



LVGEM

# 綠景(中國)地產投資有限公司

LVGEM (CHINA) REAL ESTATE INVESTMENT COMPANY LIMITED

(於開曼群島註冊成立之有限公司)

(Incorporated in the Cayman Islands with limited liability)

香港聯交所股份代號: 95 HKSE Stock Code: 95

特色地產  
舊改先鋒

Distinctive Property Developer  
Pioneer in Urban Renewal

2017

Environment, Social and  
Governance Report

環境、社會及  
管治報告

# Table of Contents

## 目錄

### Information About LVGEM (China) Real Estate Investment Company Limited 關於綠景(中國)地產投資有限公司

#### Scope of Report 報告範圍

#### Reporting Framework 編製基準

#### 1. About Us 關於我們

- 1.1 Core Values  
核心價值觀
- 1.2 Corporate Vision and Mission  
企業願景和使命
- 1.3 Sustainable Development Policy  
可持續發展方針

#### 2. Collaborative Participation 協同參與

#### 3. Energy Conservation and Environmental Protection 節能環保

- 3.1 Green Design  
綠色設計
- 3.2 Green Construction  
綠色施工
- 3.3 Green Operation  
綠色運營
- 3.4 Environmental Performance Indicators  
環境績效指標

#### 4. Care for Staff 關愛員工

- 4.1 Protect Employees' Interests  
保護員工權益
- 4.2 Care for Development of Employees  
關愛員工發展
- 4.3 Harmonious Labor Relationship  
和諧勞動關係
- 4.4 Occupational Health and Safety  
職業健康安全
- 4.5 Enrich Employee's Activities  
豐富員工活動

#### 5. Operation in Good Faith 誠信經營

- 5.1 Audit Supervision  
監察審計
- 5.2 Corporate Internal Control  
企業內部控制
- 5.3 Customer Privacy Protection  
客戶隱私保護

#### 6. Product Liability 產品責任

- 6.1 Quality Check  
品質檢查
- 6.2 Technique Improvement  
工藝改進
- 6.3 Material Management  
材料管理
- 6.4 Customer Satisfaction  
客戶滿意

#### 7. Management of Supply Chain 供應鏈管理

- 7.1 Platform for Supply Chain Management  
供應鏈管理平台
- 7.2 Supply Chain Extension and Absorption  
供應鏈補充和吸納
- 7.3 Evaluation Mechanism for Cooperation with Suppliers  
供應商合作評價機制
- 7.4 Number of Suppliers  
供應商數目
- 7.5 Purchase Accountability Model  
採購責任模式
- 7.6 Green Purchasing  
綠色採購

#### 8. Community Involvement 社區參與

- 8.1 Public Welfare Donations  
公益捐贈
- 8.2 Community Activities  
社區活動

#### 9. Group Honors 集團榮譽

#### 10. Content Index of the "Environment, Social and Governance Reporting Guide" 《環境、社會及管治報告指引》內容索引

13

15

17

19

22

23

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### Information About LVGEM (China) Real Estate Investment Company Limited

LVGEM (China) Real Estate Investment Company Limited (hereinafter referred to as the “Company” or “LVGEM (China)”, together with its subsidiaries, the “Group”) as a unique comprehensive property developer, LVGEM (China) adheres to the strategic planning concept of “Focusing on Core Cities and Cities’ Core Areas”. It has been engaging in commercial activities that are beneficial to the society as a whole. We are committed to urban rehabilitation, urban renewal and enhancement of city values, with a view to promote sustainable development. LVGEM (China) regard promoting prosperity and advancement of the society, as well as bringing benefits to the society and enhancing city values as our due responsibilities.

For the year ended 31 December 2017, the environmental and social efforts and results of the year include the environmental and social issues related to the Group’s sustainable development concerned by main stakeholders, so that stakeholders can have a better understanding towards the concepts, measures as well as related performance of the Group’s sustainable development. In order to have a full picture of the Group’s environmental, social and governance performance, it is suggested to read along with the Corporate Governance Report of 2017 Annual Report.

### Scope of Report

The content of this report involves the material issues of sustainable development in business and operation controlled by the Group. Unless otherwise mentioned, the recorded data and information in this report are from 1 January 2017 to 31 December 2017 (the “Reporting period”).

### Reporting Framework

The Group have prepared this report with reference to the Environmental, Social and Governance Reporting Guide issued by The Stock Exchange of Hong Kong Limited. The Group’s management approaches, strategies, relevant importance and objectives on environmental and social aspects are disclosed in this report.

## 1 About Us

### 1.1 Core Values

*“Professionalism lays the foundation and mutual harmony leads to sustainable growth”*

“Professionalism” is the fundamental concept of founding a business, including “Profession” and “Innovation”, is the corporate culture of the LVGEM (China), signifying the integration of theory and practice and pursuit for excellence. “Mutual Harmony” is the key to business success and the team spirit of the LVGEM (China), including “Pursuing synergy” and “Mutual benefits”, signifying the synergic and mutual growth of the Company and the external environment. “Professionalism” is the foundation to achieve “Mutual Harmony”, while “Mutual Harmony” is the power to play “Professionalism”. The two are complementary and indispensable. The Group advocates all employees to believe in this concept as an intrinsic basis for daily operation and management practices, striving to achieve the goal of management.

### 關於綠景(中國)地產投資有限公司

綠景(中國)地產投資有限公司(「本公司」或「綠景(中國)」)連同其附屬公司(統稱「本集團」)作為具有特色的綜合性房地產開發商，綠景(中國)秉持「深耕核心城市，聚焦城市核心」的戰略佈局理念，一直從事有利於整體社會的商業活動，致力於城市更新及城市價值的提升，推動可持續發展，並以促進社會繁榮進步，造福社會，提升城市價值為己任。

截至二零一七年十二月三十一日年度之環境及社會方面的努力和成果，主要包括各主要利益相關方所關注並與本集團可持續發展有關的環境及社會議題，以便各利益相關方更好地了解關於本集團可持續發展的理念、措施及相關表現等。本報告應與本集團《二零一七年報》中的「企業管治報告」一併閱覽，以便全面了解本集團的環境、社會及管治的表現。

### 報告範圍

本報告內容範圍涵蓋本集團直接控制的業務在營運時所涉及到的重要可持續發展議題。如無另行說明，本報告中的時間範圍為二零一七年一月一日至二零一七年十二月三十一日(「報告期」)。

### 編製基準

本集團按照香港聯合交易所有限公司發佈的《環境、社會及管治報告指引》編製本報告。本集團的環境及社會管理方針、策略、相關重要性及目標將在本報告的各章節作出披露。

## 1 關於我們

### 1.1 核心價值觀

*「專為本，和致遠」*

「專」為立業之本，包括「專業」與「創新」，是綠景(中國)的事業文化，代表知行合一，精益求精。「和」為立業之道，包括「協同」與「共贏」，是綠景(中國)的團隊文化，代表內外協同，共生共長。「專」是達成「和」的基礎，「和」是發揮「專」的動能，二者相輔相成，缺一不可。本集團倡導全體員工信奉此理念，並以此作為日常經營與管理行為的內在依據，為實現經營目標奮發努力。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 1.2 Corporate Vision and Mission

LVGEM (China) focuses on the core cities, strives to make cities more vigorous, enhance the living environment and quality of life, makes the cities to be better and creates higher urban value through urban renewal. At the same time, LVGEM (China) works with partners to abide by the law, develops the healthy relationship between government and business, creating the politic value of cities.

LVGEM (China) elevates the professionalism of our own with the international perspective. Every real estate project we develop, is an indispensable innovation, which pumps never-ending energy to raise city value continuously.

### 1.3 Sustainable Development Policy

Regarding the city renewal project, LVGEM (China) fully respects the local customs, culture heritage, considering the transformation of the old city, historical and cultural protection, industrial zone utilization, city renovation and other factors. As for city design, integrating the modernized concept of health and environmental protection, green building and the corresponding elements, and utilize modern technology to reduce pollution emissions, energy consumption, and improve resource recycling rate.

In the aspect of architectural design and construction business, LVGEM (China) establishes the SMART product goal (S-Sustainability, M-Maintainable, A-Academic, R-Rational, T-Technical), and positively responds to the architectural industrialization policies that vigorously promote in the national and local area. From three aspects of ideas, technology preparation, and management method to prepare the construction industrialization (PC), standardized design and informatization application, and explore the “Version” residential product standards to further improve product quality and values. On this basis, the Group strongly advocates reducing pollution emissions and improving energy utilization to reduce the impact on the natural environment.

### 1.2 企業願景和使命

綠景(中國)聚焦核心城市，通過城市更新努力使城市更具發展活力，使人居環境和生活品質持續提升，讓城市變得更加美好，創造更高的城市價值。與此同時，綠景(中國)攜手合作夥伴守法經營，發展健康的政商關係，創造城市政治價值。

綠景(中國)以國際視野提升自身專業能力，開發的每一個地產項目，都是不可或缺的創新精品，為持續提升城市價值注入源源不斷的活力。

### 1.3 可持續發展方針

針對城市更新類項目，綠景(中國)充分尊重當地的風俗、文化傳承，綜合考慮舊城改造、歷史文化保護、工業區再利用、城市面貌翻新等因素，在城市設計方面融入現代化健康環保、綠色建築理念及相應元素，並通過現代化的技術、手段，減少相關污染排放、能源損耗，提升資源循環利用率。

在建築設計及施工業務方面，綠景(中國)樹立SMART產品目標(S-Sustainable代表「可持續性」、M-Maintainable代表「易維修性」、A-Academic代表「學術性」、R-Rational代表「理性」、T-Technical代表「技術性」)，並積極響應國家與地方正在大力推行的建築產業化政策，從思想觀念、技術準備、管理方法三方面著手籌備施工工廠化(PC)、標準化設計以及信息化應用，探索建立「版本式」住宅產品標準以進一步提高產品品質和產品價值；在此基礎上，本集團大力提倡減少污染排放，提高能源利用，以減少對自然環境的造成的影響。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 2 Collaborative Participation

LVGEM (China) has always attached importance to stakeholders views and communicated with various stakeholders through different channels. At present, the main stakeholders include investors (shareholders), employees, customers and the public, governments, media, and suppliers. The Group understands the stakeholder's evaluation and expectation through different communication channels to help the Group objectively examines the problems which should be paid attention and be solved in planning, management, implementation and evaluation of corporate social responsibility and sustainable development.

In 2017, the Company conducted questionnaire surveys to understand the internal stakeholders' opinions and expectation. After analyzing questionnaires' results, the top 10 issues shown in order of the score are as follows:

Priority 得分排序(由高至低)	Issues	議題名稱
1	Legal compliance	法律法規的遵循
2	Engineering quality monitoring program	工程質量監控程序
3	Occupational health and safety policy	職業健康與安全制度體制
4	Environmental protection measures for ecological environment	自然生態環境的環保措施
5	Hazardous wastes emissions and management	有害廢棄物的排放和管理
6	Environmental impact and protection measures during construction period	施工期的環境影響及保護措施
7	Green building	綠色建築
8	Employee compensation and benefits	員工薪資及福利
9	Energy utilization	能源利用
10	Vehicle emissions and management	車輛廢氣的排放與管理

The Group adopts the following feedback according to the top 10 sustainable development issues and the concern of the main stakeholders:

### 2 協同參與

綠景(中國)一貫重視利益相關方的意見，採取不同渠道與各方進行充分的溝通。目前，主要利益相關方包括投資者(股東)、員工、客戶與公眾、政府、媒體以及供應商。本集團透過不同的溝通渠道，了解利益相關方的評價與期望，以幫助本集團客觀地審視在規劃、管理、實施及評估企業社會責任和可持續發展工作中需要關注並解決的問題。

二零一七年，本公司通過問卷調查的方式，了解集團內部利益相關方對本集團可持續發展議題的意見與期望，並根據調查結果分析得到各項議題的重要性排序，按照得分高低的次序，前十大議題依次如下：

本集團根據前十大可持續發展議題以及主要利益相關方的關注重點採取以下回應：

# Environmental, Social and Governance Report

## 環境、社會及管治報告

Main Stakeholders 主要利益相關方	Issues Concerned 關注重點	Communication Channel 回應途徑
Investors (Shareholders)	<ul style="list-style-type: none"> <li>➢ Increase profitability</li> </ul>	<ul style="list-style-type: none"> <li>➢ Hold annual general meeting and results announcements regularly, organize the regular meetings of the Board of directors to update investors' understanding of the Group's business operations</li> <li>➢ Regularly update the website to ensure that investors receive the latest company information</li> </ul>
投資者(股東)	<ul style="list-style-type: none"> <li>➢ 增加盈利能力</li> </ul>	<ul style="list-style-type: none"> <li>➢ 舉辦股東周年大會、業績發佈會、定期召開董事會等更新投資者對集團營運的了解</li> <li>➢ 定期更新網站，確保投資者獲得最新公司信息</li> </ul>
Employees	<ul style="list-style-type: none"> <li>➢ Employees training and career development</li> </ul>	<ul style="list-style-type: none"> <li>➢ Different types of training or workshop</li> <li>➢ Hold work conference with the subsidiaries regularly</li> <li>➢ Estimate the performance of employees regularly</li> <li>➢ Conduct department meetings regularly</li> </ul>
員工	<ul style="list-style-type: none"> <li>➢ 員工培訓與職業發展</li> </ul>	<ul style="list-style-type: none"> <li>➢ Irregular employees talk</li> <li>➢ 各類員工培訓</li> <li>➢ 定期與附屬公司舉行工作會議</li> <li>➢ 定期對員工表現進行評估</li> <li>➢ 定期進行部門會議</li> <li>➢ 不定期進行員工談話</li> </ul>
Customers and the public	<ul style="list-style-type: none"> <li>➢ Customer complaint mechanism</li> <li>➢ Customer satisfaction</li> <li>➢ Community participation and contribution</li> </ul>	<ul style="list-style-type: none"> <li>➢ Establish the complaints system to record customers complaints, form to the return visit record, and conduct a satisfaction survey</li> <li>➢ Establish the LVGEM Club, a customer fellowship organization, which focus on customer's needs, and provide the better service</li> <li>➢ Owners open day and a variety of community activities</li> </ul>
客戶與公眾	<ul style="list-style-type: none"> <li>➢ 客戶投訴機制</li> <li>➢ 客戶滿意度</li> <li>➢ 社區參與及貢獻</li> </ul>	<ul style="list-style-type: none"> <li>➢ 設立投訴系統記錄客戶投訴問題，形成回訪記錄，進行滿意度調查</li> <li>➢ 成立客戶聯誼組織「綠憬會」，關注客戶更多需求，並為之提供更優質的服務</li> <li>➢ 業主開發日及豐富多彩的社區活動</li> </ul>
Governments	<ul style="list-style-type: none"> <li>➢ Legal compliance</li> <li>➢ Enhance communication</li> </ul>	<ul style="list-style-type: none"> <li>➢ Participation in government conference</li> <li>➢ Actively report to relevant departments</li> <li>➢ Proactively receive supervision</li> </ul>
政府	<ul style="list-style-type: none"> <li>➢ 法律法規的遵循</li> <li>➢ 加強溝通</li> </ul>	<ul style="list-style-type: none"> <li>➢ 參加政府會議</li> <li>➢ 積極與相關部門匯報</li> <li>➢ 主動接受監管</li> </ul>
Media	<ul style="list-style-type: none"> <li>➢ Corporate transparency</li> <li>➢ Enhance communication</li> </ul>	<ul style="list-style-type: none"> <li>➢ Press conference</li> <li>➢ Email</li> <li>➢ Telephone</li> <li>➢ Media open day</li> </ul>
媒體	<ul style="list-style-type: none"> <li>➢ 企業透明度</li> <li>➢ 加強溝通</li> </ul>	<ul style="list-style-type: none"> <li>➢ 新聞發佈會</li> <li>➢ 郵件</li> <li>➢ 電話</li> <li>➢ 媒體開放日</li> </ul>
Suppliers	<ul style="list-style-type: none"> <li>➢ Enhance communication</li> </ul>	<ul style="list-style-type: none"> <li>➢ Communication by email and telephone</li> <li>➢ Regular communication</li> </ul>
供應商	<ul style="list-style-type: none"> <li>➢ 加強溝通</li> </ul>	<ul style="list-style-type: none"> <li>➢ 郵件和電話溝通</li> <li>➢ 定期溝通</li> </ul>

The stable development of the Group could not have been accomplished without the trust and support from all of our shareholders, investors, clients, business partners and staffs. The Group is committed to the mission of “enhancing city values”, captures development opportunities, speeds up project progress and enhances value and profitability in order to bring long-term and sustainable return to our shareholders, investors and society.

本集團的穩步發展，離不開所有股東、投資者、客戶、合作夥伴及員工的信任和支持，本集團以「持續提升城市價值」為使命，把握發展機遇，加快推進項目進度，提升價值和盈利能力，為股東、投資者和社會帶來長遠、可持續的回報。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 3 Energy Conservation and Environmental Protection

LVGEM (China) has strictly abided by the “Environmental Protection Law of the People’s Republic of China”, “Law of the Peoples’ Republic of China on the Prevention and Control of Environmental Pollution Caused by Solid Wastes”, “Energy Conservation Law of the People’s Republic of China”, “Cleaner Production Promotion Law of the People’s Republic of China”, “Provisions on the Administration of Urban Construction Garbage”, “Regulations on Municipal Waste Management in Guangdong”, “Regulations of the Shenzhen Special Economic Zone on the Environmental Protection of Construction Projects”, and other national and local laws and regulations in design, construction and operation phases of real estate projects. We also have developed a series of internal policies, plans and measures to reduce hazardous waste and improve energy utilization efficiency, thereby minimizing its negative impacts to the environment and protecting the ecology and natural resources.

#### 3.1 Green Design

The Group is committed to green development through modern technologies and measures to reduce relevant pollutant emissions, natural resource consumption, and enhance the recycling of resources, thus to reduce the significant impacts on natural environment. The design of construction projects under the Group were all conducted pursuant to the relevant energy saving design requirements issued by national and local authorities, including “Energy Saving Design Standard for Residential Buildings in Hot Summer and Warm Winter Area”, “Detailed Rules for the Implementation of Energy Saving Design Standards for Residential Buildings in Shenzhen”, “Standards for Design of Energy Saving for Public Buildings’ rules for Implementation of Shenzhen”, “Energy Saving Design Standard for Public Buildings”. In the design phase of the project, we specially hired the professional companies to form an energy saving evaluation report, and the evaluation measures in the report will be implemented in the follow-up project.

At the same time, the Company actively introduced the concepts of green design, and the green construction projects were conducted pursuant to various documents, including “Technical Guidelines for Green Building” and “Regulations of the Shenzhen Special Economic Zone on the Energy Saving for Buildings”. In 2017, LVGEM Mangrove Bay No. 1 (Blocks B, C and D) were Bronze-certified in “Shenzhen Green Building Design Certification”. The project adopts rock wool board roof, masonry external wall and energy-saving glass in its structure, and selects many kinds of energy-saving equipment, including high-efficient generators, energy-saving transformers, energy-saving LED lamps, variable-speed pumps, and water-saving devices.

### 3 節能環保

綠景(中國)的地產項目在設計、施工及運營的各個環節，均嚴格遵守《中華人民共和國環境保護法》、《中華人民共和國固體廢物污染環境防治法》、《中華人民共和國節約能源法》、《中華人民共和國清潔生產促進法》、《城市建築垃圾管理規定》、《廣東省城市垃圾管理條例》及《深圳經濟特區建設項目環境保護條例》等國家及地方性法律法規，並制定一系列內部管控政策、計劃和措施來有效減少有害廢棄物的排放，提高能源綜合利用效率，以減少對環境造成的負面影響，力所能及地保護自然生態和天然資源。

#### 3.1 綠色設計

本集團致力於綠色發展，通過現代化的技術、手段減少相關污染排放、天然資源損耗，並提升資源的循環利用，從而減少對自然環境造成的重大影響。本集團旗下的建築項目設計均按照國家和地方發佈的相關節能設計要求執行，例如《夏熱冬暖地區居住建築節能設計標準》、《深圳市居住建築節能設計標準實施細則》、《公共建築節能設計標準》深圳市實施細則》及《公共建築節能設計標準》等，於方案設計階段專門聘請專業公司形成節能評價報告，並在後續項目實施中落實項目評價報告中的評價措施。

與此同時，本公司積極引入綠色設計理念，參照《綠色建築技術導則》、《深圳經濟特區建築節能條例》等文件進行綠色建築的設計與建設。二零一七年，綠景(中國)的綠景紅樹灣壹號(B、C、D棟)獲得深圳市綠色建築設計認證—銅級。該項目在結構上採用岩棉板屋頂、砌體外牆及節能玻璃，並選用多種節能設備包括高效發電機、節能型變壓器、節能LED燈具、變頻水泵、節水器具等。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 3.2 Green Construction

LVGEM (China) also establishes the SMART product goal in the construction, and proactively responds to the national and local policies of architectural industrialization from three aspects of ideas, technology preparation, and management method to prepare the construction industrialization (PC), so as to strive to reduce the environmental impact that may occur during construction process.

In 2017, the property development projects of the Group mainly included LVGEM Mangrove Bay No. 1, LVGEM Meijing Project, LVGEM Huazhou International Garden etc. In the construction process, the Group takes the energy-saving and emission reduction in priority, for example, the LVGEM Meijing Project adopts steel support system in foundation pit support, instead of conventional concrete, so as to reduce smoke and dust caused by blasting during demolition and reduce concrete waste and environmental pollution.

### 3.3 Green Operation

LVGEM (China) established the “Regulations for Environmental Health and Safety Management”, to manage and control environmental, health, and hygiene issues in the daily operations, striving to create a comfortable working environment for the employees. According to the relevant regulations, such as “The Standard of Domestic Garbage Collection Service Management”, “The Regulation for Domestic Garbage Room Management” and etc., all domestic garbage generated in the Group’s office area and the property management projects should be thrown into trash bins and placed at designated location, any high-altitude dispersal and mixed-point stacking is prohibited. And timely cleaning by a professional cleaning company. The waste batteries produced in the office area should be recycled by professional institutions, while the toner cartridges are directly recovered by the suppliers. At the same time, the Group places recycling boxes in all property management areas to collect waste batteries, scrap metal, waste bulb and other hazardous wastes.

LVGEM (China) actively promoted the concept of paperless office, encouraged employees to use different informatization system tools, for instance, adopted the Office Automation (OA) System, Gold Disc Financial Management System, Document Management System, Conference Management System, Asset Management System, Planned Cost and Purchase Management System, achieving online approval and electronic file lending in various business processes and effectively minimizing the use of paper. According to incomplete statistics, LVGEM (China) office area has saved about 100,000 sheets of paper in 2017.

While trying to reduce the consumption of resources, LVGEM (China) advocated employees to make fully use of recyclable resources and reduce the consumption of resources.

### 3.2 綠色施工

綠景(中國)在施工上亦建立SMART產品目標，積極回應國家與地方的建築產業化政策，從思想觀念、技術準備、管理方法三方面著手籌備施工工廠化(PC)，致力於減少在施工過程中可能產生的環境影響。

二零一七年度，本集團地產開發項目主要有綠景紅樹灣壹號、綠景美景項目、綠景化州國際花城等。於施工過程中，本集團將節能減排要求置於首要考量，例如，綠景美景項目在基坑支護中採用鋼結構支撐體系，不採用常規混凝土，以減少支撐拆除時因爆破產生的煙塵，並減少混凝土廢渣，降低環境污染。

### 3.3 綠色運營

綠景(中國)建立了《環境健康安全規程》，對日常運營過程中的環境、健康、衛生問題進行管理控制，致力為員工創造舒適的工作環境。根據相關規定，例如《生活垃圾清運服務管理規範》、《生活垃圾房管理規定》等，本集團辦公區域及旗下物業管理項目所產生的生活垃圾應統一放入垃圾箱，嚴禁高空拋散，垃圾定點堆放，嚴禁混放，並及時由專業清潔公司進行保潔清理。辦公區域產生的廢電池須由專業機構回收，而硒鼓和墨盒則由供應商直接回收。同時，本集團於物業管理的各小區內設置回收箱以收集廢舊電池、廢金屬、廢舊燈泡等有害廢棄物。

綠景(中國)積極倡導無紙化辦公，鼓勵員工使用各種信息化系統工具，如協同OA(辦公自動化)系統、金碟財務管理系統、檔案管理系統、會務管理系統、資產管理系統、計劃成本採招管理系統等，實現各項業務流程的電子系統線上審批及電子檔案借閱，有效地減少紙張使用量。據不完全統計，綠景(中國)辦公區域二零一七年節約紙張約10萬張左右。

在盡力減少資源消耗的同時，綠景(中國)亦倡導旗下員工對可循環使用資源進行充分利用。



# Environmental, Social and Governance Report

## 環境、社會及管治報告

For example, use double-sided printing, and reuse the sheets printed on one side, and use all kinds of rechargeable batteries equipment, thereby reducing resource consumption and environmental pollution.

In addition, the Group reformed the old equipment of its property management projects by replacing the high energy consumption equipment and facilities in 2017. In meantime of reducing energy consumption, we also get recognized by the customers.

例如文件使用雙面打印，對單面打印過的紙張再重新使用，各類使用電池設備均使用可充電電池，以減少資源消耗及環境污染。

除此之外，本集團於二零一七年內對旗下物業管理項目的老舊設備進行了改造，對高耗能設備設施進行了更換，在減少能耗的同時，也得到了客戶的認可。

### 3.4 Environmental Performance Indicators

### 3.4 環境績效指標

Indicator	名稱	Unit	單位	Data 數量
<b>Air Pollutant Emissions</b>	<b>大氣污染物排放量</b>			
NO <sub>x</sub> Emissions	氮氧化物(NO <sub>x</sub> )	kg	千克	12.93
SO <sub>x</sub> Emissions	硫氧化物(SO <sub>x</sub> )	kg	千克	0.69
CO Emissions	一氧化碳(CO)	kg	千克	250.98
PM <sub>2.5</sub> Emissions	細顆粒物(PM <sub>2.5</sub> )	kg	千克	1.08
PM <sub>10</sub> Emissions	可吸入顆粒物(PM <sub>10</sub> )	kg	千克	1.09
<b>Energy Consumption and Intensity</b>	<b>能源消耗量及密度</b>			
Annual Electricity Consumption	年度用電量	kWh	度	901,660
Annual Electricity Consumption Intensity	年度用電密度	kWh/person	度/人	1,095.58
Annual Water Consumption	年度用水量	tonnes	噸	4,400
Annual Water Consumption Intensity	用水密度	tonnes/person	噸/人	5.35
<b>Greenhouse Gas Emissions and Intensity</b>	<b>溫室氣體排放量及密度</b>			
Green House Gas Emissions (in CO <sub>2</sub> Equivalent) from Energy Indirect Emissions	用電二氧化碳(CO <sub>2</sub> )排放量	tonnes	噸	475.26
Green House Gas Emissions (in CO <sub>2</sub> Equivalent) from Mobile Combustion Sources	車輛二氧化碳(CO <sub>2</sub> )排放量	tonnes	噸	105.57
Total Greenhouse Gas Emissions (in CO <sub>2</sub> Equivalent)	二氧化碳(CO <sub>2</sub> )排放總量	tonnes	噸	505.53
Greenhouse Gas Emissions Intensity (in CO <sub>2</sub> Equivalent)	二氧化碳(CO <sub>2</sub> )排放密度	tonnes/person	噸/人	0.61
<b>Production of the Hazardous Waste and Intensity</b>	<b>有害廢棄物排放量及密度</b>			
Waste Battery Generated	廢電池產生量	kg	千克	9.32
Intensity of Waste Batteries Generated	廢電池產生密度	kg/person	千克/人	0.01
Waste Toner Generated	廢硒鼓	kg	千克	17
Intensity of Waste Toner Generated	廢硒鼓產生密度	kg/person	千克/人	0.02
Waste Printer Cartridges Generated	廢墨盒	kg	千克	9.25
Intensity of Printer Cartridges Generated	廢墨盒產生密度	kg/person	千克/人	0.01
<b>Production of the Non-hazardous Waste and Intensity</b>	<b>無害廢棄物排放量及密度</b>			
Waste Plastic Bottle Generated	廢塑料瓶產生量	kg	千克	266.50
Intensity of Waste Plastic Bottle Generated	廢塑料瓶產生密度	kg/person	千克/人	0.32
Domestic Garbage Generated	生活垃圾產生量	tonnes	噸	79.17
Intensity of Domestic Garbage Generated	生活垃圾產生密度	tonnes/person	噸/人	0.10

# Environmental, Social and Governance Report

## 環境、社會及管治報告

- Remarks:
1. Above statistics are from the Shenzhen office area of the Company. The number of employees (exclude property management company) is 823; All the intensity indicators are calculated by the quantity of each employee.
  2. Air pollutant emissions come from the emission caused by vehicles used by the Shenzhen office area of the Company in 2017.
  3. Greenhouse gas emissions consist of two scopes which are direct emissions from combustion of fuels in mobile sources and energy indirect emissions from the generation of electricity that was purchased by the Shenzhen office area of the Company. Green House Gas Emissions (in CO<sub>2</sub> Equivalent) from Mobile Combustion Sources refers to the greenhouse gas emissions indirectly emitted by vehicles using fuel consumption in the Shenzhen office area of the Company in 2017.

- 備註：
1. 以上表格中所有的統計數據均來源於本公司深圳辦公區域人數(除物業公司人數)為823人，所有的密度指標均以每位員工產生量為計。
  2. 其中大氣污染物排放量來自於本公司深圳辦公區域二零一七年度用車。
  3. 溫室氣體的排放量包括用電和車輛使用產生的CO<sub>2</sub>，用電CO<sub>2</sub>排放量指二零一七年本公司深圳辦公區域從電力公司購買的電力總消耗所間接排放的溫室氣體；車輛CO<sub>2</sub>排放量指二零一七年本公司深圳辦公區域車輛使用燃料消耗所間接排放的溫室氣體。

## 4 Care for Staff

The human resource management of the Group strictly complies with the relevant national laws and regulations and formulates “LVGEM (China) Real Estate Investment Company Limited Attendance and Holiday Management” and “LVGEM (China) Real Estate Investment Company Limited Employee Benefits Management”, which defined the working hours are no more than 40 hours per week. Except national holidays, we also provide employees with annual leave, marriage leave, funeral leave, maternity leave for a total of 9 kinds of paid holidays. The Group provides insurance covering medical treatments and accidents to eligible employees. We also organize staff tours and medical examination regularly every year, as well as hosts various cultural and sport activities that help to promote their physical and mental wellness, trying to take care of the needs of our employees in every aspect and bringing them warmth of the LVGEM (China) family.

According to “LVGEM (China) Real Estate Investment Company Limited Recruitment Management”, there is a clear definition, process approval, and management procedure for the interview process, probation management, on-boarding management, resignation management, and other personnel changes. The Group issues open recruitment posts, including posting the position/title, qualification, job duties as well as recruitment criteria on the recruitment websites.

As at 31 December 2017, the Group employed 1,761 staffs, the statistics below are classified by gender, age group, employment type and geographical region:

## 4 關愛員工

本集團的人力資源管理嚴格遵守相關的國家和地方性法律法規，並制定《綠景(中國)地產投資有限公司考勤及假期管理規範》以及《綠景(中國)地產投資有限公司員工福利管理規範》，其中明確每週工作時間不超過40小時。除國家法定節假日外，我們還為員工提供年休假、婚假、喪假、產假等共9類有薪假期。本集團提供醫療和意外保險給符合條件的員工，每年定期組織員工旅遊、體檢及多種有益員工身心健康的文體活動，關注員工需求的方方面面，感受到綠景(中國)大家庭的溫暖。

根據本集團《綠景(中國)地產投資有限公司招聘管理規範》，針對面試流程、試用期管理、入職管理、離職管理等人事變動有明確的定義以及流程化的審批和管理程序。本集團通過公開渠道進行招聘，包括於招聘網站上刊登招聘崗位名稱、任職資格、工作職責及招聘條件等。

於二零一七年十二月三十一日止，本集團僱有1,761名員工，按照性別、年齡組別、僱員類型及地區劃分分類統計如下：

# Environmental, Social and Governance Report

## 環境、社會及管治報告

Gender	按性別劃分	Male 男性員工	Female 女性員工	
Number of employees	員工人數	1145	616	
Percentage (%)	比例(%)	65.02	34.98	
Age Group	按年齡劃分	Below 30 30歲以下	30-50 30-50歲	Above 50 50歲及以上
Number of employees	員工人數	1,006	649	106
Employment type	按僱傭類型劃分	Senior management 高層	Middle management 中層	General staff 基層
Number of employees	員工人數	17	178	1,566
Geographical region	按地區劃分	Shenzhen 深圳市	Suzhou 蘇州市	Huazhou 化州市
Number of employees	員工人數	1,506	69	186

### 4.1 Protect Employees' Interests

The Group strictly observes the relevant national and local laws and regulations, such as "Labor Law of the People's Republic of China", "Labor Contract Law of the People's Republic of China" during recruitment process. Applicants' non-job-related individual characteristics, such as nationality, ethnicity, gender, region, language, and religion, should not be considered as recruitment criteria. During the recruitment process, the Group observes the laws and systems, at the same time shows respect to talents, their professions and privacy. Meanwhile, in accordance with "Law of the People's Republic of China on the Protection of Minors", "Provisions on the Prohibition of Using Child Labor" and other related national regulations, the Group would never hire minors as employees and force labor.

### 4.2 Care for Development of Employees

The Group provides different promotion opportunities for employees, referring to the staff performance in daily work and the annual performance assessment. Also, "LVGEM (China) Real Estate Investment Company Limited Personnel Changes Management" was developed, aiming at the characteristics of a different position to optimize employee career development path, or according to the staff's interest and advantages to choosing the management or professional development route. To better implement promotion and job development opportunities, the Group develops the optimization scheme of the positioning system, including the equal pay for the same position, and elaborating the job responsibilities and qualifications. The Group provides a variety of basic and upgrading training for employees, taking lectures, group discussions, case studies, field training, inviting external lecturers or department professional to teaching. In 2017, the employees' per capita training time was 41 hours.

### 4.1 保護員工權益

本集團在員工招聘過程中，嚴格遵守《中華人民共和國勞動法》、《中華人民共和國勞動合同法》等法律法規，不以應徵者的國籍、民族、性別、地域、語言及宗教信仰等與工作無關的個體特徵作為聘請依據，在聘請過程中做到遵守法律、遵守制度、尊重人才、尊重專業、尊重隱私。同時，本集團依據《中華人民共和國未成年人保護法》、《禁止使用童工規定》等國家相關規定，決不僱傭未成年人和進行強制勞工。

### 4.2 關愛員工發展

本集團為員工提供不同的晉升機會，除參考員工日常工作表現及透過每年的績效評核員工的能力並予以晉升外，還制定了《綠景(中國)地產投資有限公司人事異動管理規範》，以針對不同職位特點來優化員工事業發展路徑，員工可根據自身興趣及特長選擇管理或專業路線發展。為了更好地實行晉升及職位發展機會，本集團特制定職位體系優化方案，具體包括實現同崗同酬，並對職責及任職資格要求進行了細化。本集團為員工提供多種基礎類和提升類的培訓，並以授課式、小組討論、案例分析、實地培訓等多種形式開展，外聘講師或者邀請各部門專業人士進行講解。二零一七年度，僱員人均完成的受訓時數為41小時。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 4.3 Harmonious Labor Relationship

In order to further improve the pay system and standardize welfare management and reflect the caring for employees, as well as enhance employees' sense of belonging, the Group provides a series of benefits, such as according to relevant national laws and regulations for the staff to buy social insurance and housing fund, in addition, to provide medical and commercial insurance. According to the relevant management measures, we provide a series of subsidies, implement various forms of care activities for employees with festivals as nodes.

Besides, the human resources center takes initiatives to realize employees' working and mental conditions, carries out formal and informal conversations with senior and junior employees on regular and irregular time, and irregular occasion; listens to employees' opinions, and provides support to the staff who encountered difficulties in the work; provides suggestions to employee's disadvantage, performance and development, and follow up the observation and evaluation.

### 4.3 和諧勞動關係

為進一步完善薪酬體系，規範福利管理，並體現集團對員工的關愛，提升員工歸屬感，本集團為員工提供一系列福利，例如：按國家相關法律法規為員工統一購買社會保險及住房公積金，另外為員工提供體檢和商業保險；根據集團相關管理辦法，為員工提供一系列補貼；以節日為節點，為員工開展形式多樣的關愛活動。

除此之外，本集團人力資源中心主動了解員工的工作及思想狀態，與新老員工開展定期、不定期，不定場合的正式及非正式談話，積極聽取員工的想法，對員工在工作中遇到的困難提供支持，針對員工的不足、績效、發展等給予建議，並對其進行後續的跟蹤觀察和評估。



# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 4.4 Occupational Health and Safety

LVGEM (China) Safety Management Department regularly implements lectures and exercises of fire evacuation, and design various training course, such as “Introduction of Fire Equipment”, “Treatment Process of Safety Emergency”, “High altitude operation process”, regularly educate the safety production and civilized operation to employees especially for workers at the construction site. The Group pledges full compliance with the relevant occupational health and safety laws and regulations of Hong Kong, the PRC, and Mainland China. During the Reporting period, LVGEM (China) has not received any casualties case caused by work.

LVGEM (China) has also developed “Regulations for environmental health and safety management”, dividing work site area and living area at the construction site, and piecewise management. We also established the responsible area and implement the responsible management system, and set up person in charge for road traffic, fire protection facilities, toilets, storehouses, canteens, etc., so that maintain the normalization and institutionalization of civilized office and environmental sanitation work. Meanwhile, considering to the health of our employees, LVGEM (China) provides high-temperature subsidies for high-temperature workers in summer, adopt the measures of cross-time construction, provide cooling and heat refreshing items to field workers, therefore preventing employees from heatstroke and dehydration.

The Group has formulated the environmental sanitation management system which regulates frequent cleaning of all office areas to keep the office environment tidy and clean. Office printer should be set in good ventilation and proper isolation, for instance, employees should wear respirators and other protective products to prevent exhaust gas inhalation if duplicated frequently. The drinking fountain of the office area and construction site is kept regularly clean. Also, the purchased water is from legal operators.

Besides, the Group organizes all employees to medical examination regularly, employees who have found the disease so that not suitable for the original position will replace the post. The Group provides special protection for pregnant female employees, stipulates its prohibited labor range, while married women employees who prepare for pregnant are forbidden to touch with lead, mercury, benzene, cadmium and others, and implement the “three-stage” (pregnant period, childbirth period and lactation period) protection according to the regulations.

### 4.4 職業健康安全

綠景(中國)安全管理部定期進行消防疏散演習的授課及實際演練，並設有《消防器材設備使用方法》、《安全突發事件處理流程》、《高空作業處理流程》等培訓課程，定期對員工尤其是施工現場員工進行安全生產及文明作業教育。本集團嚴格遵守中國大陸、中國香港關於職業健康和安全的法律法規。於本報告期內，綠景(中國)並未接獲因工作關係而傷亡的案例。

綠景(中國)亦建立《環境健康安全管理規程》，將施工場地明確劃分為工作現場區域和生活區域，進行分片管理，建立責任區，實行責任管理制度，設專人對道路交通、消防設施、廁所、庫房、食堂等負責，使文明辦公、環境衛生工作保持常態化、制度化。同時，為員工的健康著想，綠景(中國)在夏季為高溫作業人員發放高溫補貼，採用錯時施工、向現場施工人員提供降溫消暑物品等措施，防止員工中暑脫水現象發生。

集團內部已建立環境衛生管理制度，規定各辦公區域勤打掃，保持辦公環境整潔衛生。辦公用複印機應設置在通風良好處並適當隔離，如需頻繁大量複印時應佩戴口罩等防護用品防止廢氣吸入。於辦公區域和施工現場的飲水器具保持定期清潔，並從合法經營商處採購專用水。

除此之外，本集團定期組織全體員工進行全面體檢，對體檢發現疾病而不適宜在原崗位工作的人員進行崗位調換。本集團對懷孕女員工提供特殊保護，規定了其禁止從事的勞動範圍，而已婚待孕女員工則禁忌接觸鉛、汞、苯、鎘等作業，並按規定實行「三期」(孕期、產期、哺乳期)保護。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 4.5 Enrich Employee's Activities

The Group regularly held various employee's activities, including traveling (local and overseas tours), stylistic activities (recitation competition, reading sharing meeting, tug of war, basketball competition, badminton competition, table tennis competition), outdoor activities (hiking and development activities), etc.



Overseas Tours  
國外旅行



Employee Development Activities  
員工拓展活動

### 4.5 豐富員工活動

本集團定期舉辦各種員工活動，包括旅遊(如國內外旅遊)、文體活動(如朗誦比賽、讀書分享會、拔河比賽、籃球比賽、羽毛球比賽、乒乓球比賽)、戶外活動(徒步活動、拓展活動)等。



Tug of War  
拔河比賽



Basketball Competition  
籃球比賽

## 5 Operation in Good Faith

The Group strictly abides by the "Prevention of Bribery Ordinance", and "Criminal Law of the People's Republic of China", "Anti-Money Laundering Law of the People's Republic of China", "Labor Contract Law of the People's Republic of China" and relevant regulations and laws, and we formulate "Regulations for the Complaints Management", "Supervision and Management" and "Staff Code and Conduct". When new employees is onboard, they need to sign the "The Commitment of Staff Integrity and Self-discipline" and focus on learning the relevant system content in the orientation training.

## 5 誠信經營

本集團嚴格遵守中國香港《防止賄賂條例》及中國大陸《中華人民共和國刑法》、《中華人民共和國反洗錢法》、《中華人民共和國合同法》等相關法律法規政策，並制定了《舉報投訴管理規範》、《監察管理制度》及《員工行為規範》，新員工入職時，需簽署《員工廉潔自律承諾書》，並於入職培訓中著重學習相關制度內容。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 5.1 Audit Supervision

The Audit Supervision Center of the Group is fully responsible for the implementation of internal audit supervision. “The Internal Audit Management System” and “Supervisory Management System” clearly stipulates that the internal audit work shall be reported to the Board and its person in charge shall be a director appointed by the Board, which ensures the organization structure, staffing, and independence of work of the Audit Supervision Center. Pursuant to the annual audit plan, the Audit Supervision Centre expresses its audit opinions on the soundness, effectiveness, and compliance of the internal control of the Group through daily audit supervision and special review. Rectification plan will be proposed for identified problems and the implementation thereof will be reviewed regularly. For problems and internal control deficiencies identified during the audit, the Audit Supervision Center will report to the management based on the nature of deficiencies on an ad hoc basis. According to persistently and strictly internal audit, LVGEM (China) is committed to promoting the Group to standardize their operation and management and improve the sense of self-discipline of management at all levels and hence voluntarily subject themselves to supervision.

To strengthen the internal management and further prevent disciplinary violations by issuing “The Requirements on Complaint and Whistle-blowing Management”, we develop the convenient reporting channels in place, encouraging internal employees and external associates adopt telephone, email, letter and face to face talk, and other methods to report and complaint about any irregularities, violations or anti-corruption to the Audit Supervision Center.

The Group requires each subordinate enterprise effectively promote and training for “The Requirements on Complaint and Whistle-blowing Management” in a variety of forms (such as staff handbook, rules and regulations, local area network) within the companies, and establishes a clear signage in the main open business places to publicize the above-mentioned internal complaints methods; add the relevant provisions about complaints and whistle-blowing in the relevant bidding, contracts and other documents to facilitate the relevant personnel to carry out effective complaints or whistle-blowing.

### 5.2 Corporate Internal Control

LVGEM (China) has established an internal control system that is relatively comprehensive and effective. The system focused on five key elements, namely environment control, risk assessment, activity control, information and communication as well as internal supervision, with a view to improve the Company's internal control foundation, set a clear direction for internal control, implement internal control measures, improve communication of information and strengthen internal supervision. All of these have provided support for the Company in improving its operational efficiency and implementing its development strategy.

### 5.1 監察審計

本集團設立有審計監察中心，全面負責集團內部監察審計的實施工作。根據集團制定的《內部審計管理制度》和《監察管理制度》，明確了內部審計工作必須向董事會匯報，其負責人由董事會任命一名董事專職，保證了審計監察中心設置、人員配備和工作的獨立性。審計監察中心根據年度審計計劃，通過執行日常審計監督及專項檢查，對集團內部控制體系的健全性、有效性和合規性發表審計意見，針對發現的問題提出整改計劃，並定期檢查整改落實情況。對於在審計過程中發現的問題和內控缺陷，審計監察中心將根據缺陷的性質，在特定基礎上向管理層匯報。通過持續嚴謹的內部審計，綠景(中國)致力於促進集團經營管理的規範化，提高各級管理人員自我約束、自覺接受監督的意識。

為加強集團內部管理及進一步防範違紀行為，通過制定《舉報投訴管理規範》，建立了暢通便捷的舉報渠道，鼓勵內部員工和外部關聯人採取電話、電郵、信件及面談等方式對所發現的不當、違規或舞弊行為向審計監察中心作出舉報和投訴。

本集團要求各下屬企業將《舉報投訴管理規範》在公司內部以多種形式(例如員工手冊、規章制度、局域網等)進行有效宣傳或培訓，並在主要公開業務場所設立明顯標示牌公示上述內部投訴舉報方式；在相關招投標、合同等文件內增加投訴及舉報相關條款，以方便各相關人員作出有效的投訴或舉報。

### 5.2 企業內部控制

綠景(中國)現已建立了一套較為完整且運行有效的內部控制體系，從控制環境、風險評估、控制活動、資訊與溝通和內部監督五個要素出發，改善公司內控基礎，明確內控方向，落實內控措施、完善資訊溝通及加強內部監督，為提高公司經營效率、促進實現發展戰略提供支持。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 5.3 Customer Privacy Protection

The Group strictly complies with the “Advertising Law of the People’s Republic of China”, “Interim Regulations on Real Estate Advertisements” and relevant regulations and policies, ensuring the published advertisements meet the requirements of the government and industry and are not misleading to the public. In addition, the Group strictly complies with the “Constitution of the People’s Republic of China”, “Criminal Procedure Law of the People’s Republic of China”, “Tort Law of the People’s Republic of China” and relevant regulations and policies, correspondingly formulates “Member Management Operation Manual”, therewith regulates when employees use and manage the SMS platform, they have to ensure the security and confidentiality of the SMS platform. When dealing with the analysis of member data, each Project and Planning Promotion Department must strictly implement the confidentiality measures to prevent the leakage of customer data. At the same time, in Article 8 of the “Employee Behavior Management Regulations” confidentiality obligation, which mentioned that any employee at any time has the obligation and responsibility to keep confidential company secrets (including customer data).

## 6 Product Liability

The main business of the Group includes three business segments: property development, commercial operations, and comprehensive services. The Group is committed to providing quality products and services to the customers. We regard product quality as the top priority, strictly abide by relevant laws and regulations, as well as obtain ISO9001 Quality Management Certification. According to “Crisis Management Standard”, “Project Construction Management Standard” and “Guidelines for Handling Quality Accidents”, identifying the relevant department’s responsibility, grading the project quality issues and proposing the corresponding treatment methods.

### 5.3 客戶隱私保護

本集團遵守《中華人民共和國廣告法》、《房地產廣告發佈暫行規定》等國家和地方性法律法規，確保所發佈的廣告符合政府及行業要求，不對大眾造成誤導。此外，本集團嚴格遵守《中華人民共和國憲法》、《刑事訴訟法》及《侵權責任法》等國家法律法規，並制定了《會員管理操作手冊》，其中規定員工使用及管理短信平台，須做好短信平台信息安全保密工作。在處理會員數據分析時，各項目、企劃推廣部須嚴格執行保密措施，防範客戶資料洩露。同時，在《員工行為管理規範》第八條保密義務中提到，任何員工在任何時候都有義務和責任對公司機密(含客戶資料)保密。

## 6 產品責任

本集團的主營業務包括地產開發、商用物業，以及綜合服務三大業務板塊。本集團致力於為客戶提供優質的產品與服務，視產品質量為重中之重，嚴格遵守相關國家及地方性法律法規，並獲得ISO9001質量管理體系認證。本集團根據《危機管理規範》、《項目工程管理規範》以及《質量事故處理工作指引》，明確相關部門負責內容，對工程質量問題分級並提出相應處理辦法。



# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 6.1 Quality Check

In order to enhance the quality of every project, in addition to the self-inspection conducted by the responsible departments of each project, LVGEM (China) also arranged an inspection on an ad hoc basis in order to timely keep abreast of the real situation. It is essential for the quality check to cover the whole construction process. The quality check will be conducted from the process to process so that problems discovered can be rectified immediately and hidden quality hazards can be eliminated before moving on to the next stage.

To strengthen the quality control, the Group has developed a series of quality management workflows and standardized management requirements:

Working Guidelines for Material/Equipment Acceptance and Inspection  
Working Guidelines for Fire Engineering Special Acceptance and Inspection  
Working Guidance for Civil Air Defense Project Completion Recording Special Acceptance and Inspection  
Working Guidelines for Elevator Installation Engineering Special Acceptance and Inspection  
Working Guidelines for Lightning Protection Engineering Special Acceptance and Inspection  
Working Guidelines for Construction Projects Intermediate Acceptance and Inspection  
Working Guidelines for Project Completion Acceptance and Inspection  
Working Guidelines Building Energy Conservation Special Acceptance and Inspection  
Working Guidelines for Environmental Protection Engineering Special Acceptance and Inspection

### 6.2 Technique Improvement

By regularly summarizing the experience gained from the construction of completed residential projects, and reviewing sub-projects that may easily come across various kinds of quality issues, LVGEM (China) has established a set of construction technique standards based on the construction techniques of these sub-projects, with a view to satisfy the requirements for good qualities in terms of safety, sturdiness, durability and applicability.

### 6.3 Material Management

Adhering to the concept of pursuing excellence, LVGEM (China) conducted an inspection of raw materials by strictly following the requirements of Working Guidelines for "Material/Equipment Acceptance and Inspection". The Project Department maintains 100% inspection coverage. The unqualified materials will be pulled out pursuant to relevant rules. On top of the inspections conducted by the project departments, the Group also conducted sampling inspections with a focus on wires and cables, waterproof materials, etc. The passing rate was 100%, guaranteeing that the all indicators of on-site materials had satisfied the relevant requirements.

### 6.1 品質檢查

為了強化各個項目的品質，除了各個項目的負責部門自檢外，綠景(中國)還組織了飛行檢查，以便及時掌握真實情況。品質檢查必須覆蓋整個工程施工的全過程，隨著每道工序的推進動態進行，發現問題立刻整改，不為下道工序留下品質隱患。

為加強品質管控力度，本集團制定了一系列質量管理工作流程，規範了管理要求：

材料／設備驗收工作指引  
消防工程專項驗收工作指引  
人防工程專項竣工驗收備案工作指引  
電梯安裝工程專項驗收工作指引  
防雷裝置工程專項驗收工作指引  
建設工程中間驗收工作指引  
工程竣工驗收工作指引  
建築節能專項驗收工作指引  
環保工程專項驗收工作指引

### 6.2 工藝改進

綠景(中國)通過定期對竣工的住宅工程的施工經驗進行總結，對容易發生各類品質問題的分部分項工程進行了檢討，針對這些分部分項的施工工藝制定了一系列的施工工藝標準，以實現安全堅固、耐久適用等高品質要求。

### 6.3 材料管理

綠景(中國)秉承著精益求精的理念，嚴格按照《材料／設備驗收工作指引》的規定對原材料進行檢查。項目部檢查覆蓋率100%，對不合格材料按規定進行退場處理。本集團在各項目部門檢查的基礎上，重點對電線電纜、防水材料等進行抽檢，合格率達100%，確保了進場材料的各項指標符合相關規範的要求。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 6.4 Customer Satisfaction

The residential projects of LVGEM (China) advocated the idea of occupancy “without defects”. In 2017, the customer satisfaction and brand loyalty survey covering total 4 business sectors, including residential, office buildings, commercial and hotel, cumulatively surveyed around 3,000 households through face to face interviews, the WeChat survey and telephone interviews. Compared to the year of 2016, the customer satisfaction of the Group’s residential and office buildings, as well as the Group overall has been improved. During the reporting period, the customers satisfaction of office buildings reached 95.9%.

### 6.4 客戶滿意

綠景(中國)在住宅項目提倡「零缺陷」入夥。二零一七年本集團客戶滿意度調查及品牌忠誠度調查全面覆蓋住宅、寫字樓、商業及酒店，共4種業態，累計調查戶數接近3,000戶，並通過現場面談、微信和電話訪談進行調查。客戶對本集團的住宅、寫字樓業務，以及集團總體的滿意度評價較二零一六年度相比均有所提升。於本報告期內，客戶對寫字樓的滿意度達95.9%。

## 7 Management of Supply Chain

### 7.1 Platform for Supply Chain Management

LVGEM (China) followed the dual approach of accumulation and exploration for our supplier management. Upholding the belief of mutual development with suppliers, we continuously enhanced the management methods for our supply chain platform. The Professional Mingyuan Tender Management System was adopted to set up a categorized database of collaborating suppliers and store the latest information, files and cooperation history of the suppliers. We have set up a terminal on the website of Mingyuan Tender Management System for suppliers to easily understand our purchase demand and for them to make registration and log in. Meanwhile, we will make new entry and record of qualified pre-approved suppliers through the platform and update the information regularly.

## 7 供應鏈管理

### 7.1 供應鏈管理平台

綠景(中國)遵循供應商管理採用積累和發掘雙向路線，堅持與供應商共同發展，不斷提升供應鏈管理方式。本集團採用專業明源招標管理系統對已合作供應商建立分類數據庫，儲存供應商最新的資料檔案和合作歷史；同時，在明源招標系統的網頁上，設立讓供應商了解集團採購需求和註冊登入的便捷端口，同時通過平台對合格的準供應商進行入庫存檔，定期進行信息維護。

### 7.2 Supply Chain Extension and Absorption

LVGEM (China) strived to provide a fair business environment for suppliers by minimizing the information asymmetry between our two sides. Firstly, we incorporated the big data techniques with the cloud-purchasing platform to conduct regular and special recruitment for potential suppliers across the society. Through the cloud-purchasing platform and tender management system, a pyramidal management model was formed in the order of potential supplier → pre-approved supplier → qualified preapproved supplier → collaborating suppliers. Secondly, by joining the Shenzhen Real Estate Purchase Alliance Organization, we established a supplier-sharing mechanism with our industrial peers and executed credit-sharing agreements to attract their outstanding suppliers.

### 7.2 供應鏈補充和吸納

綠景(中國)力爭為供應商提供公平公正的合作環境，盡量消除與供應商之間的信息不對稱。首先，本集團結合大數據技術利用雲採購平台對社會上的潛在供應商進行定期專項招募，通過雲採購平台和招標管理系統形成了潛在供應商→準供應商→合格供應商→合作供應商的金字塔層級管理模式。其次，通過加入深圳地產採購聯盟組織，我們與同行業企業建立了供應商共享機制，簽訂了信用共享協定，對他們的優秀供應商進行吸納。

### 7.3 Evaluation Mechanism for Cooperation with Suppliers

LVGEM (China) evaluates the performance of collaborating suppliers regularly, correspondently formulates “Guidance for Supplier Certification of Operation”, “Guidance for Supplier Evaluation of Operation” and gives them an overall score on a quarterly basis in terms of quality, collaboration, costs, etc., to demonstrate their service standard, while making our best efforts to align the service philosophy of suppliers with the orientations of our shareholders’ interests and social interests.

### 7.3 供應商合作評價機制

綠景(中國)對合作供應商進行定期履約評價，制定了《供方認證作業指引》和《供方評估作業指引》等內部政策文件，每季度進行匯總打分，從品質、配合、成本等角度了解供應商的服務水準，努力促進供應商服務思維與本集團股東利益以及社會利益取向的一致性。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 7.4 Number of Suppliers

The suppliers of LVGEM (China) include construction enterprises in the field of architecture, landscaping, greening, firefighting, air conditioning, intelligent construction, and decoration, as well as equipment suppliers and service enterprises in the field of supervision, surveying, design, marketing, and advertising, and consultation. For the business development of overseas branches, the Group also placed emphasis on attracting local suppliers to reduce costs and promote localization of relevant businesses, striving to reduce the resources consumption and pollutant emissions during the transportation, and contribute to the environmental, economic and social development for the local community.

In 2017, the Group had a total of 235 suppliers, the following table shows the statistics of suppliers classified by region.

Supplier Location	供應商屬地	No. of Suppliers 供應商數量
Beijing	北京	2
Guangdong	廣東	151
Hubei	湖北	1
Jiangsu	江蘇	72
Shanxi	山西	1
Shanxi	陝西	1
Shanghai	上海	4
Zhejiang	浙江	3
Total	總計	235

### 7.5 Purchase Accountability Model

LVGEM (China) embraces the principle of “openness, justice, and fairness” during the tendering process, and takes into comprehensive consideration the construction quality, supply capability, safety, management standards, etc. of suppliers. We used the tender purchasing system to conduct reviews on tender documents and shortlisted units at different levels and monitor the procedures carried out by our purchasing staff. We also used the contract management system to counter-sign the terms of the purchasing contracts with staff from legal, financial and engineering departments. Reviews will be conducted at different levels to ensure consistency between the contracts and the tender requirements. Meanwhile, the purchasing staff are required to sign the integrity agreement with the Group, so as to further standardizing and clarifying the relevant responsibility.

### 7.4 供應商數目

目前，綠景(中國)的供應商主要包括建築、園林、綠化、消防、空調、裝修等施工企業，以及設備供應商、監理、勘察、設計、行銷推廣、諮詢等服務企業。針對外地分公司的開發業務，本集團也注重吸納當地的供應商，除了降低成本，更促進了相關業務的本土化，減少了運輸過程中的資源消耗及污染物排放，為當地的環境、經濟及社會發展做出努力。

二零一七年度，本集團供應商數量總計為235個，按供應商屬地劃分的統計數目如下表所示：

### 7.5 採購責任模式

綠景(中國)在招標過程中始終秉持「公開、公正、公平」的原則，對供應商的施工品質、供貨能力、安全文明、管理水準等進行綜合考量。通過招標採購系統對招標文件、入圍單位進行層級審批、對採購過程進行監督；通過合同管理系統對採購合同的條款進行法務、財務、工程人員的會簽以及層級審批，確保合同與招標要求的一致性。同時要求採購人員與集團簽訂廉潔協定，進一步規範並明確了相關責任。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 7.6 Green Purchasing

LVGEM (China) carefully manages and implements the procurement process, meanwhile, we pay attention to absorb practice experience and continuously refine our tender and purchasing system to support the green construction of the industry. For example, we could reduce environmental cost and save energy by conducting major purchases in a strategic and centralized manner. We also initiate green interaction with our peer developers to carry out strategic purchases together and expand the scale of centralized purchasing. Moreover, the Group sets strict requirements to make sure our suppliers provide green and healthy products. The qualified suppliers must hold relevant certifications such as: "ISO9001 Quality Management System Certification", "ISO14001 Environmental Management System Certification", "OHSAS18001 Occupational Health and Safety Management System Certification", and provide the low energy consumption, high energy efficiency equipment in accordance with requirements.

### 7.6 綠色採購

綠景(中國)在認真管理、執行採購過程的同時，亦注意吸收實際經驗，對招採制度進行持續完善，支持行業綠色化建設。例如，通過戰略集中採購，減少對環境成本，節約能源。本集團亦積極與開發商進行綠色互動，共同進行戰略採購，擴大集中採購的規模。另外本集團對供應商嚴格要求綠色化和健康化，合格供應商須擁有《ISO9001質量管理體系認證》、《ISO14001環境管理體系認證》、《OHSAS18001職業健康安全管理体系認證》等相關認證資格；並能按要求提供低能耗、高效設備。

## 8 Community Involvement

### 8.1 Public Welfare Donations

The Group devotes to self-development, and actively participates in a variety of public welfare activities. According to statistics, the Group total donated RMB10.8 million from 2015 to 2017, and the donations mainly focused on education, social charity organizations, environmental protection and humanities and arts promotion, etc. We continue to sponsor "SEE Foundation" in 8 consecutive years.

## 8 社區參與

### 8.1 公益捐贈

本集團在致力於自身業務發展的同時，亦積極參加各類公益活動。經統計，本集團於二零一五年至二零一七年間的公益捐贈累計人民幣1,008萬元，對外捐贈對象主要面向教育、社會慈善組織、環保治理和人文藝術推廣等範疇，其中，連續8年贊助阿拉善慈善協會。

The amount of donations  
from 2015 to 2017  
二零一五年至二零一七年  
之捐贈金額  
RMB  
人民幣元

Categories 公益類別	Organization 組織名稱	RMB 人民幣元
Education 教育類	Huazhou Charity/Donation for Dapo School 化州市慈善會／大坡學校捐款	6,308,700
Social Charity Organization 社會慈善組織	Shanghai Soong Ching Ling Foundation 上海宋慶齡基金會	100,000
Environmental Treatment 環保治理類	SEE/SEE Society of entrepreneurs & Ecology 阿拉善／北京環保	200,000
Social Charity Organization 社會慈善組織	Guangdong Charity Federation 廣東慈善基金會	400,000
Humanities and Arts 人文藝術類	Shenzhen Public Art Center 深圳市公共藝術中心	3,000,000

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 8.2 Community Activities

In 2017, 深圳市綠景物業管理有限公司 (Shenzhen LVGEM Property Management Co., Ltd.\*) (“Shenzhen LVGEM Property Management”) carried out a variety of community activities, covering a wide range of topics, including environmental protection, film, tourism, sports competitions, festival celebrations, community public welfare, reading and sharing, and so on.

#### *“Green living, Healthy breathing” Community Activities of Air Quality Testing at Home*

On 14 October 2017, the “Green living, Healthy breathing” community activities of air quality testing at home organized by Shenzhen Futian District Social Work Committee, sponsored by Shenzhen Green Building Association, Shenzhen Yuanyi’s Biological Technology Co., Ltd., and Shenzhen LVGEM Property Management, held in LVGEM Zhongcheng Tianyi community, Futian district. Field staffs introduced the main categories of harmful gas of indoor air, common pollution sources, effective prevention and treatment methods to community residents, through plane publicity, award questionnaire, expert consultation, door-to-door testing and other ways. To raise the residents’ attention to the air quality of the home environment, we encouraged people to cultivate a healthy and green lifestyle.



#### *LVGEM Property Management 2017 Large-Scale Community Cultural Activities “Happiness Family” Group Photos Competition*

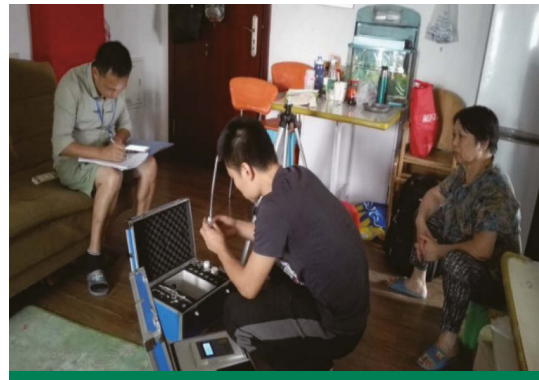
During 28 April 2017 to 31 May 2017, Shenzhen LVGEM Property Management held “Happiness Family” Group Photos Competition, calling for owners to spread the family’s love and happy life with the family photos and introduction through the intelligent platform.

### 8.2 社區活動

二零一七年度，深圳市綠景物業管理有限公司(「深圳市綠景物業管理」)在各個社區開展了種類豐富的社區活動，主題涵蓋廣泛，包括環保、電影、旅遊、運動會、節日慶典、社區公益、讀書會等。

#### *「綠色生活健康呼吸」家居空氣質量檢測進社區活動*

二零一七年十月十四日，由深圳市福田区社會工作委員會主辦、深圳市綠色建築協會承辦、深圳市元煜之生物科技有限公司和深圳市綠景物業管理協辦的「綠色生活健康呼吸」家居空氣質量檢測進社區活動，在福田區綠景中城天邑花園小區舉行。現場工作人員採用平面宣傳、有獎問卷、專家諮詢、上門檢測等方式向社區居民科普室內空氣有害氣體的主要類別、常見污染源及簡單有效的預防和治理方法，以提升居民對家居環境空氣質量的關注度，促使大家養成健康、綠色的生活方式。



#### *綠景物業2017年大型社區文化活動「幸福的一家」合照大比拼活動*

二零一七年四月二十八日至五月三十一日，深圳市綠景物業管理舉辦「幸福的一家」合照大比拼活動，通過智能化平台，號召業主以全家福照片並附上文字簡介的方式來傳播家庭的愛與幸福生活的喜悅。

\* For identification purposes only 僅供識別

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### LVGEM Hongwan Garden implements “Enjoy Life, ReWalk the Youth Path” Community Activities

On 28 May 2017, Shenzhen LVGEM Property Management and LVGEM Hongwan Garden service center held “Enjoy Life, ReWalk the Youth Path” Community Activities.

This event includes Roland Digital Music Education and Lego sponsored the prelude performance, music teacher and students played electric drum performance, Lego robot game, other games organized by the property service center, such as rope skipping, fun rings, the eagle catches the chicken, sedan, robbing chairs, shuttlecock, throw handkerchief, etc. At the end of the campaign, many parents expressed the hope that they would do more activities like this, strength the ties among neighbors, and enhance friendship between children, and co-build a harmonious community.

### Joyful Parent-child Sport Games

In order to build the communication platform between the owners, and enrich owns' cultural life in leisure time, advocate the healthy and interactive lifestyle. On 4 November 2017, LVGEM (China) and Shenzhen LVGEM Property Management co-built the “LVGEM Joyful Parent-child Sports Games”.



### 綠景虹灣花園開展「悅享生活·重走青春路」社區活動

二零一七年五月二十八日，深圳市綠景物業管理和綠景虹灣花園服務中心舉行「悅享生活·重走青春路」活動。

本次活動主要包括羅蘭數字音樂教育和樂高贊助前奏表演，聲樂老師彈奏、學員電鼓演奏、樂高機器人遊戲，以及由物業服務中心組織的各項小遊戲，例如跳繩、趣味套圈、老鷹捉小雞、抬花轎、搶椅子、踢毽子和丟手絹等。活動結束時，不少家長表示希望多開展這類的活動，增強鄰里之間聯繫及活躍度，增進小朋友之間的友誼，共建和諧家園。

### 喜悅親子運動會

為搭建小區業主之間溝通與交流的平台，豐富業主的業餘文化生活，倡導綠景社區業主健康、積極互動的生活方式，綠景(中國)和深圳市綠景物業管理於二零一七年十一月四日合辦「2017綠景喜悅親子運動會」。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 9 Group Honors

On 13 January 2017, LVGEM (China) was awarded the “Most Growing New Stock Company” at the Shenzhen-Hong Kong New Opportunity Forum and the 2016 “Golden Hong Kong Listed Stock” Competition.

On 5 July 2017, Shenzhen LVGEM Real Estate Development Co. Ltd. was awarded the “Shenzhen Real Estate Industry Integrity (Excellent Quality) Enterprise” and came forth among the 13 excellent awarded enterprises; in the meanwhile, LVGEM (China) was ranked among the top 10 of “The Comprehensive Strength in Shenzhen Real Estates Industry” for 7 years consecutively, in “2017 Real Estate Grand Ceremony associated with comprehensive industry rating conference”.

On 20 September 2017, in “The 15th Annual Conference of Mall China International Forum & Asia-Pacific Shopping Center Service Competitiveness Summit”, LVGEM Zoll Hongwan Shopping Center, one of the commercial properties of Shenzhen LVGEM Asset Management Co., Ltd. won “Mall China Golden Mall Awards 2017 Retail Format Innovation Award”.

In November 2017, LVGEM (China) awarded the “Annual Brand Enterprises” in “2017 China Zhanggui Billboard and Radio, Television ‘City Real Estate’ Festival”.

In December 2017, Shenzhen LVGEM Entity Management Group Co., Ltd. awarded “The 8th Shenzhen Top 10 Real Estate Credit”.

In 2017, LVGEM (China) was awarded the “2017 The most influential brand” by Shenzhen Futian District Corporate Federation.

LVGEM Mangrove Bay No. 1 was awarded the “Livable Home” in the 6th Chinese Human Settlements Environmental Science Forum of 2017.

LVGEM (China) was awarded the “Shenzhen-Hong Kong Stock Connect Best Investment Value Award” at the 2017 China Financial Market Awards Ceremony.

LVGEM Chanson Shopping Centre, one of the commercial properties of Shenzhen LVGEM Asset Management Co., Ltd. was honoured with “Mall China Golden Mall Awards 2017 Excellence Upgrade Award”.

### 9 集團榮譽

二零一七年一月十三日，深港通新機遇高峰論壇暨2016「金港股」評選揭曉，綠景(中國)榮膺年度「最具成長性新股公司」。

二零一七年七月五日，深圳市綠景房地產開發有限公司於「2017年房地產盛典暨行業綜合評價發佈會」榮獲「深圳市房地產開發行業誠信(優質)企業」稱號，在13家優秀獲獎企業中位居第四；同時連續7年蟬聯「深圳市房地產開發行業綜合實力」十強榜單。

二零一七年九月二十日，於「中購聯中國購物中心國際論壇第十五屆年會頒獎盛典」，綠景資產公司旗下綠景佐隄購物中心榮獲「中購聯中國購物中心行業2017年度業態創新大獎」。

二零一七年十一月，綠景(中國)地產獲「2017中國掌櫃風雲榜暨廣電《都市地產》榮耀盛典」年度品牌企業。

二零一七年十二月，深圳市綠景企業管理集團有限公司獲得「第八屆(2017年度)深圳地產資信10強」。

二零一七年，綠景(中國)獲深圳市福田區企業聯合會頒發的「2017中心區最具影響力品牌」。

綠景紅樹灣壹號獲2017第六屆華人居環境科學論壇「宜居福宅」。

綠景(中國)在二零一七年中國融資大獎頒獎盛典榮獲「深港通最具投資價值獎」。

綠景資產公司旗下綠景佐隄香頌購物中心榮獲「中購聯中國購物中心行業2017年度卓越升級獎」。

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### 10 Content Index of the “Environmental, Social and Governance Reporting Guide”

### 10 《環境、社會及管治報告指引》內容索引

#### A. Environmental

#### A. 環境

Items 項目	Descriptions 描述	Reference Chapters 參考章節
<b>Aspect A1: Emissions</b>		
<b>層面A1：排放物</b>		
General Disclosure 一般披露	Information on:  (a) the policies; and  (b) compliance with relevant laws and regulations that have a significant impact on the issuer  relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste  有關廢氣及溫室氣體排放、向水及土地的排污、有害及無害廢棄物的產生等的：  (a) 政策；及  (b) 遵守對發行人有重大影響的相關法律及規例的資料	3
Key Performance Indicators 關鍵績效指標	A1.1 The types of emissions and respective emissions data 排放物種類及相關排放數據	3.4
	A1.2 Greenhouse gas emissions in total and, where appropriate, intensity 溫室氣體總排放量及(如適用)密度	3.4
	A1.3 Total hazardous waste produced and, where appropriate, intensity 所產生有害廢棄物總量及(如適用)密度	3.4
	A1.4 Total non-hazardous waste produced and, where appropriate, intensity 所產生無害廢棄物總量及(如適用)密度	3.4
	A1.5 Description of measures to mitigate emissions and results achieved 描述減低排放量的措施及所得成果	3.1/3.2/3.3
	A1.6 Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved 描述處理有害及無害廢棄物的方法、減低產生量的措施及所得成果	3.1/3.3



# Environmental, Social and Governance Report

## 環境、社會及管治報告

Items 項目	Descriptions 描述	Reference Chapters 參考章節
<b>Aspect A2: Use of Resources</b>		
<b>層面A2：資源使用</b>		
General Disclosure 一般披露	Policies on the efficient use of resources  有效使用資源的政策	3
Key Performance Indicators 關鍵績效指標	A2.1 Direct and/or indirect energy consumption by type in total and intensity 按類型劃分的直接及／或間接能源總耗量及密度	3.4
	A2.2 Water consumption in total and intensity 總耗水量及密度	3.4
	A2.3 Description of energy use efficiency initiatives and results achieved 描述能源使用效益計劃及所得成果	3.1
	A2.4 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved 描述求取適用水源上可有任何問題，以及提升用水效益計劃及所得成果	3.1
	A2.5 Total packaging material used for finished products and, if applicable, with reference to per unit produced 製成品所用包裝材料的總量及(如適用)每生產單位佔量	Not applicable 不涉及
<b>Aspect A3: Environmental and Natural Resources</b>		
<b>層面A3：環境及天然資源</b>		
General Disclosure 一般披露	Policies on minimizing the issuer's significant impact on the environment and natural resources  減低發行人對環境及天然資源造成重大影響的政策	3
Key Performance Indicators 關鍵績效指標	A3.1 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them 描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動 在專注範疇所動用資源(如金錢或時間)	3.2/3.3

# Environmental, Social and Governance Report

## 環境、社會及管治報告

### B. Social

### B. 社會

Items 項目	Descriptions 描述	Reference Chapters 參考章節
<b>Aspect B1: Employment</b> 層面B1：僱傭		
General Disclosure 一般披露	<p>Information on:</p> <p>(a) the policies; and</p> <p>(b) compliance with relevant laws and regulations that have a significant impact on the issuer</p> <p>relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare</p> <p>有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的：</p> <p>(a) 政策；及</p> <p>(b) 遵守對發行人有重大影響的相關法律及規例的資料</p>	4
Recommended Disclosures 建議披露	<p>B1.1 Total workforce by gender, employment type, age group and geographical region 按性別、僱傭類型、年齡組別及地區劃分的僱員總數</p> <p>B1.2 Employee turnover rate by gender, age group, and geographical region 按性別、年齡組別及地區劃分的僱員流失比率</p>	4  Disclosure will be considered in the future 未來將考慮披露

# Environmental, Social and Governance Report

## 環境、社會及管治報告

Items 項目	Descriptions 描述	Reference Chapters 參考章節	
<b>Aspect B2: Health and Safety</b>			
<b>層面B2：健康與安全</b>			
General Disclosure 一般披露	Information on:  (a) the policies; and  (b) compliance with relevant laws and regulations that have a significant impact on the issuer  relating to providing a safe working environment and protecting employees from occupational hazards  有關提供安全工作環境及保障僱員避免職業性危害的：  (a) 政策；及  (b) 遵守對發行人有重大影響的相關法律及規例的資料	4.1/4.4	
Recommended Disclosures 建議披露	B2.1	Number and rate of work-related fatalities 因工作關係而死亡的人數及比率	4.4
	B2.2	Lost days due to work injury 因工傷損失工作日數	Disclosure will be considered in the future 未來將考慮 披露
	B2.3	Description of occupational health and safety measures adopted, how they are implemented and monitored 描述所採納的職業健康與安全措施，以及相關執行及監察方法	4.4

# Environmental, Social and Governance Report

## 環境、社會及管治報告

Items 項目		Descriptions 描述	Reference Chapters 參考章節
<b>Aspect B3: Development and Training</b>			
<b>層面B3：發展及培訓</b>			
General Disclosure 一般披露		Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities  有關提升僱員履行工作職責的知識及技能的政策。描述培訓活動	4.2
Recommended Disclosures 建議披露	B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management) 按性別及僱員類別(如高級管理層、中級管理層等)劃分的受訓僱員百分比	Disclosure will be considered in the future 未來將考慮披露
	B3.2	The average training hours completed per employee by gender and employee category 按性別及僱員類別劃分，每名僱員完成受訓的平均時數	4.2
<b>Aspect B4: Labour Standards</b>			
<b>層面B4：勞工準則</b>			
General Disclosure 一般披露		Information on:  (a) the policies; and  (b) compliance with relevant laws and regulations that have a significant impact on the issuer  relating to preventing child and forced labor  有關防止童工或強制勞工的：  (a) 政策；及  (b) 遵守對發行人有重大影響的相關法律及規例的資料	4.1
Recommended Disclosures 建議披露	B4.1	Description of measures to review employment practices to avoid child and forced labor 描述檢討招聘慣例的措施以避免童工及強制勞工	Disclosure will be considered in the future 未來將考慮披露
	B4.2	Description of steps taken to eliminate such practices when discovered 描述在發現違規情況時消除有關情況所採取的步驟	Disclosure will be considered in the future 未來將考慮披露

# Environmental, Social and Governance Report

## 環境、社會及管治報告

Items 項目	Descriptions 描述	Reference Chapters 參考章節
<b>Aspect B5: Supply Chain Management</b>		
<b>層面B5：供應鏈管理</b>		
General Disclosure 一般披露	Policies on managing environmental and social risks of the supply chain  管理供應鏈的環境及社會風險政策	7.3
Recommended Disclosures 建議披露	B5.1 Number of Suppliers by geographical region 按地區劃分的供應商數目	7.4
	B5.2 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored 描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目、以及有關慣例的執行及監察方法	7.1/7.2/7.3/ 7.5/7.6
<b>Aspect B6: Product Responsibility</b>		
<b>層面B6：產品責任</b>		
General Disclosure 一般披露	Information on:  (a) the policies; and  (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labeling and privacy matters  relating to products and services provided and methods of redress.  有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的：	6/6.1
Recommended Disclosures 建議披露	B6.1 Percentage of total products sold or shipped subject to recalls for safety and health reasons 已售或已運送產品總數中因安全與健康理由而須回收的百分比	Disclosure will be considered in the future 未來將考慮披露
	B6.2 Number of products and service related complaints received and how they are dealt with 接獲關於產品及服務的投訴數目以及應對方法	Disclosure will be considered in the future 未來將考慮披露
	B6.3 Description of practices relating to observing and protecting intellectual property rights 描述與維護及保障知識產權有關的慣例	Disclosure will be considered in the future 未來將考慮披露
	B6.4 Description of quality assurance process and recall procedures 描述質量檢定過程及產品回收程序	6.1/6.2/6.3
	B6.5 Description of consumer data protection and privacy policies, how they are implemented and monitored 描述消費者資料保障及私隱政策，以及相關執行及監察方法	5.3

# Environmental, Social and Governance Report

## 環境、社會及管治報告

Items 項目	Descriptions 描述	Reference Chapters 參考章節
<b>Aspect B7: Anti-corruption</b>		
<b>層面B7：反貪污</b>		
General Disclosure 一般披露	Information on:  (a) the policies; and  (b) compliance with relevant laws and regulations that have a significant impact on the issuer  relating to bribery, extortion, fraud and money laundering  有關防止賄賂、勒索、欺詐及洗黑錢的：  (a) 政策；及  (b) 遵守對發行人有重大影響的相關法律及規例的資料	5
Recommended Disclosures 建議披露	B7.1 Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases 於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果	Disclosure will be considered in the future 未來將考慮披露
	B7.2 Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored 描述防範措施及舉報程序，以及相關執行及監察方法	5.1
<b>Aspect B8: Community Investment</b>		
<b>層面B8：社區投資</b>		
General Disclosure 一般披露	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  有關以社區參與來了解營運所在小區需要和確保其業務活動會考慮社區利益的政策	Disclosure will be considered in the future 未來將考慮披露
Recommended Disclosures 建議披露	B8.1 Focus areas of contribution (e.g. education, environmental concerns, labor needs, health, culture, sport) 專注貢獻範疇(如教育、環境事宜、勞工需求、健康、文化、體育)	8.1
	B8.2 Resources contributed (e.g. money or time) to the focus area 在專注範疇所動用資源(如金錢或時間)	8.1



## 綠景(中國)地產投資有限公司

LVGEM (CHINA) REAL ESTATE INVESTMENT COMPANY LIMITED

(於開曼群島註冊成立之有限公司)

(Incorporated in the Cayman Islands with limited liability)

香港聯交所股份代號: 95 HKSE Stock Code: 95

香港灣仔告士打道108號光大中心17樓1701-1703室  
Suites 1701-1703, 17/F., Everbright Centre,  
108 Gloucester Road, Wanchai, Hong Kong

電話 Tel: (852) 2123 9530

傳真 Fax: (852) 2123 9510

網址 Website: [www.lvgem-china.com](http://www.lvgem-china.com)

