 Supply Management			
B5.1 Number of suppliers by geographical region			
Total number of suppliers	individual	1,544	1,386
By geographical region			
Number of suppliers in Northeast China	individual	1	2
Number of suppliers in North China	individual	1,496	1,357
Number of suppliers in East China	individual	24	17
Number of suppliers in Central China	individual	3	2
Number of suppliers in South China	individual	12	4
Number of suppliers in Northwest China	individual	5	4
Number of suppliers in Northwest China	individual	3	/
B6 Product Responsibility			
B6.2 Number of products and service related complaints received Number of (product and service related) complaints from customers	case	No material complaint	No material complaint

APPENDIX II LIST OF ESG POLICIES

Aspect	Key External Laws and Standards	Key Internal Policies and Guidelines
A1 Emissions A2 Use of Resources A3 The Environment and Natural Resources	Environmental Protection Law of the People's Republic of China (2014 Revision) Law of the People's Republic of China on the Prevention and Control of Environmental Pollution by Solid Waste (2020 Revision) Law of the People's Republic of China on the Prevention and Control of Water Pollution (2017 Amendment) Law of the People's Republic of China on the Prevention and Control of Air Pollution (2018 Amendment) Regulation on Urban Drainage and Sewage Treatment (Released in October 2013) National Catalogue of Hazardous Wastes (Released in November 2020, and November 2024 respectively) Measures for the Transfer of Hazardous Wastes (Released in November 2021) Energy Conservation Law of the People's Republic of China (2018 Amendment) Cleaner Production Promotion Law of the People's Republic of China (2012 Revision) Water Law of the People's Republic of China (2016 Amendment)	Provisional Measures on Energy Management Energy Conservation and Emissions Reduction Initiative Measures for the Administration of Official Vehicles
B1 Employment	Labor Law of the People's Republic of China (2018 Amendment) Labor Contract Law of the People's Republic of China (2012 Amendment) Social Insurance Law of the People's Republic of China (2018 Amendment) Civil Code of the People's Republic of China (Released in May 2020) Employment Promotion Law of the People's Republic of China (2015 Amendment) Law of the People's Republic of China on the Protection of Disabled Persons (2018 Amendment) Regulation on the Employment of the Disabled (Released in February 2007)	Administrative Measures for Talent Introduction Administrative Measures for Labor Contracts Administrative Measures for Internal Talent Markets Employee Code of Conduct Employee Offboarding Management Policy Corporate Pension Plan Implementation Rules
B2 Health and Safety	Labor Law of the People's Republic of China (2018 Amendment) Labor Contract Law of the People's Republic of China (2012 Amendment) Social Insurance Law of the People's Republic of China (2018 Amendment) Regulation on Work-Related Injury Insurance (2010 Revision) Work Safety Law of the People's Republic of China (2021 Amendment) Law of the People's Republic of China on the Prevention and Treatment of Occupational Diseases (2018 Amendment)	Enterprise-wide Work Safety Accountability System Work Safety Accountability Agreement
B3 Development and Training	Labor Law of the People's Republic of China (2018 Amendment) Labor Contract Law of the People's Republic of China (2012 Amendment) Social Insurance Law of the People's Republic of China (2018 Amendment)	Training Management Regulations Administrative Measures for Performance Evaluation of Headquarters Employees
B4 Labor Standards	Labor Law of the People's Republic of China (2018 Amendment) Labor Contract Law of the People's Republic of China (2012 Amendment) Social Insurance Law of the People's Republic of China (2018 Amendment) Law of the People's Republic of China on the Protection of Minors (2024 Amendment) Provisions on the Prohibition of Using Child Labor (Released in October 2002)	Employee Code of Conduct
B5 Supply Chain Management	Company Law of the People's Republic of China (2023 Revision) Civil Code of the People's Republic of China (Released in May 2020) The Bidding Law of the People's Republic of China (2017 Amendment) Regulation on the Implementation of the Bidding Law of the People's Republic of China (2019 Revision) Government Procurement Law of the People's Republic of China (2014 Amendment)	Administrative Measures for Procurement Administrative Measures for Centralized Procurement (Trial) Administrative Measures for Supplier Management Supplier Registry Management Policy Tiered Supplier Management Protocol

Aspect	Key External Laws and Standards	Key Internal Policies and Guidelines
B6 Product Responsibility	Work Safety Law of the People's Republic of China (2021 Amendment) Emergency Response Law of the People's Republic of China (2024 Revision) Measures for the Administration of Contingency Plans for Work Safety Accidents (2019 Amendment) Fire Protection Law of the People's Republic of China (2021 Amendment) Advertising Law of the People's Republic of China (2021 Amendment) Trademark Law of the People's Republic of China (2019 Amendment) Patent Law of the People's Republic of China (2020 Amendment) Copyright Law of the People's Republic of China (2020 Amendment) Data Security Law of the People's Republic of China (Released in June 2021) The Administration Regulations on Network Data Security (Effective 2025) E-Commerce Law of the People's Republic of China (Released in August 2018) Law of the People's Republic of China on the Protection of Consumer Rights and Interests (2013 Amendment) Regulation on Realty Management (2018 Amendment) Administrative Measures for Internet Information Services (Released in December 2024) Administrative Measures for the Security Protection of Computer Information Networks Linked to the Internet (2011 Revision) Principles for the Classification of Specialized Products for the Security and Protection of Computer Information Systems (Released in April 1997)	Service Standards Manual Resource Allocation Manual SOP Manual Notice on Procedures for "Immediate Response to Complaints" Work Orders and Follow-up Call Recording Detailed Rules for Handling Heating Service "Immediate Response to Complaints" Work Orders Production Safety Accident Contingency Rescue Plan Flood Control Management Measures Flood Control Contingency Plan Cybersecurity Management Policy Information Systems Management System (including the Information Security User Manual and the User Account Management Measures) Management Measures for Information Technology Projects The 15th Five-Year Plan for Informatization Development Administrative Measures for the Cybersecurity Responsibility System
B7 Anti-Corruption	Company Law of the People's Republic of China (2023 Revision) Anti-Unfair Competition Law of the People's Republic of China (2025 Amendment) Anti-Money Laundering Law of the People's Republic of China (2024 Revision)	Internal Control and Management Policy Risk Management Policy Compliance Management Policy Internal Evaluation Management Policy Compliance Program Operating Rules
B8 Community Investment	Charity Law of the People's Republic of China (2023 Amendment) Law of the People's Republic of China on Donations for Public Welfare (Released in June 1999)	Outline of Culture Planning for Community Guidelines for Cultural Construction in Community 2024 Implementation Plan and Work Plan for Supporting the Comprehensive Advancement of Rural Revitalization
Part D: Climate-related Disclosure	Guiding Opinions on Coordinating and Strengthening Work Related to Climate Change and Ecological Environmental Protection (Released in January 2021)	Production Safety Accident Contingency Rescue Plan Flood Control Management Measures Flood Control Contingency Plan

APPENDIX III INTERNATIONAL SUSTAINABILITY DISCLOSURE STANDARDS – INDUSTRY-SPECIFIC METRICS DISCLOSURE INDEX

Topic	Indicator	Unit	2025
Sustainable Development Services	Revenue from energy and sustainable development services	RMB ten thousand	0
	Number of buildings for which energy and sustainable development services are provided	Individual	0
	Floor area of buildings for which energy and sustainable development services are provided	m^2	0
	Number of buildings that have obtained an energy rating	Individual	2
	Floor area of buildings that have obtained an energy rating	m^2	457,755

APPENDIX IV THE RULES GOVERNING THE LISTING OF SECURITIES ON THE STOCK EXCHANGE OF HONG KONG LIMITED – APPENDIX C2 ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORTING CODE

Aspect	Content	Locations in the Report
Part B: Mandatory Disclosure Rules		
	Governance structure	Statement of the Board
	Reporting principles	About This Report
	Reporting boundary	About This Report
Part C: "Comply or Explain" Provisions		
A1 Emissions	General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste.	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains Appendix II List of ESG Policies
	A1.1 The types of emissions and respective emissions data.	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains Appendix I ESG Key Performance Data Table
	A1.3 Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains Appendix I ESG Key Performance Data Table
	A1.4 Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains Appendix I ESG Key Performance Data Table
	A1.5 Description of emissions target(s) set and steps taken to achieve them.	Response to Climate Change and Seize the Low-Carbon Transformation Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains
	A1.6 Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains

Aspect	Content	Locations in the Report
Part C: "Comply or Explain" Provisions		
A2 Use of Resources	General Disclosure Policies on the efficient use of resources, including energy, water and other raw materials.	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains Appendix II List of ESG Policies
	A2.1 Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility).	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains Appendix I ESG Key Performance Data Table
	A2.2 Water consumption in total and intensity (e.g. per unit of production volume, per facility).	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains Appendix I ESG Key Performance Data Table
	A2.3 Description of energy use efficiency target(s) set and steps taken to achieve them.	Response to Climate Change and Seize the Low-Carbon Transformation Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains Green and Low-Carbon Operations for a Better Life
	A2.4 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them.	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains
	A2.5 Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced.	Not applicable to the Company's business
A3 Environment and Natural Resources	General Disclosure Policies on minimizing the issuer's significant impacts on the environment and natural resources.	Response to Climate Change and Seize the Low-Carbon Transformation Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains Green and Low-Carbon Operations for a Better Life Appendix II List of ESG Policies
	A3.1 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	Response to Climate Change and Seize the Low-Carbon Transformation Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains Green and Low-Carbon Operations for a Better Life

Aspect	Content	Locations in the Report
Part C: "Comply or Explain" Provisions		
B1 Employment	General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare.	Safeguard Employee Rights and Demonstrate Humanistic Care Appendix II List of ESG Policies
	B1.1 Total workforce by gender, employment type (for example, full – or part-time), age group and geographical region.	Appendix I ESG Key Performance Data Table
	B1.2 Employee turnover rate by gender, age group and geographical region.	Appendix I ESG Key Performance Data Table
B2 Health and Safety	General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards.	Fortify Safety Defenses and Safeguard Occupational Health Appendix II List of ESG Policies
	B2.1 Number and rate of work-related fatalities occurred in each of the past three years including the reporting year.	Appendix I ESG Key Performance Data Table
	B2.2 Lost days due to work injury.	Appendix I ESG Key Performance Data Table
	B2.3 Description of occupational health and safety measures adopted, and how they are implemented and monitored.	Fortify Safety Defenses and Safeguard Occupational Health
B3 Development and Training	General Disclosure Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities. Note: "Training" refers to vocational training. It may include internal and external courses paid by the employer.	Enhance Professional Competence to Foster Learning and Development Appendix II List of ESG Policies
	B3.1 The percentage of employees trained by gender, and employee category (e.g. senior management, middle management).	Appendix I ESG Key Performance Data Table
	B3.2 The average training hours completed per employee by gender and employee category.	Appendix I ESG Key Performance Data Table

Aspect	Content	Locations in the Report
Part C: "Comply or Explain" Provisions		
B4 Labor Standards	General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labor.	Safeguard Employee Rights and Demonstrate Humanistic Care Appendix II List of ESG Policies
	B4.1 Description of measures to review employment practices to avoid child and forced labor.	Safeguard Employee Rights and Demonstrate Humanistic Care
	B4.2 Description of steps taken to eliminate such practices when discovered.	Safeguard Employee Rights and Demonstrate Humanistic Care
B5 Supply Chain Management	General Disclosure Policies on managing environmental and social risks of the supply chain.	Forge Green Supply Chain and Build Resilient Growth Poles Appendix II List of ESG Policies
	B5.1 Number of suppliers by geographical region.	Appendix I ESG Key Performance Data Table
	B5.2 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	Forge Green Supply Chain and Build Resilient Growth Poles
	B5.3 Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	Forge Green Supply Chain and Build Resilient Growth Poles
	B5.4 Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	Forge Green Supply Chain and Build Resilient Growth Poles
B6 Product Responsibility	General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress.	Focus on Brand Development and Optimize Service Experience Appendix II List of ESG Policies
	B6.1 Percentage of total products sold or shipped subject to recalls for safety and health reasons.	Not applicable to the Company's business
	B6.2 Number of products and service-related complaints received and how they are dealt with.	Focus on Brand Development and Optimize Service Experience Boost Digital Empowerment to Advance Smart Management Appendix I ESG Key Performance Data Table
	B6.3 Description of practices relating to observing and protecting intellectual property rights.	Strengthen Compliance Control for Long-term Stable Operation
	B6.4 Description of quality assurance process and recall procedures.	Not applicable to the Company's business
	B6.5 Description of consumer data protection and privacy policies, and how they are implemented and monitored.	Strengthen Compliance Control for Long-term Stable Operation

Aspect	Content	Locations in the Report
Part C: "Comply or Explain" Provisions		
B7 Anti-corruption	General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering.	Empower Governance Through Party Building and Integrate to Enhance Quality and Efficiency Appendix II List of ESG Policies
	B7.1 Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases.	Empower Governance Through Party Building and Integrate to Enhance Quality and Efficiency
	B7.2 Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	Empower Governance Through Party Building and Integrate to Enhance Quality and Efficiency
	B7.3 Description of anti-corruption training provided to directors and staff.	Empower Governance Through Party Building and Integrate to Enhance Quality and Efficiency
B8 Community Investment	General Disclosure Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests.	Expand Service Matrix to Drive Business Model Upgrade Gather Strength for Good and Engage in Social Welfare Infuse Festive Energy to Revitalize Community Appendix II List of ESG Policies
	B8.1 Focus areas of contribution (e.g. education, environmental concerns, labor needs, health, culture, sport).	Gather Strength for Good and Engage in Social Welfare
	B8.2 Resources contributed (e.g. money or time) to the focus area.	Gather Strength for Good and Engage in Social Welfare
Part D: Climate-related Disclosure		
D(I) Governance	The governance body(s) responsible for oversight of climate-related risks and opportunities	Statement of the Board Response to Climate Change and Seize the Low-Carbon Transformation Appendix II List of ESG Policies
	Management's role in the governance processes, controls and procedures used to monitor, manage and oversee climate-related risks and opportunities	Response to Climate Change and Seize the Low-Carbon Transformation
D(II) Strategy	Climate related risks and opportunities	Statement of the Board Response to Climate Change and Seize the Low-Carbon Transformation
	Business model and value chain	Response to Climate Change and Seize the Low-Carbon Transformation
	Strategy and decision making	Note 1
	Financial position, financial performance and cash flows	Note 2
	Climate resilience	Note 2

Aspect	Content	Locations in the Report
Part D: Climate-related Disclosure		
D(III) Risk Management	The processes and related policies used to identify, assess, prioritize and monitor climate related risks	Response to Climate Change and Seize the Low-Carbon Transformation
	The processes and related policies used to identify, assess, prioritize and monitor climate-related opportunities	Response to Climate Change and Seize the Low-Carbon Transformation
	The extent to which, and how, the processes for identifying, assessing, prioritizing and monitoring climate-related risks and opportunities are integrated into the issuer's overall risk management process	Response to Climate Change and Seize the Low-Carbon Transformation
D(IV) Metrics and Targets	Greenhouse gas emissions	Response to Climate Change and Seize the Low-Carbon Transformation Appendix I ESG Key Performance Data Table Note 3
	Climate related transition risks	Note 2
	Climate related physical risks	Note 2
	Climate related opportunities	Note 2
	Capital deployment	Note 4
	Internal carbon prices	Note 4
	Remuneration	Response to Climate Change and Seize the Low-Carbon Transformation
	Industry metrics	International Sustainability Disclosure Standards – Industry-specific Metrics Disclosure Index
	Climate related targets	Response to Climate Change and Seize the Low-Carbon Transformation Note 1

Note 1: The Company has preliminarily identified the potential impacts of climate-related risks and opportunities and adopted corresponding response measures, but has not yet formulated a transition plan and greenhouse gas emission reduction targets, which will be carried out in due course when conditions are mature and will be included in disclosures at that time.

Note 2: As an asset-light company principally engaged in service provision, the Company has conducted a preliminary assessment of the qualitative financial impacts of climate change and initially concluded that such impacts are not material. To date, it has not yet performed quantitative financial impact measurement or scenario analysis, which will be carried out in due course when conditions are mature and will be included in disclosures at that time.

Note 3: The Company has initiated research on Scope 3 greenhouse gas emissions, will continue to improve the collection of Scope 3 carbon emission data, and will gradually pilot the disclosure of Scope 3 emissions.

Note 4: The Company has not yet carried out work in relation to capital allocation and internal carbon pricing concerning climate-related risks and opportunities, which will be carried out when conditions are mature and will be disclosed in the report.

APPENDIX V CONTENT INDEX OF THE TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

TCFD Recommended Disclosures	Locations in the Report
Governance: Disclose the organization's governance around climate-related risks and opportunities.	Response to Climate Change and Seize the Low-Carbon Transformation
a) Describe the Board's oversight of climate-related risks and opportunities b) Describe management's role in assessing and managing related risks and opportunities.	Response to Climate Change and Seize the Low-Carbon Transformation
Strategy: Disclose the actual and potential impacts of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Response to Climate Change and Seize the Low-Carbon Transformation
a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Response to Climate Change and Seize the Low-Carbon Transformation
b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financing.	Response to Climate Change and Seize the Low-Carbon Transformation
c) Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2℃ or lower scenario.	Response to Climate Change and Seize the Low-Carbon Transformation
Risk Management: Disclose how the organization identifies, assesses, and manages climate-related risks.	Response to Climate Change and Seize the Low-Carbon Transformation
a) Describe the organization' s processes for identifying and assessing climate-related risks.	Response to Climate Change and Seize the Low-Carbon Transformation
b) Describe the organization' s processes for managing climate-related risks.	Response to Climate Change and Seize the Low-Carbon Transformation
c) Describe how related processes for the identifying, assessing, and managing of risks are integrated into the organization's overall risk management.	Response to Climate Change and Seize the Low-Carbon Transformation
Metrics and Targets: Disclose the metrics and targets used to assess and manage relevant risks and opportunities where such information is material.	Response to Climate Change and Seize the Low-Carbon Transformation
a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Response to Climate Change and Seize the Low-Carbon Transformation
b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas emissions, and the related risks.	Response to Climate Change and Seize the Low-Carbon Transformation
c) Describe the targets used by the organization to manage related risks and opportunities and performance against targets.	Response to Climate Change and Seize the Low-Carbon Transformation

APPENDIX VI INDEX OF ESG SPECIAL REPORT REFERENCE INDEX SYSTEM FOR LISTED COMPANIES CONTROLLED BY CENTRAL ENTERPRISES ISSUED BY SASAC

Disclosure content	Chapter
Basic corporate and reporting information	About This Report
ESG management	Enhance Governance Structure and Implement ESG Strategies
ESG risks and opportunities	Strengthen Compliance Control for Long-term Stable Operation Enhance Governance Structure and Implement ESG Strategies
Stakeholder communication	Enhance Governance Structure and Implement ESG Strategies
Substantive issues assessment	Enhance Governance Structure and Implement ESG Strategies

Disclosure content			Chapter
Primary index	Secondary index	Three-level index	
Environmental Category Indicator			
Resource consumption	Water resource	Fresh water usage	APPENDIX I ESG Key Performance Data Table
		Circulating water consumption	To be further enhanced
		Intensity of water resources consumption	APPENDIX I ESG Key Performance Data Table
	Energy	Fossil energy consumption	APPENDIX I ESG Key Performance Data Table
		Total energy consumption	APPENDIX I ESG Key Performance Data Table
		Energy consumption intensity	APPENDIX I ESG Key Performance Data Table
	Packaging materials	Usage of packaging materials	Not applicable to the Company's business
		Lightweighting and reduced use of packaging materials	Not applicable to the Company's business
Pollution control	Wastewater	Compliance in wastewater discharge	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains
		Wastewater management and discharge reduction measures	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains
	Exhaust gases	Compliance in exhaust gas emission	APPENDIX I ESG Key Performance Data Table
	Solid waste	Legal and compliance status of solid waste disposal	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains
		General industrial solid waste management	Not applicable to the Company's business

Disclosure content			Chapter
Primary index	**Secondary index**	**Three-level index**	
Environmental Category Indicator			
Climate change	Greenhouse gas emissions	Sources and types of greenhouse gases	Response to Climate Change and Seize the Low-Carbon Transformation
		Management of greenhouse gas emissions	Response to Climate Change and Seize the Low-Carbon Transformation
		Scope 1 emission	Response to Climate Change and Seize the Low-Carbon Transformation
		Scope 2 emission	Response to Climate Change and Seize the Low-Carbon Transformation APPENDIX I ESG Key Performance Data Table
		Greenhouse gas emission intensity	Response to Climate Change and Seize the Low-Carbon Transformation APPENDIX I ESG Key Performance Data Table
	Emission reduction management	Greenhouse gas emission reduction management	Response to Climate Change and Seize the Low-Carbon Transformation
	Climate risk management	Climate risk management	Response to Climate Change and Seize the Low-Carbon Transformation
Biodiversity	Impacts of production, services and products on biodiversity	Impacts of production, services and products on biodiversity	Not applicable to the Company's business

Disclosure content			Chapter
Primary index	Secondary index	Three-level index	
Environmental Category Indicator			
Resource and environmental management system measures	Formulation of low-carbon development goals and strategic measures	Formulation of low-carbon development goals and strategic measures	Response to Climate Change and Seize the Low-Carbon Transformation Green and Low-Carbon Operations for a Better Life
	Resource management measures	Management of water resources use	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains
		Material use management	Not applicable to the Company's business
		Energy use and energy conservation management	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains
	Green initiatives and measures	Green technological innovation and recycling	Green and Low-Carbon Operations for a Better Life
		Green building renovation	Green and Low-Carbon Operations for a Better Life
		Green office and operation	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains
		Green procurement and green supply chain management	Forge Green Supply Chain and Build Resilient Growth Poles
		Environmental public welfare activities	Gather Strength for Good and Engage in Social Welfare
	Green and low-carbon certification	Environmental management system certification	Conduct Environmental Compliance Management, and Protect Green Waters and Lush Mountains
	Legal compliance in the environmental field	Emergency plan for environmental emergencies	Gather Strength for Good and Engage in Social Welfare Response to Climate Change and Seize the Low-Carbon Transformation

Disclosure content			Chapter
Primary index	**Secondary index**	**Three-level index**	
Social Category Indicator			
Employee rights	Staff recruitment and employment	Recruitment policy and implementation	Safeguard Employee Rights and Demonstrate Humanistic Care
		Staff structure	APPENDIX I ESG Key Performance Data Table
		Avoid employing child or forced labor	Safeguard Employee Rights and Demonstrate Humanistic Care
	Employee compensation and benefits	Compensation concept and policy	Safeguard Employee Rights and Demonstrate Humanistic Care
		Working hours, rest and vacation	Safeguard Employee Rights and Demonstrate Humanistic Care
		Compensation and welfare guarantee	Safeguard Employee Rights and Demonstrate Humanistic Care
		Democratic management of employees	Safeguard Employee Rights and Demonstrate Humanistic Care
	Employee health and safety	Occupational health and safety management of employees	Fortify Safety Defenses and Safeguard Occupational Health
		Employee safety risk prevention and control	Fortify Safety Defenses and Safeguard Occupational Health
		Response to safety accidents and work-related injuries	Fortify Safety Defenses and Safeguard Occupational Health
		Staff care and help	Safeguard Employee Rights and Demonstrate Humanistic Care
	Employee development and training	Employee motivation and promotion policy	Safeguard Employee Rights and Demonstrate Humanistic Care
		Employee education and training	Enhance Professional Competence to Foster Learning and Development
		Staff career planning and job change support	Enhance Professional Competence to Foster Learning and Development
	Employee satisfaction	Employee mobility	APPENDIX I ESG Key Performance Data Table

Disclosure content			Chapter
Primary index	Secondary index	Three-level index	
Social Category Indicator			
Product and service management	Product safety and quality	Management policies and measures for regulated production	Fortify Safety Defenses and Safeguard Occupational Health
		Quality management	Focus on Brand Development and Optimize Service Experience
		Product recall and withdrawal	Not applicable to the Company's business
		Negative events related to products/services	No relevant incidents occurred during the Reporting Period
	Customer service and rights	Customer satisfaction	Focus on Brand Development and Optimize Service Experience Boost Digital Empowerment to Advance Smart Management
		Customer complaints and handling	Focus on Brand Development and Optimize Service Experience Boost Digital Empowerment to Advance Smart Management
		Customer information and privacy protection	Strengthen Compliance Control for Long-term Stable Operation
	Innovative development	R&D and innovation management system	Focus on Brand Development and Optimize Service Experience Expand Service Matrix to Drive Business Model Upgrade Boost Digital Empowerment to Advance Smart Management
		Innovation results	Expand Service Matrix to Drive Business Model Upgrade Boost Digital Empowerment to Advance Smart Management
		Intellectual property protection	Strengthen Compliance Control for Long-term Stable Operation
Supply chain security and management	Supplier management	Supplier selection and management	Forge Green Supply Chain and Build Resilient Growth Poles
		Number and distribution of suppliers	APPENDIX I ESG Key Performance Data Table
	Supply chain management	Supply chain management policies and practices	Forge Green Supply Chain and Build Resilient Growth Poles
		Supply chain security assurance and emergency plan	Forge Green Supply Chain and Build Resilient Growth Poles

Disclosure content			Chapter
Primary index	**Secondary index**	**Three-level index**	
Social Category Indicator			
Response to national strategies	Tax payment	Tax payment	Disclosed in the Annual Report or other corporate filings
	Community co-construction	Policies and measures for participation in local community building	Gather Strength for Good and Engage in Social Welfare
		Contribution to and impact on the local community	Expand Service Matrix to Drive Business Model Upgrade Infuse Festive Energy to Revitalize Community Gather Strength for Good and Engage in Social Welfare
	Social welfare activities	Policies and measures for participation in social welfare activities	Gather Strength for Good and Engage in Social Welfare
		Input and effectiveness of participation in social welfare activities	Gather Strength for Good and Engage in Social Welfare
		Barrier-free environment construction	To be further enhanced
	Response to national strategies	Industrial transformation	Expand Service Matrix to Drive Business Model Upgrade
		Rural revitalization and coordinated regional development	Gather Strength for Good and Engage in Social Welfare
		Belt and Road Initiative and overseas performance	Not applicable to the Company's business
		Industry characteristics and performance of other social responsibilities	Expand Service Matrix to Drive Business Model Upgrade Infuse Festive Energy to Revitalize Community Gather Strength for Good and Engage in Social Welfare

Disclosure content			Chapter
Primary index	Secondary index	Three-level index	
Governance Category Indicators			
Governance policy and organizational structure	Governance policies and processes	Formulation of governance policies	Disclosed in the Annual Report or other corporate filings
		Governance policy monitoring process	Disclosed in the Annual Report or other corporate filings
		Governance policy approval and review process	Disclosed in the Annual Report or other corporate filings
		Party-building leadership	Empower Governance Through Party Building and Integrate to Enhance Quality and Efficiency
	Organizational structure and functions	Ownership responsibilities	Disclosed in the Annual Report or other corporate filings
		Organizational structure and functions of the Board of Directors, supervisory board and management	Disclosed in the Annual Report or other corporate filings
		Appointment procedures and composition of the Board of Directors, supervisory board, and management	Disclosed in the Annual Report or other corporate filings
	Salary management	Remuneration plan for directors and supervisors	Disclosed in the Annual Report or other corporate filings
		Transparency of board compensation	Disclosed in the Annual Report or other corporate filings
		Rationality of management compensation	Disclosed in the Annual Report or other corporate filings
Standard governance	Internal control	Internal audit	Strengthen Compliance Control for Long-term Stable Operation
	Integrity building	Integrity building rules and regulations	Empower Governance Through Party Building and Integrate to Enhance Quality and Efficiency
		Effectiveness of measures to build integrity	Empower Governance Through Party Building and Integrate to Enhance Quality and Efficiency

Disclosure content			Chapter
Primary index	**Secondary index**	**Three-level index**	
Governance Category Indicator			
Investor relations management and shareholders' rights and interests	Investor relations management	Investor relations management strategy	Enhance Governance Structure and Implement ESG Strategies
		Investor communication	Enhance Governance Structure and Implement ESG Strategies
		Building of investor relations management department	To be further enhanced
	Shareholders' rights and interests	Shareholders' meeting	Disclosed in the Annual Report or other corporate filings
		Communication with shareholders	Disclosed in the Annual Report or other corporate filings
		Shareholders' right to know and participate in decision-making	Disclosed in the Annual Report or other corporate filings
	Creditors' rights and interests	Credit investigation	Disclosed in the Annual Report or other corporate filings
Transparency of information disclosure	Information disclosure system	Financial information disclosure	Disclosed in the Annual Report or other corporate filings
		Non-financial information disclosure	2025 ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT
	Quality of information disclosure	All disclosed information is regularly monitored, audited and evaluated	Statement of the Board Strengthen Compliance Control for Long-term Stable Operation
Compliant operation and risk management	Compliant operation	Compliant operation system	Strengthen Compliance Control for Long-term Stable Operation
		Compliance system construction	Strengthen Compliance Control for Long-term Stable Operation
		Compliance review process	Strengthen Compliance Control for Long-term Stable Operation
	Risk management	Risk identification and early warning	Strengthen Compliance Control for Long-term Stable Operation
		Risk control and tracking	Strengthen Compliance Control for Long-term Stable Operation
		Risk reporting and management	Strengthen Compliance Control for Long-term Stable Operation

APPENDIX VII FEEDBACK FORM

Dear readers,

Thank you for reading the 2025 ESG Report of Capital Jiaye. The Group welcomes your feedback on this Report.

If you have any opinions or suggestions on this Report or the Group's ESG activities, please complete the following form and email your feedback to: jcjy@bcjps.com
Subject: Capital Jiaye 2025 ESG Report Feedback Form

Name: _____

Company: _____

Position: _____

Telephone: _____

Email: _____

Your comments on this Report: (please mark "√" in the corresponding box)

	Excellent	Good	Average	Poor	Very Poor
Do you think this Report highlighted key ESG information for the Group?	☐	☐	☐	☐	☐
Do you think the information and indicators disclosed in this Report were clear, accurate and complete?	☐	☐	☐	☐	☐
Do you think the content layout and style design of this Report were reader-friendly?	☐	☐	☐	☐	☐

Which part of this Report were you most interested in?

_____

What other information would you like to know and that were not included in this Report?

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