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23

朗诗绿色管理

环境、社会及管治 (ESG) 报告

2023 Landsea Green Management
Environmental, Social and Governance Report



2023 年度

朗詩綠色管理

環境、社會及管治 (ESG) 報告

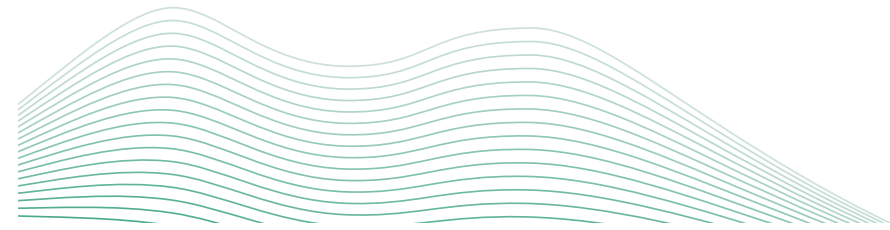
2023 Landsea Green Management
Environmental, Social and Governance Report

2024 年 4 月 / April 2024



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田明
董事局主席

Tian Ming
Chairman of the Board

董事長致辭 Message from the Chairman

2023 年，中國房地產行業的深度調整仍在繼續。2023 年 7 月中央政治局會議指出，適應我國房地產市場供求關係發生重大變化的新形勢，適時調整優化房地產政策，但內外部環境仍然相當嚴峻，內外需求不足、房企銷售不振、經營性現金流減少以及融資持續受挫等調整亟待解決。值得慶幸的是，艱難之時，希望與挑戰並存。在複雜多變的宏觀環境下，中國經濟仍然呈現回升向好態勢。

2023 is the year that the real estate industry is still under deep adjustment. In July 2023, the Political Bureau of the CPC Central Committee meeting underscored the imperative to adapt to significant shifts in the supply-demand dynamics of China's real estate market. It emphasized the timely optimization and adjustment of real estate policies in response to this new reality. However, the internal and external environments remain notably challenging, marked by insufficient domestic and foreign demand, sluggish sales for real estate enterprises, dwindling operational cash flows, and persistent setbacks in financing, all of which demand immediate attention. It is worth noting that amid adversity, hope and challenges coexist. Despite the intricacies of the macroeconomic landscape, the Chinese economy continues to exhibit a trajectory of recovery and improvement.

我們堅信，「在穿越冰河期的行進隊伍裡，一定有朗詩」。回顧過去一年，朗詩綠色管理始終堅守底線思維，堅持長期主義，繼續保持戰略定力，將 ESG 理念融入企業經營的方方面面，守護綠色初心，在風浪中腳踏實地創新產品系列和商業模式，探索前瞻性的轉型戰略，保持審慎樂觀的經營策略，篤行更負責任的企業韌性治理，組建適配當前戰略模型下的組織和人力資源體系，全體員工與管理層一道艱苦奮鬥，打好現金流保衛戰。得益於此，我們在行業「谷底之年」仍然踐行企業責任並取得多項佳績。

We firmly believe that 'among the expedition team successfully traversing the ice age, Landsea will be one of them'. Looking back over the past year, Landsea's commitment to green management has consistently adhered to bottom-line thinking, maintained long-termism, and continued to uphold strategic determination. We have integrated the ESG (Environmental, Social, and Governance) concept into all aspects of corporate operations, safeguarding our original green aspirations. Despite the challenges, we have grounded ourselves, innovated product series and business models amidst the storms, explored forward-looking transformation strategies, maintained a cautiously optimistic approach to operations, and steadfastly implemented more responsible corporate governance. We have built an organizational and human resource system compatible with the current strategic model, and all employees and management have worked tirelessly to wage a cash flow defence battle. Throughout the bottom year, we still have fulfilled social responsibilities and made fruitful progress.

我們繼續強化「產品差異化、資產輕型化、收益多樣化」的發展戰略，培育自身的綠色品牌力。截至 2023 年底，我們已在全國打造了超過 200 個綠色住宅項目，綠色住宅開發面積超過 3,300 萬平方米。在國內我們共獲得綠建認證 104 個，

在房地產行業的攻堅之年，朗詩綠色管理把握機遇、迎接挑戰，始終堅信「在穿越冰河期的行進隊伍裡，一定有朗詩」，在行業「谷底之年」仍然踐行企業責任並取得多項佳績。

Landsea Green Management seizes opportunities and overcoming challenges during the attack year of the real estate sector. We always believe that 'among the expedition team successfully traversing the ice age, Landsea will be one of them'. Throughout the bottom year, we still have fulfilled social responsibilities and made fruitful progress.



其中綠建三星認證 56 個；上海、南京、杭州、蘇州等 9 個城市的首個綠建三星認證項目，均由朗詩獲得。我們已獲取國家綠色建築認證的項目，佔總項目數量近 70%。此外，我們還擁有包括 BREEAM、LEED、DGNB 在內的國際頂尖綠建認證 21 個。我們積極運用自身資源與優勢，進一步打造綠色地產產品差異化的能力，綠色科技住宅產品不斷迭代，「自由方舟」、「健康堡壘」、CCRC 康養新模式、HPH 高性能住宅等旗艦項目持續湧現，初心向綠，為業主打造更加健康、舒適、綠色、低碳的理想人居。

We continue to strengthen our development strategy of 'product differentiation, asset-light model transformation and revenue diversification', nurturing Landsea's green brand power. As of the end of 2023, we have built more than 200 green residential projects across the country, with a green residential development area of more than 33 million m². At present, the Company has obtained a total of 104 green building certifications in the PRC, of which more than 56 are three-star green building certifications. The first three-star green building project certification in 9 cities, including Shanghai, Nanjing, Hangzhou and Suzhou, was obtained by Landsea. Our projects with national green building certification accounted for nearly 70% of the total number of projects. In addition, we have also obtained 21 international green building certifications, including BREEAM, LEED and DGNB. Actively leveraging our resources and advantages, we further enhance our ability to differentiate green real estate products, continually iterating green technology residential products. Flagship projects such as 'Free Ark', 'Healthy Fortress', CCRC health preservation new model, and HPH high-performance residences continue demonstrating our dedication to green initiatives, creating healthier, more comfortable, environmentally friendly, and low-carbon living spaces for homeowners.

我們創新探索從重資產的傳統內房模式向資產輕型化的轉型之路，希望朗詩不僅能夠成為一家具輕資產操盤能力的品牌服務商，也兼備一定的投資能力，通過「綠建+代建」雙輪驅動，踐行「地產投行+綠色建商」的戰略定位。我們突出的代建業務在當前的市場環境中得到了很好的試煉，綜合實力廣受好評，榮膺「2023 中國房地產代建優秀品牌」、「2023 中國房地產代建經營質量領軍品牌」，並在「2023 中國代建服務商綜合實力 TOP30」中躋身榜單前列。

We innovate and explore the transformation from the traditional asset-heavy interior housing model to the asset-lightening. We hope that Landsea can not only become a brand service provider with the

ability of light asset trading, but also have a certain investment ability, and practice the strategic positioning of 'real estate investment bank + green builder' through the two-wheel drive of 'green construction + agency construction'. Our prominent construction service business has been well-tested in the current market environment, garnering widespread acclaim for comprehensive strength and honoured as the '2023 China Real Estate Agent-Construction Excellent Brand' and '2023 China Real Estate Agent-Construction Quality Leading Brand'. We have also been ranked among the top 30 comprehensive strengths of China's construction service providers.

不論市場如何跌宕起伏，作為負責任的綠色房地產企業，我們依然盡己所能，積極履行社會責任、踐行公民行動，與社會共融共榮，實現更有溫度的社會價值。朗詩深知，客戶的支持是支撐我們穿越行業週期的最堅強後盾，我們珍視客戶的信任與期盼，優化全流程高品質客戶服務，完善投訴應對機制，全力保質量、保交付，本年度共獲取新項目 18 個，其中中國 12 個，美國 6 個；並在中國地區實現了 24 個在建項目、超過 12,000 套房屋的平穩交付，也在美國交付了 2,100 餘套房屋。邁入「綠鏈」行動第七年，朗詩仍然堅持與合作夥伴攜手並進，打造綠色可持續供應鏈，連續五年收穫了「精瑞人居」綠鏈企業獎的認可。艱難之時，每一位奮鬥者都是支撐朗詩勇敢前行的引擎，我們建設更加健康、安全並能助力員工發展的工作環境，關愛員工及困難群體，珍視每一位奮鬥者的全力付出。

No matter how the market fluctuates, as a responsible green real estate enterprise, we continue to actively fulfil our social responsibilities, engage in civic actions, and integrate with society to achieve more warm social values. Landsea deeply understands that customer support is the strongest backing for us to traverse industry cycles. We value the trust and expectations of our customers, optimize the entire process of high-quality customer service, improve complaint response mechanisms, and fully ensure quality and delivery. During the period under review, leveraging its green technology residence construction ability and professional project management ability, the Company secured a total of 18 projects, among which 12 were in the PRC and 6 were in the United States; and achieved smooth delivery of over 12,000 houses in 24 projects in China and over 2,100 houses in the United States during the year. As we enter the seventh year of the 'Green Supply Chain' session, Landsea remains committed to advancing hand in hand with our partners to create a green and sustainable supply chain, having received recognition for five consecutive years from the Elite Habitat Award as an 'Award of Excellence for Green Supply Chain Enterprises'. In times of adversity, every struggler is the engine that propels Landsea forward courageously. We are constructing a healthier, safer, and more employee development-supportive work environment, caring for employees and disadvantaged groups, and cherishing the full efforts of every struggler.

朗詩穿越行業週期、實現可持續增長的底氣，來自於對自身競爭力的自信與代建賽道的廣闊增長空間。未來，朗詩將始終秉承「為人造房」的使命，堅守綠色、低碳、可持續發展的初心，升級氣候友好型的綠色差異化產品，以更靈巧的姿態步入行業發展新階段，打造更具韌性的負責任企業，鍛造綠色供應鏈，與各利益相關方一道，長期堅守，攜手向綠，共鑄「百年綠公司」。

Landsea's confidence in traversing industry cycles and achieving sustainable growth comes from our confidence in our own competitiveness and the vast growth space of the construction service track. In the future, Landsea will continue to uphold the mission of 'Building Home for People', adhering to the original aspirations of green, low-carbon, and sustainable development. We will upgrade to climate-friendly green differentiated products, enter the next stage of industry development with a more agile posture, forge a more resilient responsible enterprise, forge a green supply chain, and work together with all stakeholders for long-term adherence, hand in hand towards green, jointly creating a 'Sustainable Green Company'.

關於朗詩綠色管理

About Landsea Green Management

公司介紹

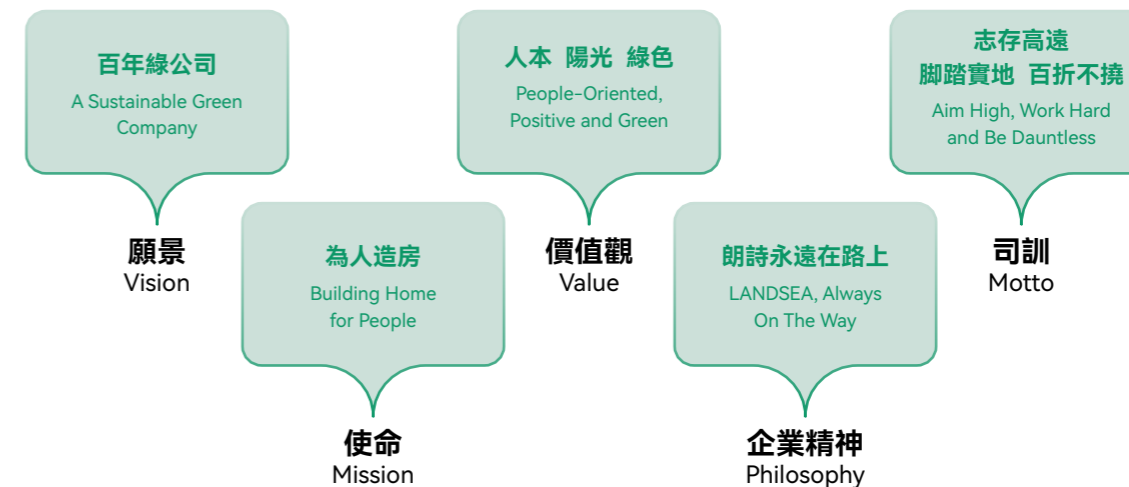
Corporate Profile

朗詩綠色管理有限公司（簡稱「朗詩綠色管理」、「朗詩」）是一家具有綠色環保理念的領先綠色地產開發服務商和中國綠色房地產百強企業。自 2004 年起，朗詩即開始聚焦綠色差異化發展道路，並在 2013 年順利進入美國市場，先後在大紐約地區、波士頓地區、洛杉磯地區、舊金山地區和亞利桑那等地區打造美國本土高品質住宅，成功實現了美國業務的高速增長及朗詩在美國「微笑曲線」的戰略布局。2015 年，朗詩發佈了「產品差異化、資產輕型化、市場國際化」的戰略，資產運營模式從重變輕，並且專注於新建住宅領域，逐漸向綠色公建、存量更新等領域拓展。朗詩綠色管理至今已開發超過 150 個項目，開發總面積逾 2,500 萬平方米，主打綠色科技產品包括「自由方舟」和「健康堡壘」等，足跡遍佈全國主要一、二線城市及重點經濟區域。

Landsea Green Management Limited (referred to as 'Landsea Green Management' or 'Landsea') is a leading green real estate development service provider with a commitment to environmental protection and one of China's top 100 green real estate enterprises. Since 2004, Landsea has been focusing on a path of green differentiation development and successfully entered the US market in 2013. It has subsequently built high-quality residential properties in major areas such as the Greater New York Region, and the Boston, Los Angeles, San Francisco, and Arizona regions, achieving rapid growth in its US business and strategically positioning itself along the 'Smile Curve' in the United States. In 2015, Landsea announced its strategy of 'product diversification, asset-light transformation, and market-internalization', under which the asset operation shifted from the asset-heavy model to the asset-light model with a focus on new residential sector, as well as a gradual expansion to green infrastructure and existing building upgrade. To date, Landsea Green Management has managed over 150 development projects with a total development area of over 25 million square meters, among which, its green technology products include 'Free Ark' and 'Healthy Fortress'. Our business footprint has expanded across China, with projects in major first-tier and second-tier cities and important economic areas.

朗詩綠色管理將繼續專注綠色低碳可持續發展，傳承二十餘年「為人造房」的初心，引領行業和社會一道綠色遠航，永遠在為客戶創造價值的路上，堅持「人本、陽光、綠色」理念，成為「百年綠公司」。

Landsea Green Management will continue to focus on green, low-carbon, and sustainable development with the original aspiration of 'Building Home for People' for over 20 years and will lead the industry and society towards a green future with the continuing efforts to create value for customers. By adhering to the principle of 'People-oriented, Positive, and Green', we strive to become a 'Sustainable Green Company'.



企業文化及理念

Corporate Culture and Philosophy

朗詩綠色管理始終懷揣著「百年綠公司」的美好願景，以「為人造房」為使命，秉持「人本、陽光、綠色」的價值觀，致力於探索資源節約、環境友好的健康綠色建築，為客戶創造美好人居。

Landsea Green Management has always embraced the beautiful vision of being a 'Sustainable Green Company', with a mission of 'Building Home for People'. Upholding the values of 'People-oriented, Positive, and Green', we are committed to exploring resource-saving, environmentally friendly, and healthy green buildings, creating beautiful living spaces for our customers.

業務板塊關鍵數據（截止于 2023 年末）

Key Business Metrics (by the end of 2023)

「朗詩出品」的簽約銷售額
The contracted sales of Landsea Productions

183.9 億元
18.39 billion yuan

「朗詩出品」的簽約建築面積
The contracted gross floor area of Landsea Productions

967,000 m²

實際表內收入
Actual revenue

90.4 億元
9.04 billion yuan

中國新項目數
New projects in China

12

美國新項目數
New projects in the United States

6

中國平穩交付房屋數
Houses smoothly delivered in China

12,000

美國平穩交付房屋數
Houses smoothly delivered in the United States

2,100



發展歷程 Development History

明確發展方向，聚焦於綠色差異化發展戰略，
發布綠建科技住宅 1.0 版本產品

Clearly defined development direction,
focusing on green differentiation
development strategy, and releasing the 1.0
version of green building technology homes

2004

南京本部
Nanjing headquarters



成立於南京
Established in Nanjing

2001

成功於香港交易所上市 (00106.HK)
成立朗詩常青藤投資有限公司，敲開「綠色養老」
時代大門

Successfully listed on the Hong Kong
Exchanges and Clearing Limited (00106.HK)
Established Landsea Ivy Investment Co., Ltd.,
developing the era of 'green elderly care'

2013

提出轉型升級「產品差異化、資產輕型化、收益
多樣化」戰略，著手輕資產業務與合作開發

Proposed the transformation and upgrade
the strategy of 'product differentiation, asset-
light model transformation and revenue
diversification', initiating asset-light business
and cooperative development

2014

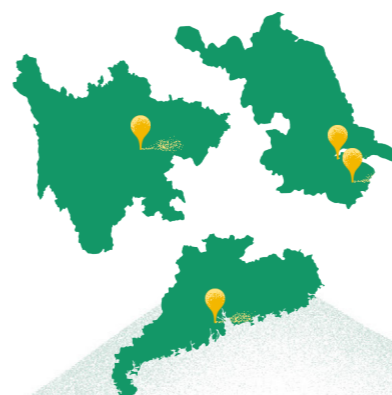
朗詩·熙華府
Landsea Xihua Mansion
南京 杭州 成都
Nanjing Hangzhou Chengdu



推出集中式 3.0 產品，關注「健康人居」
Introduced centralized 3.0 products,
focusing on 'Health-Oriented Residences'

2015

成都朗詩樂府
Chengdu Landsea Le Mansion
張家港朗詩樂府
Zhangjiagang Landsea Le Mansion
蘇州常熟朗詩尚環名築
Changshu Landsea Crystal
中山朗詩德洲尚郡
Landsea Dezhou Shang County



推出「自由方舟」健康科技住宅
Launched the 'Free Ark' healthy
technology residence

2020

南京朗詩玲瓏新亭
Nanjing Landsea Linglong New Pavilion



推出朗詩玲瓏新亭，搭載新模式與「健康堡壘」科技
技術，實現「含朗量 100%」

Launched Landsea Linglong New Pavilion,
equipped with new models and 'Health Fortress'
technology, realizing '100% Landsea content'

2023

2022

上市平台正式更名為「朗詩綠色管理有限公司」，
帶來新科技健康產品「健康堡壘」

Officially renamed the listed platform as
'Landsea Green Management Limited',
bringing new technology health products
'Health Fortress'

2017

第一次獲得綠色供應鏈 CITI 指數房地產行業第
一名，開始蟬聯之路

First ranked in the Green Supply Chain CITI
Index in the real estate industry, beginning
the road to consecutive rankings

2016

聯合多家機構 / 企業發起「綠鏈行動」
Initiated the 'Green Supply Chain Action' in
collaboration with multiple institutions/companies

年度榮譽

Annual Accolades and Awards

2023
JAN.

作為房地產行業唯一的入選企業入選「一帶一路」綠色供應鏈案例集
Selected as the only enterprise in the real estate industry to be included in the 'Belt and Road' Green Supply Chain Case Collection



2022「一帶一路」經濟與環境合作論壇
2022 'Belt and Road' Economic and Environmental Cooperation Forum

2023
AUG.

2023 中國房地產代建優秀品牌
2023 China Real Estate Agent-Construction Excellent Brand



億翰智庫主辦的 2023 中國產業資源戰略峰會
2023 China Industry Resource Strategy Summit organized by Yi Han Think Tank

2023
DEC.

最佳中小市值公司
Best Small and Mid Cap Company



第八屆智通財經資本市場年會暨上市公司頒獎典禮
the 8th Zhitong Finance Capital Markets Annual Conference & Listed Company Awards Ceremony

2023

最佳公司治理與 ESG 獎項
Best Corporate Governance and ESG Award



香港會計師公會
Hong Kong Institute of Certified Public Accountants

2023
AUG.

2023 中國房地產代建經營質量領軍品牌
2023 China Real Estate Agent-Construction Leading Brand in Operational Quality



億翰智庫主辦的 2023 中國產業資源戰略峰會
2023 China Industry Resource Strategy Summit organized by Yi Han Think Tank

2023
AUG.

2023 中國代建服務商綜合實力 TOP30
2023 China Real Estate Agent-Construction Excellent Brand



億翰智庫主辦的 2023 中國產業資源戰略峰會
2023 China Industry Resource Strategy Summit organized by Yi Han Think Tank

2023
DEC.

綠色供應鏈企業優秀獎
Award of Excellence for Green Supply Chain Enterprises



2023 人居創新者大會暨精瑞科學技術獎 20 周年慶典
2023 Habitat Innovators Conference and the 20th Anniversary Celebration of the Elite Scientific and Technological Award

PRO
JECT

宿遷朗詩蔚藍溪苑 1~8 與 5~9 號樓
三星運行標識
Three-Star Operation Labelling for Bld. 1~8 and 5~9 of Weilan Xiyuan in Suqian



2023
JAN.



PRO
JECT



2023
MAY



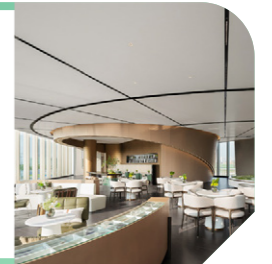
無錫芳華居 CCRC 項目
第十二屆金磚價值榜·2023 年度最具影響力健康社區
The 12th BRIC Value Award · 2023 Most Influential Health Community for Fanghua Residence CCRC project in Wuxi

PRO
JECT

無錫朗詩·樾湖尚郡
2023 日本國際先鋒設計大獎 - 地產空間銀獎
2023 Silver Prize from Property Sales of Japan IDPA Award for Landsea · Emerald Lakeville in Wuxi



2023
JUL.



PRO
JECT



2023
JUL.



中山南朗朗詩德洲尚郡
綠建一星證書
Green Building One-Star Certificate for Zhongshan Nanlang Landsea Dezhou County

PRO
JECT

無錫青春未來家園
二星運行標識
Two-Star Operation Labelling for Wuxi Youth Future Home



2023
OCT.



朗詩可持續發展管理體系

Sustainable Development Management System

可持續發展願景

Vision of Sustainable Development

2023 年，朗詩綠色管理持續深化「百年綠公司」的美好願景，以人、社會、自然和諧共生的理念為指導，致力於探索和堅持可持續發展道路，不斷優化綠色低碳建築解決方案，通過獨特的綠色技術和解決方案實現綠色升級，為建築行業注入新活力，為城市帶來更多生機。我們全面擁抱 ESG 核心理念與標準，與利益相關方緊密合作，兼顧環境效益和社會效益，將企業管治提升至新的水平。未來，朗詩綠色管理將繼續堅持深耕綠色建築，支持實現聯合國可持續發展目標 (UNSDGs)，為房地產及建築行業邁向更綠色、更健康、更具活力的未來貢獻我們的力量。

In 2023, Landsea Green Management continued to deepen its vision of being a 'Sustainable Green Company', guided by the concept of harmonious coexistence among people, society, and nature. We are committed to exploring and adhering to the path of sustainable development, continuously optimizing green low-carbon building solutions, and injecting new vitality into the construction industry through unique green technologies and solutions, thereby bringing more vitality to cities. We fully embrace the core concepts and standards of ESG (Environmental, Social, and Governance), working closely with stakeholders to balance environmental and social benefits and elevate corporate governance to new levels. In the future, Landsea Green Management will continue to focus on green building, supporting the achievement of the United Nations Sustainable Development Goals (UNSDGs), and contributing to a greener, healthier, and more vibrant future for the real estate and construction industries.

初心向綠，鑄就行業綠色生態圈

Stay True to the Green Initiative, Forge an Industry Green Ecosystem

綠色項目領跑輕綠之旅
Green Projects Lead the Green Way

綠色理念驅動綠色項目開發
Green Principles Drive Green Project Development

環境管理體系建設
Environmental Management System Construction

氣候變化適應與應對
Adaptation and Mitigation to Climate Change

關鍵議題 / Key Issues

能源利用
Energy Utilization

應對氣候變化
Climate Change Adaptation

排放物與廢棄物管理
Emissions and Waste Management

水及其他資源可持續管理
Sustainable Management of Water and Other Resources

建築全生命周期環境管理
Environmental Management Throughout the Building Lifecycle

城市更新與共建
Urban Renewal and Co-Construction

綠色建築
Green Building

- 6** 清潔飲水和衛生設施
CLEAN WATER AND SANITATION
- 7** 經濟適用的清潔能源
AFFORDABLE AND CLEAN ENERGY
- 11** 可持續城市和社區
SUSTAINABLE CITIES AND COMMUNITIES
- 12** 負責任消費和生產
RESPONSIBLE CONSUMPTION AND PRODUCTION
- 15** 陸地生物
LIFE ON LAND

環境篇 / Environmental



共融共榮，奏響社會溫暖交響曲

Inclusivity and Prosperity, Playing the Symphony of Social Warmth

高品質客戶服務
Providing High-Quality Customer Service

「綠鏈」我們在行動
Taking Actions for 'Green Supply Chain'

打造陽光職場
Creating a Positive Workplace

建設幸福社區
Building Happy Communities

關鍵議題 / Key Issues

員工權益與福祉
Employee's Rights and Welfare

職業健康與安全
Occupational Health and Safety

員工培訓與發展
Employee Training and Development

多元化及平等僱傭
Diversity and Equal Employment

社區和公益
Community and Public Welfare

可持續與具有道德的供應鏈建設
Sustainable and Ethical Supply Chain Construction

社會篇 / Social

- 3** 良好健康與福祉
GOOD HEALTH AND WELL-BEING
- 4** 優質教育
QUALITY EDUCATION
- 5** 性別平等
GENDER EQUALITY
- 8** 體面工作和經濟增長
DECENT WORK AND ECONOMIC GROWTH
- 10** 減少不平等
REDUCED INEQUALITIES
- 17** 促進目標實現的夥伴關係
PARTNERSHIPS FOR THE GOALS

管治篇 / Governance

卓越運營，驅動朗詩韌性前行

Excellent Operations, Driving Landsea's Resilient Progress

夯實風險管理
Solidifying Risk Management

ESG 目標管理
Managing ESG Goals

負責任卓越運營
Responsible and Excellent Operation

關鍵議題 / Key Issues

合規經營
Compliant Operation

經濟績效與投資者權益保護
Economic Performance and Investors' Rights Protection

外部經濟環境挑戰與機遇
Challenges and Opportunities of External Economic Environment

客戶服務與滿意度
Customer Service and Satisfaction

負責任營銷
Responsible Marketing

數據安全與隱私保護
Data Security and Privacy Protection

綠色科技創新
Green Technology Innovation

知識產權保護
Protection of Intellectual Property Rights

健康與安全的產品
Healthy and Safe Products

- 9** 產業、創新和基礎設施
INDUSTRY, INNOVATION AND INFRASTRUCTURE
- 12** 負責任消費和生產
RESPONSIBLE CONSUMPTION AND PRODUCTION
- 16** 和平、正義與強大機構
PEACE, JUSTICE AND STRONG INSTITUTIONS
- 17** 促進目標實現的夥伴關係
PARTNERSHIPS FOR THE GOALS

可持續發展管治 Sustainable Development Management

管治原則 Governance Principles

朗詩綠色管理保持一貫的 ESG 閉環管理體系，將公司可持續發展管制視為永續發展的根基。我們以董事局為可持續發展事宜的最高領導與決策機構，形成了利益相關方溝通與公司年度重要性議題確認、目標制定與管理、ESG 風險識別與把控等多位一體化的決策系統，把握朗詩綠色管理可持續發展大方向。

2016 年，我們即於董事局下設環境、社會及管治委員會，支持董事局對可持續發展相關事務進行判斷，作出正確決策。在環境、社會及管治委員會下，我們設立了以核心管理層與各主要職能部門負責人組成的總部層面管理、監督與行動機制，並在分子公司建立 ESG 工作中心以及 ESG 工作小組，保障工作指令得到準確實施，定期上報數據與工作進程，以便環境、社會及管治委員會定期跟進與回顧各項重點工作。

Landsea Green Management maintains a consistent ESG (Environmental, Social, and Governance) closed-loop management system, considering sustainable development control as the foundation of its operations. The Board of Directors serves as the highest leadership and decision-making body for sustainability matters, forming an integrated decision-making system for stakeholder communication, annual identification of important issues, goal setting and management, and ESG risk identification and control. This system ensures Landsea Green Management's alignment with sustainable development goals.

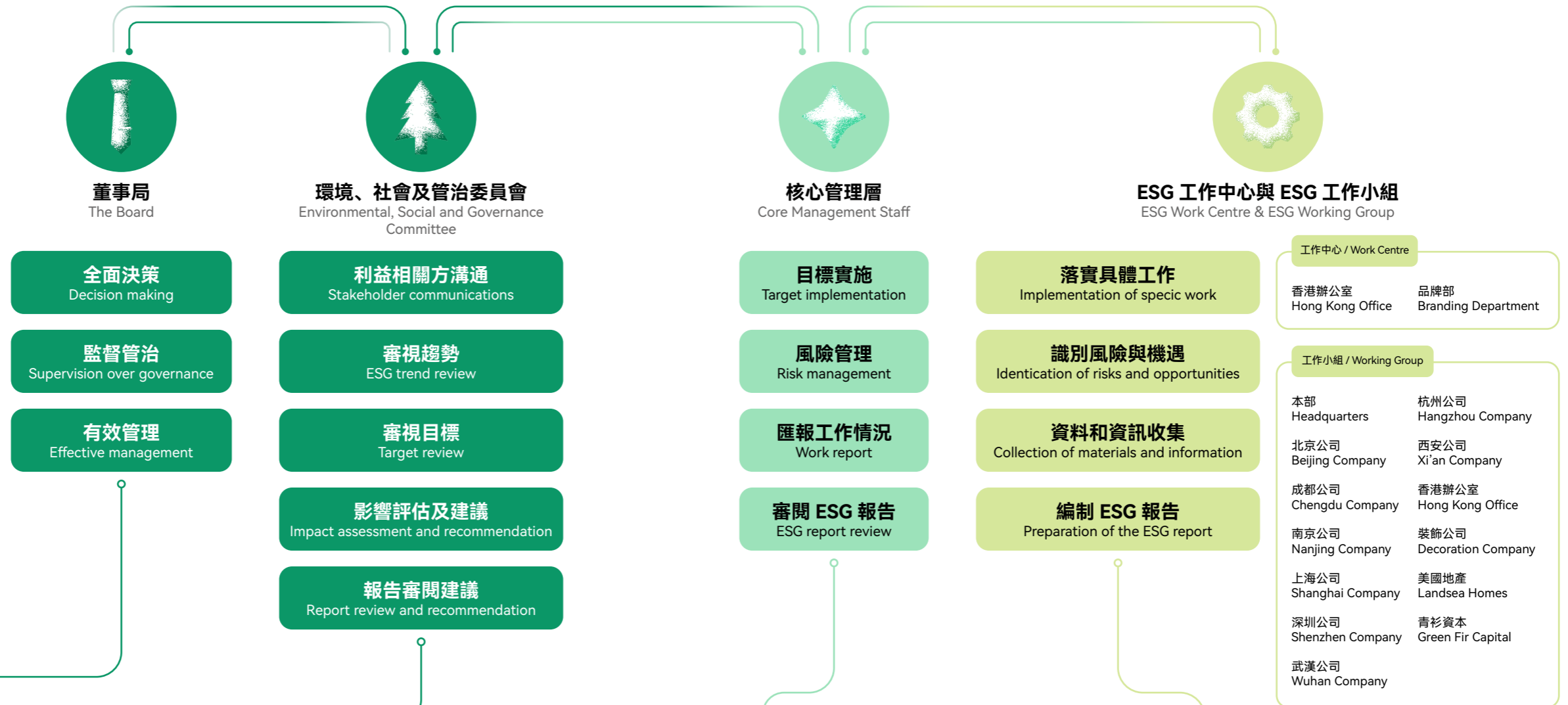
In 2016, we established the Environmental, Social, and Governance Committee under the Board of Directors to support the Board in making informed decisions on sustainability-related matters. Under this committee, we set up headquarters-level management, supervision, and action mechanisms composed of core management and heads of major functional departments. Additionally, we established ESG work centre and ESG working groups in subsidiaries to ensure accurate implementation of directives, regular reporting of data and work progress, and facilitate periodic follow-up and review of key initiatives by the Environmental, Social, and Governance Committee.



管治架構 Governance Framework

本年度，董事局、環境、社會及管治委員會、核心管理層、ESG 工作小組以及 ESG 工作中心各司其職，推進朗詩綠色管理可持續發展工作有序開展。

This year, the Board of Directors, the Environmental, Social, and Governance Committee, the Core Management Team, the ESG Working Group, and the ESG Working Centre each fulfilled their respective roles, promoting the orderly progress of Landsea Green Management's sustainable development efforts.



- 全面決策公司的 ESG 管理方針、策略及 ESG 議題
- 監督公司 ESG 管治實踐及發展策略，確保健全、良好的 ESG 治理，回應各利益相關方關切
- 確保公司在識別、防控 ESG 相關風險的管理以及內部監控體系的有效性

- Make decisions concerning the ESG management policies and strategies, ESG issues, etc.
- Supervise the Company's ESG governance practices and development strategies, ensure sound and high-quality ESG governance, and respond to the concerns of various stakeholders
- Ensure the Company's management in identifying, preventing, and controlling ESG-related risks and the effectiveness of the internal control system

- 制定及檢討公司的 ESG 責任、願景、策略、框架、原則、政策、重要性評估過程
- 監督公司與利益相關方溝通渠道及方式
- 審視 ESG 主要趨勢以及有關風險和機遇，於必要時更新 ESG 政策以確保其與時俱進
- 審議、批准、定期審核公司的 ESG 目標，審查核心管理層關於 ESG 相關目標和指標的進展情況的匯報
- 監督公司業務對環境和社會影響的評估並向董事局提出建議
- 審閱 ESG 報告，建議具體行動或決策以供董事局考慮

- Formulate and review the Company's ESG responsibilities, vision, strategy, framework, principles, policies, and materiality assessment process
- Supervise the communication channels and methods between the Company and stakeholders
- Review major ESG trends and related risks and opportunities, update ESG policies when necessary and ensure that they keep pace with the times
- Review, approve, and regularly audit the ESG objectives of the Company, and review reports from the Core Management Staff on the progress against the ESG related goals and targets
- Supervise the assessment of the environmental and social impacts of the Company's business and make recommendations to the Board
- Review the ESG report and recommend specific actions or decisions for the Board's consideration

- 決定 ESG 管理目標的實施路徑和工作流程，安排 ESG 工作小組開展相關工作
- 整理與評估公司層面 ESG 相關風險和機遇，並定期向環境、社會及管治委員會匯報
- 執行 ESG 風險管理及內部風險控制
- 定期向環境、社會及管治委員會匯報 ESG 工作開展情況和目標完成進度
- 審閱年度 ESG 報告並提交環境、社會及管治委員會審議

- Determine the implementation path and work process of ESG management objectives, and arrange ESG working groups to carry out relevant work
- Sort out and evaluate ESG-related risks and opportunities at the Company's level, and report to the Environmental, Social and Governance Committee on a regular basis
- Implement ESG risk management and internal risk control
- Regularly report to the Environmental, Social and Governance Committee on the progress of ESG work and the progress of achieving the targets
- Review annual ESG report and submit to the Environmental, Social and Governance Committee for consideration

- 於委員會指導下統籌管理
- 落實具體 ESG 工作，監督並協助各部門根據計劃完成 ESG 目標
- 定期檢索 ESG 負面信息，識別 ESG 相關風險和機遇及未來發展趨勢，追蹤相關法律法規、監管要求和國內外標準的變化，並定期匯報
- 定期開展 ESG 數據和信息的收集、統計及分析工作
- 編制年度 ESG 報告，提交管理層審閱

- Conduct the overall management of the ESG under the guidance of the Environmental, Social and Governance Committee
- Implement specific ESG work, supervise and assist various departments to achieve ESG goals according to the plan
- Regularly search negative ESG information, identify ESG-related risks and opportunities and future development trends, track changes in relevant laws and regulations, regulatory requirements and domestic and foreign standards, and report regularly
- Regularly carry out the collection, statistics and analysis of ESG data and information
- Prepare the annual ESG report and submit it to the management for review

利益相關方溝通 Communication with Stakeholders

利益相關方識別 Stakeholder Identification



朗詩綠色管理持續與利益相關方保持高度通暢透明的溝通，通過多元化渠道聆聽各利益相關方的聲音，深入了解利益相關方期望與公司運營過程中的潛在風險，及時回應各方關注，提前防範相關風險。

本年度，我們仍與 8 類主要的利益相關方進行交流工作，主要內部利益相關方為董事及公司高級管理層，外部利益相關方為合作夥伴、股東及投資人、員工、運營地所在社區及環境、政府及監管機構、公眾與媒體以及非政府組織。

Landsea Green Management maintains open and transparent communication with stakeholders through diverse channels, listening to their voices and gaining insight into their expectations and potential risks in the company's operations. We promptly address stakeholders' concerns and proactively mitigate related risks.

During this Reporting Period, we engaged with eight categories of key stakeholders. Internally, stakeholders include the Board of directors and senior management. Externally, stakeholders consist of partners, shareholders and investors, employees, community and environment at operation sites, government and regulatory agencies, the public and media, as well as non-governmental organizations.

利益相關方類別 Stakeholders	利益相關方關切 Key Issues to Consider	主要溝通方式 Primary Communication Methods
董事及公司高級管理層 Board of directors and senior management	<ul style="list-style-type: none"> 風險管理 經濟效益及投資者權益保護 商業道德與反貪污 外部經濟環境挑戰與機遇 合規經營 數據安全與隱私保護 知識產權保護 	<ul style="list-style-type: none"> 公司會議 績效考核與評估 培訓與講座
合作夥伴 Partners	<ul style="list-style-type: none"> 健康與安全的產品 客戶服務與滿意度 數據安全與隱私保護 商業道德與反貪污 外部經濟環境挑戰與機遇 合規經營 風險管理 可持續和具有道德的供應鏈建設 負責任營銷 	<ul style="list-style-type: none"> 商務合作 交流會議 戰略合作夥伴定期溝通會 供應商評估

利益相關方類別 Stakeholders	利益相關方關切 Key Issues to Consider	主要溝通方式 Primary Communication Methods
股東及投資人 Shareholders and investors	<ul style="list-style-type: none"> 商業道德與反貪污 外部經濟環境挑戰與機遇 合規經營 經濟效益及投資者權益保護 	<ul style="list-style-type: none"> 股東大會 路演 公開信息披露
員工 Employees	<ul style="list-style-type: none"> 員工培訓與發展 員工權益與福祉 多元化及平等雇用 數據安全與隱私保護 知識產權保護 職業健康與安全 	<ul style="list-style-type: none"> 員工培訓 員工溝通渠道 公司定期會議 投訴與監督渠道 績效管理與考評
運營地所在社區及環境 Community and environment at operation sites	<ul style="list-style-type: none"> 能源利用 綠色建築 水及其他資源可持續管理 排放物與廢棄物 建築全生命週期環境管理 應對氣候變化 城市更新與共建 社區與公益 負責任營銷 	<ul style="list-style-type: none"> 社會公益活動 路演與公眾活動 公開會議溝通 媒體宣傳 走訪

利益相關方類別 Stakeholders	利益相關方關切 Key Issues to Consider	主要溝通方式 Primary Communication Methods
政府及監管機構 Government and regulatory agency	<ul style="list-style-type: none"> 綠色建築 排放物與廢棄物 建築全生命週期環境管理 應對氣候變化 城市更新與共建 商業道德與反貪污 外部經濟環境挑戰與機遇 合規經營 負責任營銷 	<ul style="list-style-type: none"> 項目合作 日常合規管理 會議交流 監督檢查
公眾與媒體 The public and the media	<ul style="list-style-type: none"> 商業道德與反貪污 外部經濟環境挑戰與機遇 合規經營 綠色建築 城市更新與共建 負責任營銷 	<ul style="list-style-type: none"> 媒體宣傳與溝通 路演 定期溝通 公益活動
非政府組織 Non-governmental organizations	<ul style="list-style-type: none"> 排放物與廢棄物 建築全生命週期環境管理 應對氣候變化 社區與公益 可持續和具有道德的供應鏈建設 	<ul style="list-style-type: none"> 公益活動 路演 定期溝通 媒體宣傳與溝通

年度重要性議題更新 Annual Materiality Issues Update

 <p>環境 Environmental</p> <p>上調「應對氣候變化」為高度重要性議題 Upgraded 'Climate change adaption' to a highly material issue</p> <p>主要變動情況 / Main Changes</p>	 <p>社會 Social</p> <p>將「綠色及可持續供應鏈」與「本地化採購」議題合並為「可持續與具有道德的供應鏈建設」 Merged 'Green and sustainable supply chain' with 'Local procurement' into 'Sustainable and ethical supply chain construction'</p> <p>主要變動情況 / Main Changes</p>	 <p>管治 Governance</p> <p>將「經濟績效及投資者權益」與「利益相關方溝通」議題合並為「經濟績效及投資者權益保護」 Merged 'Financial Performance and investors rights' with 'Stakeholder engagement' into 'Economic performance and investors rights protection'</p> <p>下調「合規經營」為中度重要性議題 Downgraded 'Compliance operation' to a moderately material issue</p> <p>主要變動情況 / Main Changes</p>
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朗詩綠色管理將重要性議題視為可持續發展報告的支柱。在上一年度，我們開展了利益相關方溝通及重要性的議題評估排序的相關工作，本年度，我們基於已有的重要性議題庫以及 2023 年監管要求和評級指標，多方參考目前行業趨勢和優秀同行發展現狀，並結合朗詩綠色管理自身業務特點以及可持續發展成果，對本年度重要性議題結果進行更新。

Landsea Green Management considers materiality issues as the cornerstone of sustainability reporting. In the previous year, we conducted stakeholder engagement and prioritization assessments of materiality issues. In the current year, based on the existing repository of materiality issues and regulatory requirements and rating indicators for 2023, we referenced industry trends and the development status of excellent peers. We also integrated the characteristics of Landsea Green Management's own business and sustainability achievements to update the materiality issues for the current year.

2023 年度朗詩綠色管理重要性議題矩陣¹
Issues materiality matrix for Landsea Green Management of year 2023¹



- | | | |
|--|---|--|
| <p>環境 / Environmental</p> <ul style="list-style-type: none"> 1 能源利用
Energy utilization 2 綠色科技創新
Green technology innovation 3 綠色建築
Green buildings 4 水及其他資源可持續管理
Sustainable management of water and other resources 5 排放物與廢棄物管理
Emissions and waste management 6 建築全生命週期環境管理
Environmental management throughout the entire life cycle of buildings 7 應對氣候變化
Climate change adaption 8 城市更新與共建
Urban renewal and co-construction | <p>社會 / Social</p> <ul style="list-style-type: none"> 9 健康與安全的產品
Healthy and safe products 10 員工培訓與發展
Employee training and development 11 員工權益與福祉
Employee rights and welfare 12 多元化及平等僱傭
Diversified and equal employment 13 客戶服務與滿意度
Customer service and satisfaction 14 數據安全與隱私保護
Data security and privacy protection <p>管治 / Governance</p> <ul style="list-style-type: none"> 20 風險管理
Risk management 21 經濟績效及投資者權益保護
Economic performance and investors' rights protection | <ul style="list-style-type: none"> 15 知識產權保護
Intellectual property protection 16 社區與公益
Community and public welfare 17 職業健康與安全
Occupational health and safety 18 可持續和具有道德的供應鏈建設
Sustainable and ethical supply chain construction 19 負責任營銷
Responsible marketing 22 外部經濟環境挑戰與機遇
Challenges and opportunities of external economic environment 23 商業道德與反貪污
Business ethics and anti-corruption 24 合規經營
Compliance operation |
|--|---|--|

¹ 議題序號不代表其重要性排序，重要性評估請參考上述矩陣圖。
The number of each issue does not represent its importance value. Please refer to the matrix above for the importance assessment.

十年磨一劍 「綠建+代建」雙軌共成長

A Decade of Forging, Dual Track Growth of 'Green Building + Agent-Construction'

隨著房地產行業進入整體調整週期，房企多元化發展備受關注，以品牌與管理輸出為主的代建模式正在被越來越多的房地產企業識別為第二增長點，眾多入局者接連湧入。據公開報道顯示，截止于 2023 年底，涉足代建行業的房地產企業已超過 60 家。As the real estate industry enters an overall adjustment period, diversified development by real estate companies has attracted considerable attention. The agent construction model, with a focus on brand and management output, is increasingly recognized as a second growth point, with numerous entrants pouring in. According to public reports, by the end of 2023, there were over 60 real estate companies involved in the agent construction industry.

作為房地產代建領域的先行者和佼佼者，朗詩早在 2013 年就開始在行業內積極尋找可持續發展的未來戰略方向，用十年時間磨一劍，以卓越產品力，成功蛻變為代建「熟手」，形成「綠建+代建」的有機融合與雙軌成長，亦收穫了「輕資產化」紅利。

As a pioneer and leader in the real estate general contracting field, Landsea began actively seeking sustainable future strategic directions within the industry as early as 2013. Over the course of a decade, it honed its skills, transforming into an adept player in general contracting. Landsea successfully achieved an organic integration of 'green building + agent-construction' and dual-track growth, while also reaping the benefits of 'asset-light' strategies.



2014

穩重求變，轉戰資產輕型化戰略：朗詩提出「產品差異化、資產輕型化、收益多樣化」轉型升級戰略，堅持「綠色建商+地產投行」的戰略定位，通過引入朗詩品牌、輸出綠建科技產品，輕裝上陣，提前佈局代建領域，以靈活多樣的模式拓展代建業務。

Embracing change and adopting a strategy of asset lightness: Landsea proposed a transformational upgrade strategy of 'product diversification, asset-light transformation, and market-internalization'. It adhered to the strategic positioning of 'green builder + real estate investment bank', introducing the Landsea brand and exporting green building technology products. With a lightened load, it advanced into the general contracting field, expanding its general contracting business through flexible and diverse cooperation models.

2015
2020

屢創佳績，完成從「綠」到「深綠」的戰略轉型：經過 3 年精耕細作，朗詩完成了常州朗詩競園、南京朗詩熙華府、無錫朗詩新郡、蘇州亨通朗詩熙華雅苑、常州中建朗詩熙華雅園、咸陽朗詩渭城府等旗艦代建項目。朗詩懷揣綠色初心，將自身於綠色地產鑽研多年的研發成果技術與小股操盤的合作模式相結合，集合品牌效應、客戶基礎、產品理念、綠建質量等綜合優勢，為合作方帶去溢價空間和去化速度，為用戶打造「美好人居」，實現合作方、用戶與朗詩三方共贏。Achieving remarkable success and completing the strategic transformation from 'green' to 'deep green': After three years of meticulous work, Landsea completed flagship general contracting projects such as Changzhou Landsea Jingyuan, Nanjing Landsea Xihuafu, Wuxi Landsea Xinjun, Suzhou Hengtong Landsea Xihuayayuan, Changzhou Zhongjian Landsea Xihuayayuan, and Xianyang Landsea Weichengfu. Landsea, with its green mission at heart, combined its years of research and development in green real estate with the cooperative mode of small-scale operation, integrating advantages such as brand effects, customer base, product concepts, and green building quality. It brought premium space and accelerated turnover for partners, creating 'Beautiful Living Residences' for customers, and achieving a win-win situation for partners, users, and Landsea.

2021
2022

輕資產代建，以品質和口碑成為行業標桿：代建模式的靈活多樣性離不開差異化產品核心競爭力，朗詩以穩健的發展態勢，逐步耕耘出一條特色鮮明的發展道路，以「綠建+代建」的有機結合作為市場上難以複製的競爭優勢。通過深入挖掘品牌和技術價值，我們打造高溢價率產品，解決項目紓困、保交樓等難題，實現多方共贏，吸引諸多優質行業夥伴謀求合作。

With asset-light general contracting, it became an industry benchmark based on quality and reputation: The flexibility and diversity of the general contracting model are inseparable from the core competitive advantage of differentiated products. Landsea, with a steady development momentum, gradually cultivated a distinctive development path, leveraging the organic combination of 'green building + agent-construction' as a competitive advantage that is difficult to replicate in the market. By deeply tapping into brand and technological value, we have created high-premium products, solved project relief, guaranteed delivery, and other challenges, achieving a win-win situation for all parties involved and attracting many high-quality industry partners for cooperation.

朗詩綠色管理代建業務分佈
Agent-construction business distribution of Landsea Green Management



我們以過硬的產品打造能力、運營組織能力、供應鏈管理能力為核心優勢，以豐富的品牌和客戶資源以及強大的不良資產紓困能力為基礎，致力於以自身優勢為合作方創造無限價值。截止於本報告期，朗詩的輕資產業務已覆蓋全國主要的一二線城市及經濟重點區域。

We rely on our strong product development capabilities, operational organization capabilities, and supply chain management capabilities as core strengths. With abundant brand and customer resources, along with robust distressed asset relief capabilities, we are committed to creating unlimited value for our partners based on our own advantages. As of the end of this reporting period, Landsea's asset-light business has covered major first and second-tier cities and key economic regions nationwide.

中西部
Mid-west Region

武漢 Wuhan	長沙 Changsha
西安 Xi'an	咸陽 Xianyang
鄭州 Zhengzhou	開封 Kaifeng
濟南 Jinan	濰坊 Weifang
聊城 Liaocheng	南昌 Nanchang
昆明 Kunming	銀川 Yinchuan

長三角
Yangtze Delta

上海 Shanghai	南京 Nanjing	蘇州 Suzhou	常熟 Changshu
張家港 Zhangjiagang	昆山 Kunshan	無錫 Wuxi	江陰 Jiangyin
常州 Changzhou	南通 Nantong	如皋 Rugao	鎮江 Zhenjiang
揚州 Yangzhou	淮安 Huai'an	宿遷 Suqian	靖江 Jingjiang
杭州 Hangzhou	寧波 Ningbo	湖州 Huzhou	嘉興 Jiaxing
台州 Taizhou	金華 Jinhua	紹興 Shaoxing	東陽 Dongyang
海寧 Haining	義烏 Yiwu	麗水 Lishui	合肥 Hefei
馬鞍山 Ma'anshan	天長 Tianchang	蕪湖 Wuhu	滁州 Chuzhou

京津冀
Jing-Jin-Ji Region

北京 Beijing	天津 Tianjin
石家莊 Zhangjiagang	保定 Zhangjiagang
張家口 Zhangjiakou	邢臺 Xingtai

成渝
Cheng-Yu Region

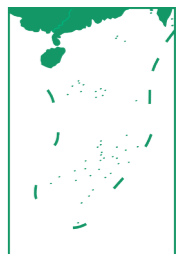
成都 Chengdu	重慶 Chongqing
綿陽 Mianyang	內江 Neijiang

粵港澳大灣區
Guangdong-Hong Kong-Macao Greater Bay Area

廣州 Guangzhou	中山 Zhongshan
深圳 Shenzhen	惠州 Huizhou

粵閩浙沿海
Guangdong-Fujian-Zhejiang Coastal

漳州 Zhangzhou



EXHIBIT

朗詩·曜龍灣——盤活爛尾樓**Landsea · Yaolong Bay - Reviving Unfinished Buildings**

成都朗詩·曜龍灣，是朗詩在成都的首批輕資產代建項目之一。朗詩通過對項目進行重新定位、設計創新、成本嚴控及成熟高效的施工管理，讓這個爛尾樓成為周邊區域中少見的精品。

Chengdu Landsea · Yaolong Bay is one of Landsea's first asset-light subcontracting projects in Chengdu. Landsea has made this unfinished building a rare boutique in the surrounding area through repositioning, innovative design, strict cost control, and mature and efficient construction management.

自首次開盤以來，項目熱度在成都近郊項目中持續居於前列，售價亦高於同區域競品。2022年8月，朗詩·曜龍灣交付，小區共有1,688戶，集中交付率約80%，每日到訪交付率約97%，業主收房滿意度達到99%，超預期的業主、委托方和朗詩實現了三方共贏，成為業內委托開發盤活困難資產的經典案例。

Since its first opening, the project has remained at the forefront of suburban projects in Chengdu in terms of popularity, with prices higher than competing projects in the same area. In August 2022, Landsea · Yaolong Bay was delivered, with a total of 1,688 units in the community and a concentrated delivery rate of about 80%. The daily visit-to-delivery rate was about 97%, and the homeowner satisfaction rate reached 99%. The unexpected success of homeowners, principals, and Landsea has achieved a win-win-win situation, becoming a classic case in the industry for reviving difficult assets through commissioned development.

EXHIBIT

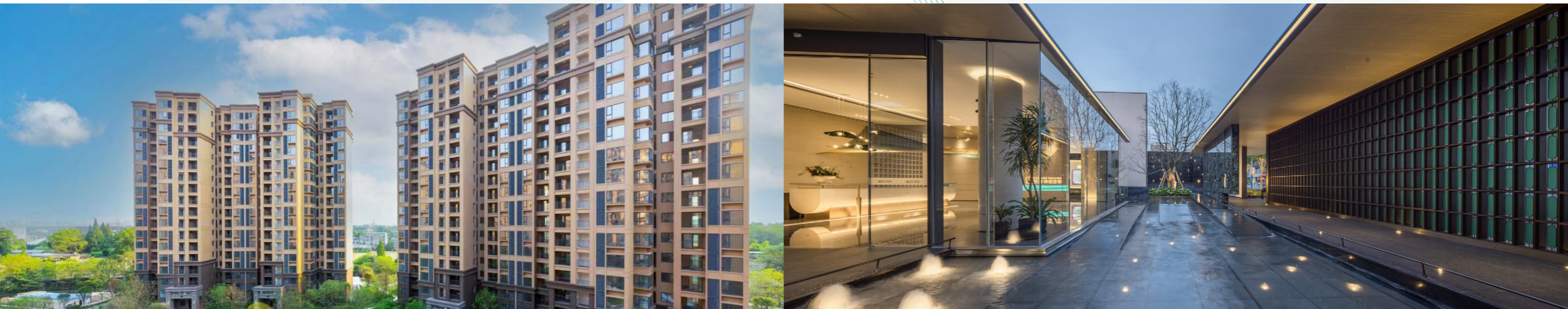
朗詩·玲瓏新亭——「含朗量」100%**Landsea · Linglong New Pavilion - 'Landsea Content' 100%**

南京朗詩玲瓏新亭由朗詩負責全權操盤建設。該項目經過股東之間的商務合作，實現「含朗量」100%，使得項目成為朗詩全資項目，有效幫助合作方規避了直接操盤可能帶來的風險，獲得穩定的溢價收益。

Nanjing Landsea · Linglong New Pavilion is fully managed and constructed by Landsea. Through business cooperation among shareholders, the project achieved 'Landsea Content' 100%, making it a wholly owned project of Landsea. This effectively helped the partners to avoid the risks associated with direct operation and gain stable premium returns.

從首開到收官，短短三個月，朗詩為項目搭載「健康堡壘」科技系統，憑借自身品牌號召力和產品實力，在市場下行的大環境下讓項目超預期地成功落地，獲得極高市場認可。

From the initial opening to the closing, within a short period of three months, Landsea equipped the project with the 'Health Fortress' technology system. Leveraging its brand appeal and product strength, Landsea successfully landed the project beyond expectations in a market downturn environment, gaining high market recognition.





「代建」並非僅僅是簡單的幫助他人蓋房子，而是對企業品牌輸出、資源整合等一系列能力的綜合考驗。邁入代建第十年，朗詩收穫了諸多外界認可與榮譽，憑藉突出的代建綜合實力，斬獲 2023 年中國房地產代建優秀品牌、2023 中國房地產代建經營質量領軍品牌、躋身 2023 中國代建服務商綜合實力 TOP 榜單前列。

'Agent Construction' is not simply about helping others build houses, but rather a comprehensive test of abilities such as enterprise brand output and resource integration. In its tenth year in the field of construction, Landsea has garnered numerous recognitions and honours, thanks to its outstanding comprehensive strength in construction. In 2023, Landsea was honoured with the titles of Excellent Brand in China's Real Estate Construction, Leading Brand in the Operation and Quality of China's Real Estate Construction, and ranked among the top in the list of China's Comprehensive Strength of Construction Service Providers in 2023.

展望未來，朗詩將繼續憑藉差異化產品能力，堅守綠色初心，探索靈活多樣的 modes 合作模式，為城市貢獻更多品質標桿作品，賦能「引領綠色生活」的企業使命，賦新綠色未來。

Looking ahead, Landsea will continue to rely on its differentiated product capabilities, adhere to its green aspirations, explore flexible and diverse cooperation models, contribute more quality benchmark projects to cities, empower its corporate mission of 'Leading Green Life', and create a new green future.



初心向綠， 鑄就行業綠色生態圈

Stay True to the Green Initiative, Forge an Industry Green Ecosystem

朗詩綠色管理一直是綠色建築開發與建設的領航者，為客戶打造環保可持續的舒適生活空間。我們將「為人造房」的理念融入到每一個項目，利用不斷研發的綠建技術鍛造真正的理想人居、健康堡壘。在環境管理體系建設與減排方面，我們嚴格遵從國家和地區的法律法規，建立完善的內部標準和程序，以確保我們的運營符合合規要求，引領著行業邁向更環保、更可持續的未來。

Landsea Green Management has always been a pioneer in green building development and construction, creating environmentally friendly and sustainable living spaces for our customers. We integrate the concept of 'Building Home for People' into every project, using continuously developed green building technologies to forge truly ideal habitats and healthy fortresses. In terms of environmental management system construction and emissions reduction, we strictly adhere to national and regional laws and regulations, establishing comprehensive internal standards and procedures to ensure that our operations comply with compliance requirements, leading the industry towards a more environmentally friendly and sustainable future.



KEY ISSUES	能源利用 Energy Utilization	應對氣候變化 Climate Change Adaptation	排放物與廢棄物管理 Emissions and Waste Management	城市更新與共建 Urban Renewal and Co-Construction
	水及其他資源可持續管理 Sustainable Management of Water and Other Resources	建築全生命周期環境管理 Environmental Management Throughout the Lifecycle of Buildings	綠色建築 Green Buildings	
INDEX	香港聯交所指標 / HKEX Indicators A1.1~1.6 A2.1~2.5 A3.1		GRI 標準指標 / GRI Standard Indicators 301 302 303 305 306 416	

6 清潔飲水和衛生設施
CLEAN WATER AND SANITATION

7 經濟適用的清潔能源
AFFORDABLE AND CLEAN ENERGY

11 可持續城市和社區
SUSTAINABLE CITIES AND COMMUNITIES

12 負責任消費和生產
RESPONSIBLE CONSUMPTION AND PRODUCTION

15 陸地生物
LIFE ON LAND

綠色項目領跑輕綠之旅

Green Projects Lead the Green Way



我們堅信建築不僅是滿足居住需求的結構，更應成為人與環境和諧共處的藝術品。朗詩以綠色建築理念為指導，在每一個項目中追求創新，選擇可持續的材料和技術，將綠色、健康、節能、環保融入項目的方方面面。我們始終秉持對自然的敬畏，透過綠色建築的引領，致力於打造更具可持續性的未來社區，將綠色理念融入每一個建設項目的基因中。

We firmly believe that architecture should not only be a structure to meet living needs but also become an artwork fostering harmonious coexistence between people and the environment. Landsea, guided by the principles of green building, pursues innovation in every project, selecting sustainable materials and technologies to integrate green, healthy, energy-efficient, and environmentally friendly elements into all aspects of our developments. We always maintain reverence for nature and are committed to creating more sustainable communities by embedding green concepts into the DNA of every construction project through the leadership of green architecture.

綠色建築認證 Green Building Certifications

<p>綠色建築評價設計一星級認證 One-star Label of Green Building Design Evaluation</p> <p>18</p>	<p>綠色建築評價設計二星級認證 Two-star Label of Green Building Design Evaluation</p> <p>32</p>	<p>綠色建築評價設計三星級認證 Three-star Label of Green Building Design Evaluation</p> <p>48</p>
<p>綠色建築評價新綠標二星級認證 The Green Building Evaluation - New Green Standard Two-star Certification</p> <p>1</p>	<p>綠色建築評價新綠標三星級認證 The Green Building Evaluation - New Green Standard Three-star Certification</p> <p>1</p>	
<p>綠色建築評價運行標識二星級認證 Two-star Label of Green Building Operation Evaluation</p> <p>2</p>	<p>綠色建築評價運行標識三星級認證 Three-star Label of Green Building Operation Evaluation</p> <p>2</p>	
<p>綠色建築評價運營標識三星級認證 Three-star Label of Green Building Services Evaluation</p> <p>1</p>	<p>綠色建築預評價標識二星級認證 Two-star Label of Green Building Pre-Evaluation</p> <p>1</p>	<p>綠色建築評價新國標一星級認證 One-star Label of New National Standard Green Building Evaluation</p> <p>1</p>
<p>國際綠色建築認證 International green building certifications</p> <p>19</p>	<p>上海朗詩綠色中心獲得了全球首個 BREEAM In-Use V6 住宅類項目運營認證 Landsea Green Centre in Shanghai has obtained the operation certification of the world's first BREEAM In-Use V6 residential project</p>	<p>成都樂府項目獲得 EDGE Advanced 認證 Chengdu Le Mansion has obtained the EDGE Advanced certification</p>

國內 / Domestic

國際 / International

「自由方舟」 Free Ark

朗詩「自由方舟」採用「集中能源 + 戶式系統」設計，旨在營造「恆溫自由」、「恆濕自由」、「恆氧自由」和「用能自由」等覆蓋綠色健康生活的八大自由，真正實現無拘無束的理想人居居住體驗，打造健康、舒適的綠色住宅。「自由方舟」持有發明專利、實用型專利、著作權等 100 多項專利。

Landsea's 'Free Ark' adopts a design of 'centralized energy supply + indoor systems', aiming to create eight freedoms from aspects of a green healthy life such as temperature, humidity, fresh air, and energy consumption. It truly achieves an unrestrained ideal living experience, creating healthy and comfortable green residences. The 'Free Ark' holds over 100 patents including invention patents, utility model patents, copyrights, and more.

恆溫自由 Constant Temperature Freedom

全屋智控解鎖花樣調溫

Indoor smart control to unlock various temperature adjustments

自由設定房間溫度
Set the room temperature as desired

匹配不同生活場景的溫度調試
Meet temperature requirements for different living scenarios

表層輻射系統迅速調溫
Temperature adjustment quickly responds to the surface radiant system

新風系統輔助智能調溫
Adjustable fresh air system supports temperature adjustment

恆濕自由 Constant Humidity Freedom

四季無極找到舒適平衡

Comfortable balance for four seasons

夏季乾燥，濕度可達 50%，新風除濕，置換通風，實時監測，防黴防潮，創造清爽環境
Humidity in a dry summer can reach to 50%, fresh air and dehumidify, real-time monitoring to avoid damp and mildew, creating a refreshing environment

冬季溫潤，濕度可達 40%，濕度均衡，新風加濕，告別皮膚乾燥
Humidity in a warm winter can reach to 40%, constant humidity, fresh air and humidify, keeping your skin away from dryness

無風無噪盡情暢快呼吸

Full access to fresh air without wind noises

品質新風：除霾率可達 95%，新風溫濕智能處理
Quality fresh air: the hazeremoval rate is 95%, with temperature and humidity processing for fresh air

污染防控：降低室內污染物濃度（TVOC、甲醛、CO₂、異味等）
Pollution prevention and control: reduced the concentration of indoor pollutants (including TVOC, methanol, CO₂ and odour)

全新風：每戶獨立新風，拒絕戶間串風，減少交叉感染
Fresh air: independent fresh air system for each household to avoid air taint and cross infection

為房子裝了一個「肺」
Build a 'lung' for the house

空氣齡：空氣新鮮，換氣次數每小時可達 1.5 次
Air age: fresh air is ventilated 1.5 times per hour

無極通風：無死角、無風感
Stepless ventilation: no blind angles or strong gusts

恆氧自由 Constant Oxygen Freedom

精簡空間確保五臟俱全

Simple space design with all necessary functions

能源站集中設置，解放室內空間
Centralized energy stations outside your home help free up your indoor space

戶式水力模塊與新風機不佔用室內空間
Household water facility is placed in the public suspended ceiling, not occupying usable space

表層輻射系統，減少淨高影響
Surface radiant system has little impact on the clear height of the building

新風機外掛
Outdoor installation of fresh air ventilator

聲光自由 Acousto-optic Freedom

靜音遮光獨享私密人生

Private moments with noise insulation and sun-shading features

樓層間隔聲、同層排水系統優化降噪
Advance sound insulation layer between floors and same floor noise damping system to reduce noise

高性能門窗與遮陽設備自由調試室內光線
High-performance doors and windows and external sunshading equipment help adjust the light in rooms

一鍵遠控高能私人管家

Stellar one-button remote control for home management

手機遠程操控
Mobile phone remote control

朗詩屏集成顯示
Landsea Screen integrated display

一鍵切換室內運行狀態
Immediately adjust temperature in each room

輕鬆開關實現低耗節能

Easy switch to achieve low power consumption and energy saving

按需使用，節能分戶計量
Use energy based on needs and support energy-saving

朗詩屏實時顯示用能情況
Landsea Screen displays energy consumption in real-time

私人管家即刻預定需求

Instant scheduling for home management

遠端調控「通風」系統
Remotely control the 'ventilation' mode

梅雨季，新風系統提前開啟除濕
In the plum rain season, the fresh air system turns on the dehumidification mode in advance

匹配離家、獨家、居家多種場景
Match a variety of scenarios such as leave-home, vocation, and home

用能自由 Energy Consumption Freedom

預約自由 Appointment Freedom

空間自由 Space Freedom

智控自由 Intelligent Control Freedom

「健康堡壘」 Health Fortress

2023年，朗詩綠色管理繼續匠著綠色科技住宅，建設「健康堡壘」住宅產品，在健康理想人居道路上實現「二十二年磨一劍」，始終如一，科技賦能，讓住宅重獲「新生」。

In 2023, Landsea Green Management continued to craft green technology residences, constructing 'Health Fortress' residential products, and achieving 'twenty-two years of honing a sword' on the road to healthy ideal living, remaining consistent, and empowering technology, allowing residences to be 'reborn'.

EXHIBIT

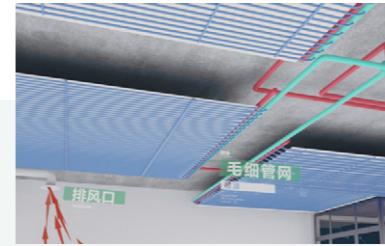
朗詩·高力環华府 Landsea · Goli Jing Hua Fu

朗詩朗詩高力環华府採用了朗詩第六款科技產品「健康堡壘」，將戶式化熱泵主機、輻射系統、置換式新風及智控系統相結合，打造為戶式化科技住宅產品。

Landsea's Goli Jing Hua Fu incorporates Landsea's 6th technological product, the 'Health Fortress', which integrates household-type heat pump mainframes, radiation systems, replaceable fresh air units, and intelligent control systems, creating a household-type technological residential product.



「健康堡壘」是朗詩最新的一款將戶式化熱泵主機、輻射系統、置換式新風及智控系統相結合的戶式化科技住宅產品，能夠實現從溫度、濕度、空氣淨化等維度的全面升級。



溫度隨心更自由：

通過熱輻射的熱傳遞，產品採用綠色節能的戶式化熱泵和健康舒適的輻射系統，實現全屋控溫，營造四季如春的均衡環境。相較於其他科技系統住宅，輻射板系統具有更強的溫度調節能力，更快的調溫速度，更節能，並可根據業主需求自由調節溫濕度。

Temperature at your fingertips for greater freedom:

Through the heat transfer of radiant heating, our product adopts green and energy-efficient household heat pumps and a healthy and comfortable radiant system to achieve whole-house temperature control, creating a balanced environment akin to spring throughout the year. Compared to other technological system residences, the radiant panel system has stronger temperature regulation capabilities, faster temperature adjustment speeds, is more energy-efficient, and can be freely adjusted in temperature and humidity according to homeowner needs.



獨立新風更健康：

產品採用置換式新風系統，通過多級淨化實現PM2.5過濾效率達95%以上。系統下側送風，置於牆面上，保持地面平整，減少空氣擾動，形成「新風湖」，實現新風的不交叉、不混合。系統可實現多檔調節，具備濕度處理模塊，有效調節室內濕度，確保室內空氣清新。

Independent ventilation for better health:

Our product adopts a displacement ventilation system, achieving a PM2.5 filtration efficiency of over 95% through multi-stage purification. The system delivers air from the lower side, positioned on the wall to maintain a flat ground surface, reducing air disturbance and forming an 'air lake' to achieve non-crossing and non-mixing ventilation. The system can be adjusted to multiple levels and includes a humidity control module to effectively regulate indoor humidity, ensuring fresh indoor air.



智控隨心更便捷：

產品提供便捷的控制系統，老人和孩子也可輕鬆掌控。系統支持實時可視化監測室內溫濕度、PM2.5、CO2等數據，通過移動端小程序實現遠程調控，讓科技成為生活的小細節，為居者提供更加安心的居住體驗。

Smart control for convenience:

Our product offers a convenient control system that can be easily managed by seniors and children alike. The system supports real-time visualization of indoor temperature, humidity, PM2.5, CO2, and other data. It enables remote control through a mobile app, turning technology into life's little details and providing residents with a more reassuring living experience.

The 'Health Fortress' is Landsea's latest residential product that integrates household-type heat pump mainframes, radiation systems, replaceable fresh air units, and intelligent control systems, enabling comprehensive upgrades in temperature, humidity, air purification and other dimensions.

新養老服務社區 The New Elderly Care Service Community

在這個不斷發展的社會中，老年人口不斷增長的趨勢需要我們提供更具創新性和可持續性的養老服務模式。朗詩始終立於轉變前沿，積極探索居家、社區、機構三位一體的「就近養老」服務模式。十年來，我們持續努力，不斷優化 CCRC² 模式，竭力為老年人提供更全面、更智慧、更貼近生活的養老方案，同時尋找解決社會老齡化帶來的種種挑戰的創新途徑，為打造一個更美好、更關愛的老年生活社區而持續努力。

In this ever-evolving society, the increasing trend of the elderly population necessitates the provision of more innovative and sustainable elderly care service models. Landsea has always been at the forefront of change, actively exploring the 'nearby elderly care' service model, which integrates home-based, community-based, and institutional care. Over the past decade, we have continuously strived to optimize the CCRC² model, endeavouring to provide seniors with more comprehensive, smarter, and life-integrated elderly care solutions. At the same time, we seek innovative approaches to address the various challenges brought about by societal aging, continually striving to create a better, more caring community for elderly living.

² 全稱為 Continuing Care Retirement Community，即「持續照料退休社區」，為全新的社區養老概念與全週期的養老服務。
Continuing Care Retirement Community, a new concept of community care and full-cycle senior care.



南京北堡公園站
Beibao Park Sta., Nanjing
江北新區濱江大道 1 號
No.1 Binjiang Ave., Jiangbei New Area



南京君望花園站
Junwang Garden Sta., Nanjing
秦淮區永豐大道 52 號
No.52 Yongfeng Ave., Qinhuai District



北京上清橋站
Shangqingqiao Sta., Beijing
海淀區龍崗路 12 號
No.12 Longgang Rd., Haidian District



無錫朗詩芳華居
Landsea Fanghua Residence, Wuxi
濱湖區大通路 366 號
No.366 Datong Rd., Binhu District



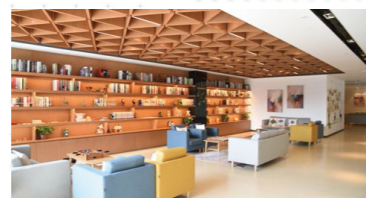
蘇州采蓮路站
Cailian Rd. Sta., Suzhou
相城區采蓮路 338 號
No.338 Cailian Rd., Xiangcheng District



南京鐘山綠郡站
Zhongshan Green County Sta., Nanjing
栖霞區紫東路 9 號
No.9 Zidong Rd., Qixia District



南京五馬渡站
Wumadu Sta., Nanjing
栖霞區永濟大道 18 號
No.18 Yongji Ave., Qixia District



南京上元大街站
Shangyuan Ave. Sta., Nanjing
江寧區東新南路 2 號
No.1 Dongxinan Rd., Jiangning District



南京睿城社區站
Ruicheng Community Sta., Nanjing
鼓樓區潤江路 2 號
No.2 Runjiang Rd., Gulou District

南京花神廟站
Huashenmiao Sta., Nanjing
雨花臺區花神大道 9 號
No.9 Huashen Ave., Yuhuatai District

南京寧康苑站
Ningkangyuan Sta., Nanjing
栖霞區百水橋南路 1 號
No.1 Baishuiqiaonan Rd., Qixia District

南京潤康苑站
Runkangyuan Sta., Nanjing
栖霞區百水橋南路 2 號
No.2 Baishuiqiaonan Rd., Qixia District

南京南大和園站
Nanda Heyuan Sta., Nanjing
栖霞區仙林大道 168 號
No.168 Xianlin Ave., Qixia District

南京國際街區站
International Block Sta., Nanjing
建鄴區嘉陵江東街 87 號
No.87 Jialingjiangdong St., Jianye District

南京匯賢居站
Huixianju Sta., Nanjing
鼓樓區湛江路 79 號
No.79 Zhanjiang Rd., Gulou District

南京小桃園站
Xiaotaoyuan Sta., Nanjing
鼓樓區姜家園 46 號
No.46 Jiangjiayuan, Gulou District

南京蘇城苑站
Suchengyuan Sta., Nanjing
鼓樓區雋鳳園 18 號
No.18 Juanfengyuan, Gulou District

南京聚寶山站
Jubaoshan Sta., Nanjing
玄武區玄武大道 90 號
No.90 Xuanwu Ave., Xuanwu District

南京北安門站
Bei'anmen Sta., Nanjing
玄武區後宰門西村 13 號
No.13 Houzaimen Xicun, Xuanwu District

南京瑞金新村站
Ruijin Xincun Sta., Nanjing
玄武區瑞金新村 36 號
No.36 Ruijin Xincun, Xuanwu District

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Xiaolingwei Sta., Nanjing
玄武區晏公廟西村 8 棟
Bld.18 Yangongmiao Xicun, Xuanwu District



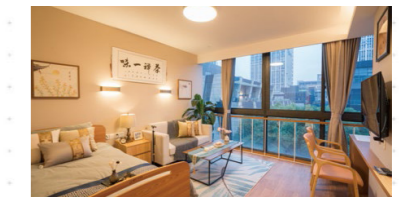
杭州桃源頤養中心
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拱墅區桃園街 399 號
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杭州上塘街道站
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拱墅區上紹路 89 號
No.89 Shangshao Rd., Gongshu District



杭州康橋街道站
Kangqiao Sub-district Sta., Hangzhou
拱墅區吳家墩東苑 26 號
No.26 Wujiadun Dongyuan, Gongshu District



上海滬南路站
Wunan Rd. Sta., Shanghai
浦東新區滬南路 3218 號
No.3218 Hunan Rd., Pudong New Area



上海城銀路站
Chengyin Rd. Sta., Shanghai
寶山區城銀路 505 號
No.505 Chengyin Rd., Baoshan District



杭州文暉街道站
Wenhui Sub-district Sta., Hangzhou
拱墅區勝南路 319~329 號
No.319~329 Shengnan Rd., Gongshu District

EXHIBIT

朗詩·芳華居舉辦「康養建築與運營研討沙龍」

Landsea · Fanghua Residence Hosted the 'Wellness Building and Operation Salon'

2023年8月，無錫朗詩·芳華居舉辦「康養建築與運營研討沙龍」，中國被動式建築聯盟秘書長、中國老年學和老年醫學學會標準化委員會副主任委員兼首席專家、東南大學建築學院教授等多位學者受邀出席，與來自朗詩常青藤³、朗綠科技⁴和朗詩設計院⁵的朗詩人以及業主代表共聚一堂，交流分享國內外康養行業的優秀經驗，共同探討提升我國養老服務水平的可行路徑。

In August 2023, Landsea held the 'Wellness Building and Operation Salon' at Landsea Fanghua Residence in Wuxi. Several scholars were invited to attend, including the Secretary-General of the China Passive Building Alliance, the Vice Chairman and Chief Expert of the Standardization Committee of the China Gerontology Society and Geriatric Medicine Society, and a professor from the School of Architecture at Southeast University. They gathered with Landsea representatives from Landsea Ivy League³, Land Green Technology⁴, and Landsea Design Institute⁵, as well as homeowner representatives, to exchange and share excellent experiences from both domestic and international health and wellness industries. The aim was to collectively discuss feasible pathways to enhance the level of elderly care services in China.



「康養建築與運營研討沙龍」
照片
Photo of 'Wellness Building and Operation Salon'

自主生活 Living Independently

基於日式自立支援
Based on the Japanese-style 'self-supporting'

避免過度照顧
Avoid excessive care

倡導積極老齡化
Encourage active aging

綠色養老 Green Elderly Care

當綠色科技碰上養老
When green technology meets elderly care

我們關注溫濕度、聲光環境、空氣環境
We care about the temperature, humidity, acoustic-optic and air environment

營造健康宜居、老年友好型設施
Build healthy, livable and age-friendly facilities

服務文化 Service

溫暖的家
Warm home

個性化服務
Customized service

圓滿解決
Satisfactory settlement

有意義的生活
Meaningful life

朗詩以綠色基因助力養老事業發展
Landsea supports the development of the elderly care industry with its green DNA

居家社區養老
Community
Elderly Care

機構照護養老
Institutional
Elderly Care



活力長者社區
ALPC

活力老人
Active Elderly

適老型住宅、適老型公寓
Elderly-friendly houses and apartments

協助老人
Assist Elderly

居家上門服務、日間照料中心
Home service and daycare centre

照護老人
Elderly Care

專業照護機構、護理院
Professional nursing facilities and institutions

朗詩基於客戶全生命週期全景產品規劃
打造新型養老服務

Landsea builds new elderly care services based on comprehensive product planning throughout the customer's entire lifecycle

業內傳統觀點認為，親朋好友提供的情感價值與優質的照料護理資源，是居家養老的「魚與熊掌」，不可兼得。專家們參觀了朗詩·芳華居後，認為朗詩有望打破這一行業瓶頸。芳華居配備了跨專業整合照護團隊（營養師、康復師、社工等），還聯動無錫、上海、南京等知名三甲醫院資源開通綠色通道，提供專業的日常健康服務和24小時應急響應。項目位於城區，吃喝玩樂一應俱全，便於親朋好友相聚，還定期舉辦豐富多彩的社團活動，充分滿足長者的情感需求。朗詩·芳華居讓養老不遠離社區與親朋好友，不遠離醫療資源，還提供基礎醫療護理服務，一站式解決養老難題，提出了養老服務新理念。

Traditionally, the industry believed that the emotional value provided by family and friends and the quality of care and nursing resources are like the proverbial 'fish and bear's paw', impossible to have both at home. However, after experts visited Landsea's Fanghua Residence, they believed that Landsea could break through this industry bottleneck. Fanghua Residence is equipped with a multidisciplinary integrated care team (including nutritionists, rehabilitation therapists, social workers, etc.), and it collaborates with well-known tertiary hospitals in Wuxi, Shanghai, Nanjing, and other cities to open a green channel for resources, providing professional daily health services and 24-hour emergency response. Located in urban areas, the project has all the amenities for dining, entertainment, and socializing, making it convenient for family and friends to gather. Additionally, it regularly hosts a variety of club activities to meet the emotional needs of the elderly. Fanghua Residence ensures that elderly care is not far from the community and family, nor from medical resources. It also provides basic medical and nursing services, offering a one-stop solution to the challenges of elderly care and proposing a new concept in elderly care services.

³ 朗詩常青藤隸屬於朗詩集團。公司成立於2013年，以居家、社區、機構三位一體的模式為長者提供一站式、多種類的養老服務。
Landsea Ivy is part of the Landsea Group. Established in 2013, the company offers one-stop and multi-faceted elderly care services to the elderly through a three-pronged model of home, community and institutional care.

⁴ 朗綠科技隸屬於朗詩集團，是一家專註建築科技和環境的綠色建築整合服務商。
Landsea Green Technology, a member of Landsea Group, is an integrated green building services provider specializing in building technology and environment.

⁵ 朗詩設計院隸屬於朗綠科技，專職從事於綠色建築與相關內容的研究。
Landsea Design Institute is part of Landsea Green Technology, specializing in green building and related research.

HPH 高性能住宅 High-Performance Homes

Landsea Homes 作為朗詩在美國的子公司，在「人本、陽光、綠色」的價值觀驅動下，推出 HPH 高性能住宅，通過能源節約、家居智慧、可持續發展三方面環境設計，在提升住宅舒適度和耐久性的同時，追求住宅的環境友好，以實際行動助力全球可持續發展。

As a subsidiary of Landsea in the United States, Landsea Homes, driven by the values of 'people-oriented, positive, and green', has introduced HPH (High-Performance Homes). Through environmental designs focusing on energy conservation, home intelligence, and sustainable development, Landsea Homes aims to enhance residential comfort and durability while also pursuing environmental friendliness. With practical actions, it contributes to global sustainable development.

家庭自動化 Home Automation

體驗互聯生活

Live the connected life

Mesh net 無線互聯網
Mesh net wireless internet

包括 Apple TV®
Apple TV® included

讓現代生活更智能

Modern Living Made Smarter

增強絕緣
Enhanced insulation

即熱式熱水器
Tankless water heater

LED 和能源之星® 功能可減少能源消耗
LED & ENERGY STAR® features to use less energy

Energy Savings
節能

可持續性 Sustainability

輕量化的生活

To Live Lightly on the Land

減少建築材料浪費（石膏、石膏板、管道）
Construction material waste reduced (plaster, drywall, plumbing)

建築設計旨在減少環境足跡
Architecturally designed to provide a lighter environmental imprint

為了您的健康

For Your Well-Being

2021 年推出「健康的生活方式」功能
Introduced Healthy Lifestyle features in 2021

REME HALO® 全屋和建築空氣淨化器
REME HALO® whole home and building air purifier

低揮發性有機化合物（VOC）塗料
Low volatile organic compounds (VOC) paint

Healthy Lifestyle
健康的生活方式

EXHIBIT

更綠色的 HPH 高性能住宅——ShadeTree

The ShadeTree Project, a More Environmentally Friendly High-Performance Homes

ShadeTree 項目位於美國加利福尼亞州聖迭戈縣，在實現智慧家居全面配置的基礎上，ShadeTree 配有標 4.41kW·h 太陽能系統，支援可再生清潔低碳能源使用，促進綠色社區建設。此外，該項目還配備 Rheem 無水箱熱水器和全屋 LED 照明設備，進一步節省天然氣和照明用電能源消耗。

The ShadeTree project is in San Diego County, California. Building upon comprehensive smart home integration, ShadeTree features a 4.41kW·h solar system, facilitating the use of renewable, clean, and low-carbon energy sources to promote green community development. Additionally, the project is equipped with Rheem tankless water heaters and whole-house LED lighting fixtures, further reducing natural gas and electricity consumption for lighting.



裝有太陽能板的 HPH 住宅
High-Performance Homes residence
equipped with solar panels



全屋 LED 照明設備
LED lighting equipment in the house



綠色理念驅動綠色項目開發

Green Principles Drive Green Project Development

朗詩一直以綠色理念為指導，致力於打造理想新家、健康堡壘，為人們營造安全、舒適的人居環境。我們將這一理念注入到所有項目開發的每一個階段，從理想的新家到綠色社區，從自由方舟到全域養老，我們的目標是將環保和可持續發展融入每一個細節，成為人們生活的一部分。

Landsea has always been guided by green principles, committed to creating ideal homes and healthy havens, and providing people with safe and comfortable living environments. We inject this philosophy into every stage of project development, from ideal homes to green communities, from the Free Ark to holistic elderly care. Our goal is to integrate environmental protection and sustainable development into every detail, becoming a part of people's lives.

全生命週期項目開發與管理

Project Development and Management Throughout the Entire Lifecycle

朗詩綠色管理以項目的全生命週期開發與管理為基石，從綠色理念、綠色規劃與設計、綠色建築，一直延伸至綠色施工、綠色裝飾、綠色營銷，再到綠色運營和綠色社區建設，致力實現對環境和社會的積極影響。我們秉持綠色理念，將其融入項目全生命週期的每一環節，追求商業價值和社會效益的協同共贏。

Landsea Green Management is committed to green principles, extending from green concepts, planning, and design to green construction, decoration, marketing, and community building. We aim to achieve positive impacts on the environment and society by incorporating green principles into every aspect of the project lifecycle, pursuing synergistic win-win outcomes for both business value and social benefits.

綠色理念：三重底線原則

Green Concepts: Triple Bottom Line Principle

以「為人造房」為核心理念，朗詩綠色管理多年來一直秉持著三重底線原則，強調在項目和產品的發展中實現經濟、社會和環境的平衡與協調，打造「健康、舒適、節能、環保、智慧、人文」的差異化產品，以確保產品在各方面都能實現最佳效益。

With 'Building Home for People' as its core philosophy, Landsea Green Management has upheld the triple bottom line principle for many years, emphasizing the balance and coordination of economic, social, and environmental aspects in the development of projects and products. We aim to create differentiated products that are 'healthy, comfortable, energy-efficient, environmentally friendly, smart, and humanistic' to ensure optimal benefits in all aspects.



綠色理念：綠色差異化產品策略

Green Concept: Green Differentiated Product Strategy

朗詩綠色管理在實現建築常規價值的基礎上，通過市場及客戶需求研究，致力於突破傳統意義的「好」產品。公司在項目考量中納入環境和人文因素，利用綠色建築科技手段打造健康、舒適、低碳高品質的住宅。我們追求「好上加好」的理念，不僅滿足市場需求，更以此鍛造區別於行業內其他品牌的綠色差異化產品，旨在体现朗詩對於不斷提升綠色建築品質的堅持，踐行為客戶提供卓越生活體驗的承諾。

Landsea Green Management, while achieving the conventional value of construction, strives to break through the traditional notion of what constitutes a 'good' product by conducting market and customer demand research. The company incorporates environmental and cultural factors into project considerations, utilizing green building technologies to create healthy, comfortable, low-carbon, and high-quality homes. We pursue the concept of 'Plus Benefits', not only to meet market demands but also to forge green differentiated products that distinguish Landsea from other brands in the industry. This aims to reflect Landsea's commitment to continuously improving the quality of green buildings and fulfilling the promise of providing customers with an outstanding living experience.



綠色建築 Green Building

朗詩綠色管理的綠色理念不僅僅停留在紙面上，更融入到項目的每一個階段和細節中。在綠色建築方面，我們運用最新的可持續技術和材料，以最大程度地減少對自然資源的消耗和對環境的負面影響。我們注重綠色規劃與設計，將人與自然的和諧相處融入到社區發展中，創造健康、宜居的居住環境。

完善的制度：制定《設計管理制度》《景觀設計管理制度》及《景觀設計工程一體化品控管理辦法》等 29 個標準化主項任務與核心範本、13 個工程管理與技術標準。

A sound system: formulate 29 main tasks and core templates of standardization and 13 engineering management and technical standards, including the Design Management System, the Design Management System of Landscape, and the Management Measures of Integrated Quality Control for Landscape-related Projects.

高效的圖檔管理：打造建設物業與客戶服務端的標準化圖紙聯審、圖紙交底、現場巡查與圖檔管理體系等。

Efficient document management: establish a comprehensive joint review of early drawings, drawing delivery, on-site inspection and drawing management system for property and customer service.

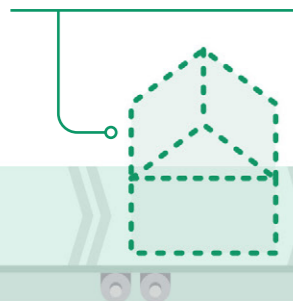
規範的設計體系：建立基於微環境模擬分析下的精細化總圖規劃設計體系，規範設計要素。

Standardized design system: establish a well-designed planning and design system based on micro-environment simulation analysis, and standardize the design elements.

全盤的設計理念：秉承全方位景觀綠化、室內精裝、綠建系統、液晶照明，包括暖通設計、材料、施工、調試標準化，明確設計要求。

Holistic design philosophy: adhere to all-around landscape greening, indoor refined decoration, green construction system, nightscape lighting, as well as the standardization of HVAC design, materials, construction, and debugging, and clarify the design requirements.

設計標準化 Design Standardization



The green concept of Landsea Green Management is not only on paper, but also integrated into every stage and detail of each project. In terms of green building, we use the latest sustainable technology and materials to minimize the consumption of natural resources and negative impact on the environment. We pay attention to green planning and design, and integrate the harmony between man and nature into the development of the community to create a healthy and liveable living environment.

完善的制度：修訂《採購管理辦法》等系列制度規範採購流程，並制定包括防水、塗料、牆地磚、地板、木作、櫥櫃在內的 10 餘項採購標準。

A sound system: revise the Measures of Procurement Management and other regulations to regulate procurement procedures, and formulate over 10 procurement standards including waterproofing, coating, wall and floor tiles, floors, woodworks, and cabinets.

有效的能力建設：召開宣貫培訓，鞏固相關員工對標準化採購流程的認知。

Effective capacity building: carry out publicity and training to strengthen the understanding of relevant employees on the standardized procurement process.

精確的成本管理：標準化管理成本，編制預算結算制度、修訂標準化清單、建立基準成本等手段。

Precise cost management: standardize cost management by formulating budget and settlement systems, revising the standardized list, and establishing benchmark costs.

採購標準化 Procurement Standardization



完善的制度：編制《工程質量安全管控辦法》及施工系列手冊，搭建管控體系，發佈《合作管理控制手冊》，提升團隊合作相關管理能力，2022 年新增《輕資產項目設計服務導則》，規範全流程輕資產設計管理動作標準化及質量標準化。

A sound system: prepare the Measures on the Control of Engineering Quality Safety and launch the engineering-related manuals, build control systems, publish the Manual of Cooperative Management Control, to improve teamwork management skills, and introduce the Asset-light Project Design and Service Guidelines in 2022, which standardizes the entire process of design and management of asset-light projects, as well as quality benchmarks.

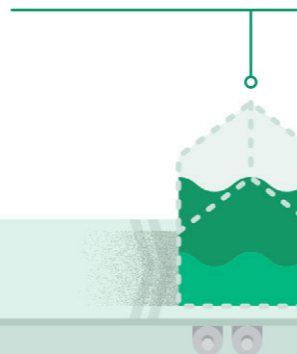
強化的能力建設：貫徹工程培訓，強化工程質量管控能力。

Enhanced capacity building: carry out engineering project training, and strengthen the capacity to control engineering quality.

綜合的質量評估：明確地下室、質量綜合、防滲漏、精裝修等評估要素，以保障工程質量。

Comprehensive quality evaluation: to guarantee the quality of the projects, clarify the evaluation elements such as the basement, quality synthesis, leakage prevention, and fine decoration, etc.

工程管理標準化 Engineering Management Standardization



全流程標準化建設 Whole-Process Standardization Construction

多年來，朗詩綠色管理一直堅持著全流程標準化建設，覆蓋了設計、採購、工程、產品、營銷、服務等全項目階段。我們竭力打造高品質產品與服務，強化高效優質的產出，提高公司運營及工程項目實施效率。在報告期內，我們共開展了百餘次項目巡查，並針對發現的問題迅速解決。

完善的制度：修訂《房修管理工作指引》及《朗詩地產反向審查管理工作指引》等標準制度文件。

A sound system: formulate institutional documents such as the Guidelines on the Housing Repair Management and the Guidelines of Landsea Real Estate on the Reverse Review Management.

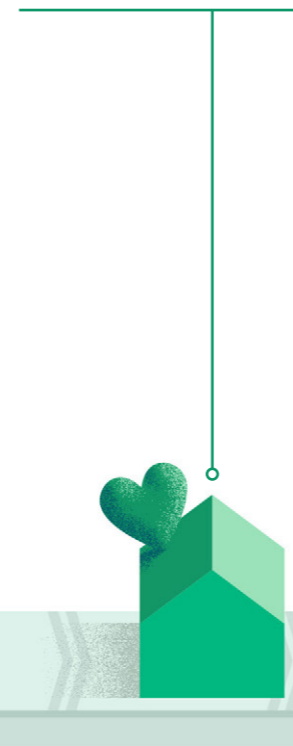
科學的調研：通過節點式調研、客戶滿意度調研，不斷挖掘服務優化空間。

Scientific Research: explore areas for service optimization through node-based research, customer satisfaction surveys.

多元的溝通：完善全國及城市公司客戶熱線等溝通渠道，加強客戶交流。

Diverse communication channels: improve communication channels such as national and city company customer hotlines to strengthen customer communication.

服務標準化 Services Standardization



Over the years, Landsea Green Management has always adhered to the standardization of the whole process, covering the whole project stage such as design, procurement, engineering, product, marketing, and service. We strive to create high-quality products and services, strengthen efficient and high-quality output, and improve the efficiency of company operations and project implementation. During the reporting period, we conducted over 100 project inspections and quickly resolved the problems have found.

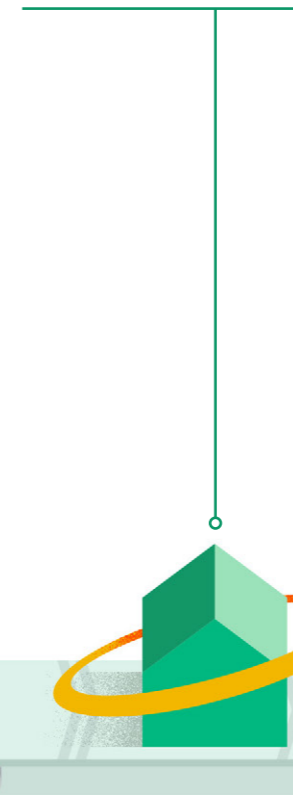
完善的制度：頒布《銷售示範區標準化工作管理辦法》《銷售示範區營銷展示規範指引》《營銷突擊隊管理辦法》及《銷售風控管理工作指引》等制度文件。

A sound system: Publish institutional documents such as the Management Measures of the Sales Demonstration Area on the Standardization Work, the Guidelines of the Sales Demonstration Area on the Marketing Demonstration Standardization, the Management Measures of the Marketing Commando Team, and the Guidelines on the Management of Sales Risk Control.

深化的能力建設：開展產品營銷、人員培訓等，進一步規範營銷標準。

Deepened capacity building: carry out product marketing and personnel training, and further standardize marketing standards.

營銷標準化 Marketing Standardization



完善的制度：訂定《產品標準化戶型與圖集》及《產品線景觀工藝工法標準手冊與圖集》等系列標準文件，形成核心項、標準項、可選項的產品配置標準。

A sound system: formulate a series of standardization documents such as the Standardized House Types and Atlas and the Standardized Manuals and Atlas of the Technologies and Methods of the Product Line Landscape to form the product configuration standards for the core items, standard items, and optional items.

明確的產品規劃：形成熙華府、樂府等系列產品線。

Definitive product planning: create product lines such as the Xihua Mansion and Le Mansion.

有序的分類管理：形成社區、住宅、配套及地下室等技術分類，按照類別進行針對性管理。

Orderly classification management: define classifications of product technologies, including those of the community, housing, supporting facilities, and basement, conduct targeted management by category.

產品標準化 Product Standardization



規劃與設計

Planning and Designing

在項目選址階段，朗詩全面考慮自然資源、地理位置、地質條件、氣候類型等特徵。在項目規劃階段的可行性研究中，我們納入容積率、綠化程度、建築密度、產品類型、產品受眾等因素，以最大限度地發揮天然條件，實現因地制宜、因人而宜的原則。我們深信自然與社會的共生才能真正實現可持續發展，致力於構建自然與人文的和諧生態圈，為社區營造提供一個融合了自然資源與人文特色的永續生活環境。

During the site selection phase, Landsea fully considers natural resources, geographic location, geological conditions, climate types, and other characteristics. In the feasibility study phase of project planning, we incorporate factors such as plot ratio, greenery ratio, building density, product type, and target audience to maximize the use of natural conditions and adhere to the principles of tailored solutions based on local conditions and preferences. We firmly believe that the symbiosis of nature and society is essential for true sustainable development. We are committed to building a harmonious ecological environment that integrates natural resources and cultural characteristics, providing a sustainable living environment for communities.

EXHIBIT

全面舒適承諾

Comprehensive Comfort Commitment

我們打破常規空調或其他單一冷熱設備設計，真正關注與業主健康，實施舒適度設計，對業主舒適度做出承諾。從建築到室內專業，我們強調空間和維護的合理到暖通，強調設備性能，最終實現多維度舒適。

We break away from conventional air conditioning or other single heating and cooling equipment designs, truly focusing on the health and comfort of homeowners, and implementing comfort-oriented designs with a commitment to homeowner comfort. From architecture to interior professionalism, we emphasize rationality in space and maintenance, stress the importance of HVAC systems, and ultimately achieve multidimensional comfort.

被動式 Passive

建築本體節能措施
Energy-saving measures for building body

圍護結構節能措施
Energy-saving measures for enclosure structure

建築氣密性控制措施
Building airtightness control measures

圍護結構熱橋控制措施
Thermal bridge control measures for enclosure structure

主動式 Proactive

供暖空調與新風系統方案
Heating, air conditioning, and fresh air system solutions

電氣節能方案
Electrical energy-saving solutions

生活熱水系統
Domestic hot water systems

能耗監測與控制
Energy consumption monitoring and control

可再生能源 Renewable Energy

可再生能源應用方案
Renewable Energy Application Solutions

朗詩綠色管理綠色建築方案
Landsea Green Management green building solutions



四季如春

Four Seasons as Spring

一條薄被過四季
With a thin quilt passing through the four seasons

滋潤肌膚

Moisturizing Skin

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

廚房

In Kitchen

夏天也享受
Enjoy even in summer

均勻製冷熱

Uniforming Cooling and Heating

柔和、無菌
Gentle and sterile

舒適滋潤

Comfortable and Moisturizing

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

健康療養

Health Therapy

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

夏天

In Summer

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

空氣清新

Fresh Air

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

呵護寶寶

Baby Care

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

冬天

In Winter

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

呼吸關懷

Breathing Care

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

隔絕噪音

Isolating Noise

靜了，睡眠好
Quiet down, and sleep well

遠離黃梅天

Away from the Plum-Rain Season

衣物淨爽
Keep the clothes clean and refreshing

智能控制

Intelligent Control

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

實現多維度舒適

Realize multi-dimensional comfort

我們將綠色帶進室內，綠化業主居住環境。憑藉著雄厚的基建實力與綠色科技創新，朗詩綠色管理竭誠匠造恆溫、恆濕、恆氧的健康室內環境，旨在為住戶打造舒適的綠色空間。通過應用科技，我們追求在居住環境中實現最佳的溫濕度與空氣品質，提升住戶的生活品質，促進身心健康，對環保和住房品質保持高度關注，並以創新科技打造宜居環境。

EXHIBIT

精細模擬，實現全面「理想人居」 Through Meticulous Simulation, Achieving Comprehensive 'Ideal Residence'

朗詩綠色管理充分利用精細化的模擬工具，在「室內風控」、「環境分析」和「噪音隔絕」等方面進行科學化模擬，旨在打造全面的「理想人居」。通過先進的技術手段，我們精密分析室內風流、環境條件以及噪音控制，以確保住戶在居住空間中擁有最佳的生活品質，體現了朗詩對於室內環境的關切與提供住戶高品質居住體驗的承諾。

Landsea Green Management fully utilizes sophisticated simulation tools to conduct scientific simulations in areas such as 'indoor airflow control', 'environmental analysis', and 'noise isolation', aiming to create a comprehensive 'ideal residence' environment. Through advanced technological means, we precisely analyse indoor airflow, environmental conditions, and noise control to ensure that residents have the best quality of life in their living spaces, reflecting Landsea's commitment to indoor environment care and providing residents with a high-quality living experience.

健康的空氣環境 Healthy Air

取風口精心設計，確保源頭空氣質量
Carefully designed air intakes to ensure air quality

過濾 PM2.5，降低室內物理污染
PM2.5 filtering to reduce indoor physical pollution

全置換通風，全流程甲醛監控，芬蘭 S1 級標準室內空氣質量
Whole-house ventilation, whole-process formaldehyde monitoring and indoor air quality meeting Finnish S1 Standards

嚴格選材標準，源頭控制裝修污染物
Strict standard for material selection and source control of decoration pollutants

外部隔音好，內部噪音低
Excellent soundproofing and low noise indoors

浴室同層排水，避免鄰裡噪音
Adopting the same floor toilet drainage system to avoid noise from neighbors

架空地板鋪設，減少層間噪音
Raised floor reduces noises between floor gaps

Healthy Sound 健康的聲環境

健康的水環境 Healthy Water

室內直飲水系統，即開即享
Indoor direct drinking water is readily available

24 小時集中熱水，提供便利生活
24h concentrated hot water facilitates daily lives

節水型水龍頭、馬桶，避免水資源浪費
Water-saving faucets and toilets help avoid water wastage

室內溫度均勻，夜間起床不著涼
Balanced indoor temperature preventing people from getting cold if getting up at night

上下溫度梯級符合人體健康要求
Temperature gradient in line with human body

Healthy Temperature 健康的溫度環境

健康的光環境 Healthy Light

室內避免點光源，降低光污染
Avoiding point light sources indoors to reduce light pollution

通過適配的照度和色溫，實現局部照明和全景照明相結合，避免眩暈
Combining local with panoramic lighting by adopting proper illuminance and color temperature, so as to avoid dizziness

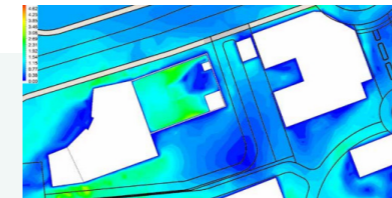
使用 LED 燈具，節約電能
Using LED lights to save energy

全年濕度低於 70%，滿足人體健康需求
Humidity below 70% throughout the year, satisfying health needs

濕度適宜，可舒緩關節炎等疾病
Suitable humidity conducive to the relief of arthritis and other diseases

Healthy Humidity 健康的濕度環境

We bring greenery indoors, greening the living environment for homeowners. Leveraging our strong infrastructure capabilities and innovative green technology, Landsea Homes Green Management is dedicated to crafting a constant temperature, humidity, and oxygen environment indoors, aiming to create comfortable green spaces for residents. Through the application of technology, we strive to achieve optimal temperature, humidity, and air quality in living environments, enhancing residents' quality of life, promoting physical and mental health. We maintain a high level of focus on environmental protection and housing quality, using innovative technology to create liveable environments.

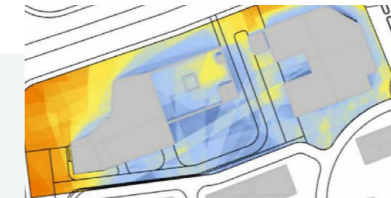


室外風控:

根據《建築室外環境舒適度的模擬評價與改善方法》等標準對風速進行把控，通過合理佈局建築、樹木、落葉等，製造宜人室外環境。可以實現不同季節的風速均滿足不同居民戶外活動。如，夏季氣流帶走燥熱，冬季避免強烈吹風感，春秋風感適中保持空氣清新。

Outdoor Wind Control:

The wind speed is controlled according to the standards such as the *Simulation Evaluation and Improvement Methods for External Environmental Comfort of Buildings*. Through rational layout of buildings, trees, and fallen leaves, we create a pleasant outdoor environment. The wind speeds during different seasons will meet the demands of residents for different outdoor activities. For example, the air flow blows away the heat and dryness in the summer, while strong winds are weakened in the winter. During the spring and fall, a moderate wind keeps the air fresh.



環境分析:

綜合考慮日照、熱島效應、水體等對人文的影響，選取條件最佳的區域作為人員活動區，結合日照情況佈局植被，善用水景緩解熱島升溫，其餘地區可作為景觀設計區域。

Environmental Analysis:

Taking into account the impact of sunlight, urban heat island effect, water bodies, and other factors on human and cultural activities, we select the best area for human activity based on optimal conditions. We combine vegetation layout with sunlight conditions and effectively utilize water features to alleviate the urban heat island effect. The rest can be used as landscape design areas.



噪音隔絕:

在項目規劃時，綜合考慮車流量與道路的距離，分析室外聲環境雜訊水平，在雜訊水平高的地方設置綠化喬木作為隔聲屏障，同時為附近住宅樓設施隔音更佳的牆體，有效阻隔雜訊。

Noise Insulation:

When planning the project, taking into account the distance between traffic flow and roads, the noise level of outdoor sound environment is analyzed, and green trees are set in places with high noise level as noise barriers. At the same time, the walls with better noise insulation are installed for nearby residential building facilities to effectively prevent noise.

朗詩綠色管理精細化模擬居住環境
Landsea Green Management conducts detailed simulations of residential environments

朗詩綠色管理「為人造房」理想居住環境
Landsea Green Management creates ideal living environments through its philosophy of 'Building Home for People'

綠色施工：裝配式建築

Green Construction: Prefabricated Construction

朗詩綠色管理現已全面採用裝配式建築建造手段，以先進的施工方法確保建築質量可控，同時使工期不受外界因素影響，達到省時省力的效果。此外，裝配式建築亦有助於減少施工過程中的物料浪費，有效降低現場建築垃圾的產生，為可持續發展做出更多貢獻。裝配式建築的採用展現了朗詩對環保、質量控制和效率提升的實際實踐。

Landsea Green Management has fully embraced the use of prefabricated construction methods, ensuring controlled construction quality and unaffected project timelines. By employing advanced construction techniques, we achieve efficiency gains while mitigating external factors' impacts on project schedules. Prefabricated construction also helps reduce material waste during the construction process, effectively minimizing on-site debris and contributing significantly to sustainable development efforts. Our adoption of prefabricated construction showcases Landsea's commitment to environmental protection, quality control, and operational efficiency.

卓越的質量 Excellent Quality

- 大批量標準化生產構件，幾乎不受天氣影響，且在質量方面更加可靠；
- 裝配式建築誤差達毫米級，精度高，且結構抗震性能好；
- 已經享有較完整的標準設計體系。
- Large-scale standardized production of components are mostly unaffected by weather conditions and are more reliable in terms of quality;
- The precision of prefabricated construction is measured in millimeters, with high accuracy and excellent seismic performance;
- A relatively complete standard design system.

省時即省力 Saving Time is Saving Effort

- 構件生產完成後運輸至現場裝配，簡化工序，加快施工進度；
- 由於工廠生產不受天氣等自然條件的影響，工期更為可控，與傳統方式手工作業相比生產效率更高；
- 構件在工廠生產完成可以大幅減少人力需求與人工依賴，降低施工人員的勞動強度。
- Completed components are transported to the site for assembly, simplifying the process and accelerating construction progress;
- Factory production is not affected by natural conditions such as weather, ensuring a more controllable construction period and increasing production efficiency compared to traditional manual methods;
- Completion of components at the factory significantly reduces labour demand and reliance on manual labour, thereby reducing the labour intensity of construction workers.

節能與節約 Energy-Saving and Conservation

- 施工過程中的物料浪費得到減少，也大大減少了施工現場的建築垃圾；
- 幹法現場裝配，實現節水、節電、節材的環保施工；
- 由於疊合板做樓板底膜，外掛板做剪力牆的一側範本，節省了大量範本。
- A waste of construction materials is minimized during the construction process, significantly reducing construction waste at the site;
- Dry construction and on-site assembly are environmental construction techniques to save water, electricity, and materials;
- Use of composite panels as the oor membrane and external attachment panels as templates for one side of the shear wall saves a considerable amount of template material.

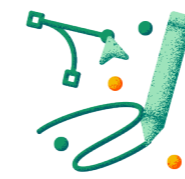
綠色裝修

Green Decoration

朗詩綠色管理將實現「人與自然的和諧共生」作為公司使命之一。為達成這一目標，我們以改革傳統裝修的選材、體驗和流程為方向，從源頭預防潛在污染，在整個裝修過程中極力減少對環境的影響。憑藉朗詩科技的專業技術能力，我們構建了包括設計、選材、施工和驗收在內的裝修過程污染管控體系。通過空氣標準的嚴格驗收，我們確保整個裝修過程達到高標準的綠色、健康和環保標準。

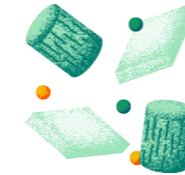
Landsea Green Management considers achieving 'harmonious coexistence between humans and nature' as one of its mission objectives. To fulfil this goal, we focus on reforming traditional decoration practices in terms of material selection, user experience, and processes. We aim to prevent potential pollution at the source and minimize environmental impact throughout the entire decoration process. Leveraging the professional technical capabilities of Landsea Green Technology, we have established a pollution control system for the decoration process, covering design, material selection, construction, and acceptance. Through rigorous air quality inspections, we ensure that the entire decoration process meets high standards of green, health, and environmental protection.

設計階段 Design



明確空氣質量目標、材料用量、建築物理條件等測算材料的環保標準，甄選合適材料。
Clearly define environmental standards for measuring materials such as air quality goal, usage volume, and physical conditions of buildings to select suitable materials.

選材採購 Material Selection & Procurement



招標過程中嚴選環保設計要求。
Rigorous selection of environmental design requirements during the bidding process.

為預防交叉污染，要求工廠按照生產標準，開關獨立生產線。
Request factories to develop independent pipelines in accordance with production standards to prevent cross contamination.

依據必要的證明文件和評審材料判斷選材是否達到該環保要求。
Determine if the materials meet environmental protection requirements by checking relevant certificates and assessment materials.

施工管控 Construction Control



要求施工單位必須使用朗詩指定的裝修材料，並嚴格監管，嚴厲杜絕以次充好等問題。
Strictly request the construction unit to mandatorily use the decoration materials designated by Landsea, to ensure the quality of the construction.

對關鍵節點實施管控，每道工序完成後進行檢測，形成及時發現問題，溯源排查，解決問題的閉環管控。

Monitor and control key segments, inspect each processing step after it is completed, identify, and resolve problems in a timely manner.

完工驗收 Completion & Acceptance



按照空氣標準要求，聘請有資質的檢測機構，對項目進行空氣驗收檢測，並發佈數據。
Hire qualified testing institutions to test air quality of the projects in accordance with air standards and disclose testing data.

綠色宜居的健康環境。
Healthy and liveable green environment.

建設綠色社區 Building Green Communities

朗詩始終秉持著「為人造房」的崇高使命，不僅僅是在建築的過程中，更是在每一個細節和環節中深刻實踐。我們將這一理念深深地融入到社區的打造中，利用綠化率的提升、自然資源的合理利用，並將社區內部各項產品打造為環保、節能設計，旨在全方位提升居民社區生活品質，為客戶打造一個真正的綠色社區。

Landsea Homes has always upheld the noble mission of 'Building Home for People', which extends beyond the construction process and permeates every detail and aspect. We deeply integrate this philosophy into the creation of communities by focusing on increasing green spaces, utilizing natural resources efficiently, and designing community amenities with environmental sustainability and energy efficiency in mind. Our goal is to enhance the overall quality of life for residents and create a truly green community for our customers.

我們將綠色理念貫穿於社區的設計、建造、運營的全生命周期，真誠為居民打造一個舒適宜居且環保可持續的家園，建構起綠色社區的美好未來。

We integrate green principles throughout the entire lifecycle of community design, construction, and operation, sincerely creating a comfortable, liveable, environmentally friendly, and sustainable home for residents. Our aim is to build a beautiful future for green communities.

綠色管理 Green Management

行動 / Action

在業主的全生活場景與建築的全生命週期內採取可持續服務方式

Serve residents in a sustainable manner in all life circumstances and throughout the building lifecycle

實現服務目標到位、過程優化、回饋循環，最大限度滿足業主需求

Achieve the service goals, optimize the service process, obtain service feedback, and meet residents' needs as much as possible

成效 / Result

能耗管理 Energy Consumption Management

行動 / Action

積極管理社區內能源消耗的各個環節

Manage energy consumption in communities with an active energy management and control method

將社區運營的碳排放降到最低

Minimal carbon emissions and protecting the environment

成效 / Result

防災韌性 Disaster Prevention and Resilience

行動 / Action

主動管理自然災害，火災等突發災害、與氣候有關的風險以及突發安全性事件等

Actively respond to the natural disasters, unexpected disasters such as fires, climate-related risks, and unexpected accidents, minimize their impacts on residents

減少安全隱患、在風險發生時的情況下能夠迅速恢復

Ensure rapid recovery from these disasters, risks, and accidents

成效 / Result

水資源管理 Water Resource Management

行動 / Action

在社區相關場地的全運營過程中可持續地使用水

Use water in a sustainable way in community operations

在建築物的使用壽命內盡量節約水資源

Reduce the total amount of water used during the buildings' service life

成效 / Result

污染控制 Pollution Control

行動 / Action

對與社區運營有關的污染（光、聲、排水等）進行預防和控制

Prevent and control pollution (such as light, noise, and wastewater)

為客戶打造健康的生活環境

Create a healthy living environment

成效 / Result

資源循環利用 Resource Recycling

行動 / Action

鼓勵負責任和循環地使用實物資源，包括可持續性採購、垃圾分類與廢舊資源循環利用等

Encourage recycling and the utilization of resources in a responsible manner, for example through sustainable procurement, refuse classification, and waste resource recycling

提高社區運營的可持續性

Enhance the sustainability of community operations

成效 / Result

健康福祉 Health and Welfare

行動 / Action

在建築內部和外部為業主和用戶提供健康、安全、舒適和無障礙的生活環境

Provide healthy, safe, comfortable, and accessible living environments in and outside the buildings for residents

成效 / Result

生態環境 Ecological Environment

行動 / Action

了解社區現有環境狀況，設置對社區景觀的長期管理計劃和手段，使社區和它所處的環境產生更廣泛、更友好的融合

Learn about the current environmental situation of communities and work out a long-term community landscape management plan to help communities integrate with their surrounding environment in a more extensive and friendly way

提升生物多樣性以及居住幸福感

Improve biodiversity and living happiness

成效 / Result

環境管理體系建設 Environmental Management System Construction

朗詩綠色管理在運營過程中始終以高標準、嚴要求建設環境管理體系，通過合理化分配和充分利用各類資源與能源，努力實現最大化效用與最低程度排放的雙贏目標。我們引入先進的技術與綠色建築理念，不斷提升環保標準，通過數字化信息化手段嚴格監測每一個運營階段，旨在將污染與排放降到最低，實現綠色建築的可持續發展。

Landsea Green Management consistently builds an environmental management system to high standards and strict requirements throughout the operation process. Through rational allocation and full utilization of various resources and energy, we strive to achieve a win-win goal of maximizing utility and minimizing emissions. We introduce advanced technology and green building concepts to continuously improve environmental standards. Through digitization and information technology, we rigorously monitor each stage of operation, aiming to minimize pollution and emissions, and achieve sustainable development in green construction.

資源利用管理 Resource Utilization Management

朗詩綠色管理深刻理解自然資源的有限性。在運營與發展中，我們尤為重視對於資源的保護與合理化利用，於公司內部建立《設計資源庫管理辦法》等制度條例，旨在於發展中尋求創新解決方案，實現業務輕量化並減少資源浪費，更好的滿足市場需求等同時為客戶提供高效資源利用的解決方案。

Landsea Green Management deeply understands the limited nature of natural resources. In our operations and development, we attach great importance to the protection and rational utilization of resources. We have established internal regulations such as the *Management Measures for the Design Resource Pool* to seek innovative solutions in development, achieve business light weighting, reduce resource waste, and better meet market demands. Simultaneously, we aim to provide customers with efficient resource utilization solutions.

能源使用管理 Energy Utilization Management

朗詩綠色管理遵守《中華人民共和國節約能源法》《「十四五」節能減排綜合工作方案》《節約用電管理辦法》等相關法規，積極管理項目全生命週期各個環節的能源消耗，將各個運營階段的碳排放降到最低。同時，我們鼓勵員工、租戶、供應商和其他合作夥伴建立節能降耗的習慣，以切實減少能源消耗及碳排放。

We consciously abide by the *Law of the People's Republic of China on Energy Conservation*, the *Comprehensive Work Plan for Energy Conservation and Emission Reduction during the '14th Five-Year Plan Period*, the *Administrative Measures for Electricity Conservation* and other rules and regulations. Specifically, we actively manage the energy consumption of all aspects throughout the project life cycle, and minimize the carbon emissions of each operation. Meanwhile, our employees, tenants, suppliers, and other partners are encouraged to develop habits of energy conservation and consumption reduction, to effectively reduce energy consumption and carbon emissions.

能效目標 Energy Efficiency Target

目標 / Target

推動更多「零碳建築」的發展是我們的目標之一。我們將針對減少能源消耗、提高可再生能源使用佔比等方面採取措施。

Promoting the development of more 'zero-carbon buildings' is one of our goals. We will take measures to reduce energy consumption and increase the proportion of renewable energy use.

舉措 / Measures

提高新建項目以及運營中業務的可再生能源使用比例；提高建築能效；安裝屋頂光伏，實現清潔電力自發自用；結合其他節能措施、節能系統與樓棟設計的優化，使可再生能源產能大於建築能耗水平。

Increasing the proportion of renewable energy used in new projects and business in operation; Improving energy efficiency of buildings; Installing rooftop photovoltaic to realize self-use of clean electricity; Ensuring that the capacity of renewable energy exceeds the energy consumption of buildings in combination with other energy-saving measures, optimization of the energy-saving system, and building design.

水資源管理 Water Resource Management

我們重視水資源保護，嚴格遵守《中華人民共和國水污染防治法》《城市節約用水管理規定》等相關法規。公司的主要用水來源於市政供水，確保用水可持續與安全。為節約水源與防治污染，我們在施工現場與危廢暫存地均進行嚴格的水資源保護工作，堅決杜絕生產運營過程中水資源污染的發生。

We attach great importance to water resource protection. We strictly abide by the *Law of the People's Republic of China on Prevention and Control of Water Pollution, Urban Water Conservation Regulations*, and other relevant regulations. The company's primary source of water is from municipal water supply, ensuring sustainable and safe water usage. To conserve water resources and prevent pollution, we implement strict water resource protection measures at construction sites and hazardous waste temporary storage locations, firmly preventing the occurrence of water resource pollution during production and operation processes.

水效目標 Water Efficiency Target

目標 / Target

降低水資源消耗。
Reducing water resource consumption.

舉措 / Measures

在項目和場地的全運營過程中，我們致力於可持續地使用水資源，並在建築物的使用壽命內盡量節約水資源；為避免水資源浪費，我們會在建築室內裝配尽可能多的節水型水龍頭、馬桶；提高施工及建築用水效率。

Using water in a sustainable way in community operations and reducing the total amount of water used during the buildings' service life; Installing water-saving faucets and toilets inside buildings as much as possible to avoid water wastage; Improving water use efficiency during construction and in buildings.

2023 年進展 / Progress in 2023

耗水總量環比上一年度減少 53.36%。
Water consumption decreased by 53.36% compared to the previous year.

對施工現場的化糞池、隔油池與隔油池採取污水防治措施。

Sewage management of septic tank, grease trap and sedimentation tank of the construction site.

危廢暫存點安置密封嚴密的隔水層，並進行嚴密的防滲、防漏處理。

Install tightly sealed waterproof layer, and undergo strict anti-seepage and anti-leakage treatment at hazardous waste temporary storage site.

土地資源保護 Protection of Land Resources

我們嚴格遵守國家制定的土壤保護相關法規，堅持對土地的負責任使用，切實將土壤保護理念深植於運營過程中，防止突然污染與過度開發，以確保生態平衡和可持續發展。

We strictly adhere to national regulations regarding soil conservation, insisting on responsible land use practices. The concept of soil conservation is deeply integrated into our operational processes to prevent sudden pollution and excessive development, ensuring ecological balance and sustainable development.

節約施工用地 Optimal Land Utilization

對於僅需臨時施工用地的項目，我們遵循用地面積最小化的原則，並提倡緊湊、合理地規劃平面佈局，以提高用地的利用效率。

For projects requiring only temporary construction land, minimizing the area used and planning the layout compactly and reasonably, to improve land use efficiency.

在鋪設施工現場道路時，我們將臨時道路與永久道路靈活結合，或者採取環形通路的鋪設方式，以此盡量減少道路的佔地面積。

When building roads on the construction site, integrating temporary roads with permanent ones, or designing ring-shaped passages to reduce the area occupancy as much as possible.

保護施工土壤 Soil Protection

在施工造成的裸土區及時種植速生草種，以保護生態環境。

Planting fast-growing grass seeds in the areas of bare soil caused by construction to protect the ecological environment.

設置地表排水系統、穩定斜坡、以及植被覆蓋等解決施工過程中容易發生地表徑流土壤流失的問題。

Taking measures such as setting surface drainage system, stabilizing slopes, and vegetation coverage to reduce soil erosion due to construction-caused surface runoff.

污染控制與廢棄物管理 Pollution Control and Waste Management

朗詩嚴格遵守《中華人民共和國環境保護法》和《中華人民共和國大氣污染防治法》等相關法律法規，以確保我們的生產運營過程中周圍的空氣質量得到有效保障。同時，我們嚴格遵循《防止陸源污染物對海洋環境造成損害管理條例》《固體廢物污染環境防治法》《國家危險廢棄物名錄》以及《城市生活垃圾管理辦法》等法規，管理廢棄物的處理流程。

Landsea strictly observes the *Environmental Protection Law of the People's Republic of China*, *Law of the People's Republic of China on the Prevention and Control of Atmospheric Pollution* to safeguard air quality surrounding our production and operations. At the same time, we manage waste disposal in accordance with the *Regulations of the People's Republic of China on the Prevention of Pollution Damage to the Marine Environment by Land-sourced Pollutants*, the *Law of the People's Republic of China on Prevention and Control of Environmental Pollution by Solid Waste*, the *National Catalogue of Hazardous Wastes* and the *Administrative Measures for Urban Household Garbage* and other national regulations.

污染控制 Pollution Control

我們在建設和運營過程中注重現場揚塵和噪聲等污染問題，從合規管理污染源入手，進一步積極實施控制與減緩措施，以最大程度減少對周邊環境的不良影響，確保項目的可持續發展。

We focus on pollution issues such as dust and noise during construction and operation. Starting from compliant management of pollution sources, we actively implement control and mitigation measures to minimize adverse impacts on the surrounding environment and ensure the project's sustainable development.

揚塵控制 Dust Control

在土方作業、結構施工、安裝裝修、以及拆除臨時建築物階段，我們採取包括清理積塵、灑水、使用高壓噴霧和設置圍擋在內的多項防揚塵措施。

Taking dust control measures such as cleaning, watering, high-pressure spraying and setting barriers during earthworks, structural construction, decoration and installation, and temporary buildings removal.

在建工地對車輛採取嚴密的封閉措施。

Implementing strict closure measures on vehicles entering the construction site.

在施工現場的合適位置設置了沖洗設施。

Setting up washing facilities properly on the construction site.

噪聲控制 Noise Control

監測施工噪音。

Monitor construction noise.

採取低振動、低噪音的施工機具。

Use low-vibration and low-noise construction equipment.

設置臨時隔音和隔振動的屏障措施等。

Set up temporary soundproofing and vibration isolation barriers.

廢棄物管理 Waste Management

我們對於廢棄物進行全面的嚴格、可持續的管理，倡導循環經濟理念，實施垃圾分類制度，盡可能將無害廢棄物轉發為可再利用的資源；我們將有毒有害廢棄物與普通建築垃圾進行嚴格區分並於安全位置暫存，交由有相關資質的第三方進行合規處理，以避免對土壤和地下水造成污染。本年度，我們努力將無害廢棄物的回收率和再利用率提升至 13% 以上。

We implement comprehensive and rigorous management of waste, advocating the concept of circular economy. We enforce a garbage classification system, aiming to convert harmless waste into reusable resources wherever possible. Toxic and hazardous waste is strictly separated from regular construction debris and stored in secure locations. These materials are then handed over to third-party entities with relevant qualifications for compliant disposal, thereby preventing soil and groundwater pollution. This year, our efforts have led to an increase in the recycling and reuse rate of harmless waste to over 13%.

廢棄物目標 Waste Disposal Target

Waste Disposal Target

目標 / Target

減少項目施工和辦公運營期間產生的廢棄物量。

Reducing waste generation from project construction and office operations.

舉措 / Measures

我們在施工人員的生活區域設置封閉式垃圾容器，對建築垃圾進行分類，將其集中送到施工現場垃圾站統一運出，以盡量避免垃圾的過久積存；HPH 高性能住宅項目致力於降低廢料產生量。我們以行業標準用量為基準，通過降低六個方面材料的損耗，以實現廢料減量目標。

Increasing the proportion of renewable energy used in new projects and business in operation; Improving energy efficiency of buildings; Installing rooftop photovoltaic to realize self-use of clean electricity; Ensuring that the capacity of renewable energy exceeds the energy consumption of buildings in combination with other energy-saving measures, optimization of the energy-saving system, and building design.

2023 年進展 / Progress in 2023

HPH 高性能住宅項目成功實現了總體廢料下降達 10% ~ 25% 的目標；辦公產生有害廢棄物總量下降達 44%。

10%~25% reduction in the overall waste of High-Performance Homes projects; 44% decrease in total office hazardous waste discharged.



綠色辦公 Green Office

朗詩綠色管理不僅關注於項目的環保與可持續發展，更將綠色理念融入辦公場所的各個細節。通過於公司內部建立《辦公樓環境管理指引》、發行《綠色辦公、綠色出行倡議書》，實際踐行企業社會責任，努力打造舒適宜人、同時兼顧員工健康和環境的綠色辦公空間。

Landsea Green Management not only focuses on the environmental protection and sustainable development of projects but also integrates green concepts into various aspects of office spaces. Through the establishment of the *Guidance on Environment Management of Office Building*, within the company and the issuance of the *Written Proposal on Green Office and Green Travel*, we actively practice corporate social responsibility, striving to create a comfortable and pleasant green office space that considers both employee health and the environment.

電子化 / 無紙化辦公 Electronic and Paperless Office

線上審批，節約紙張
Online approval to save paper

線上會議，減少線下辦公帶來的碳排放
Online meetings to reduce carbon emissions from offices

提倡步行，倡導乘坐公共交通工具以代替開私家車，並鼓勵使用新能源車代替燃油車
Encourage walking, taking public transport instead of private cars, and using new energy vehicles instead of fuel vehicles

鼓勵員工爬樓梯代替坐電梯，採取電梯停靠雙數樓層、單數樓層建議步行、在樓梯間張貼標語等舉措
Encourage employees to use the stairs instead of taking the elevator, take the elevator to stop on even-numbered floors while walking on odd-numbered floors, and post signs in stairwells

Green Travel 綠色出行

節約用水 Water Saving

對用水設備開展日常維護和管理，珍惜每一滴水
Closely check and maintain water devices to save every drop of water

2023 年，未在獲取水資源方面遇到困難
In 2023, there was no difficulty in sourcing water

空調冬季不低於 20 攝氏度，夏季不低於 26 攝氏度，節約電力消耗
Set the office air conditioning temperature no higher than 20°C in winter, while no lower than 26°C in summer to save electricity consumption

長期離開辦公區域需要關閉照明設備
Employees are asked to always turn off lights when leaving offices for a long period of time

Electricity Saving 節約用電

氣候變化適應與應對 Adaptation and Mitigation to Climate Change

2023 年，朗詩綠色管理進一步深化溫室氣體減排與管理工作，基於雙碳政策的指導，積極針對氣候變化提升自身適應和應對的能力。作為房地產開發企業，我們著眼於整個價值鏈，著手於綠色建築、節能和降碳改造，通過推動綠色技術和可持續實踐，努力實現減緩氣候變化的目標。

In 2023, Landsea Green Management further deepened its efforts in greenhouse gas emission reduction and management. Guided by the dual carbon policy, we actively enhanced our capacity to adapt to and address climate change. As a real estate development company, we focus on the entire value chain, initiating efforts in green building, energy conservation, and carbon reduction transformation. By promoting green technologies and sustainable practices, we strive to achieve the goal of mitigating climate change.

氣候行動管治與戰略 Climate Action Governance and Strategy

我們每年度根據全年氣候應對工作情況，參考 TCFD⁶ 於 ESG 報告中披露朗詩的戰略與實踐，形成一套完備的氣候變化相關信息的披露體系，提升氣候變化相關內容的透明度與可追溯性。通過定期識別相關「風險」與「機遇」，我們即時更新「指標」與「目標」，確保我們的氣候行動與最新科學和全球氣候目標保持一致，為實現可持續發展目標做出實質貢獻。

Each year, we establish a comprehensive disclosure system for climate change-related information based on the annual climate action work and the disclosure of Landsea's strategies and practices in ESG reports referenced by TCFD⁶. This system enhances the transparency and traceability of climate change-related content. By regularly identifying relevant 'Risks' and 'Opportunities', we promptly update 'Indicators' and 'Targets' to ensure alignment with the latest science and global climate goals, making substantive contributions to achieving sustainable development objectives.

⁶ 全稱為 Task Force on Climate-Related Financial Disclosures，即由金融穩定委員會（FSB）成立的「氣候相關財務信息披露工作組」。Task Force on Climate-Related Financial Disclosures, created by the Financial Stability Board (FSB).

風險與機遇更新 Risk and Opportunity Updates

本年度，我們參考國際標準、行業發展情況以及近年來的氣候變化情況，細化風險項類型，對未來運營過程中的風險與機遇做出了更新分析，確保未來運營不受到極大自然災害的嚴重影響，同時把握住未來發展經營中的相關機遇。

This year, we conducted a detailed analysis of risk types based on international standards, industry development trends, and recent climate change situations. We updated our analysis of future operational risks and opportunities to ensure that our operations are not significantly impacted by major natural disasters in the future. At the same time, we aim to seize relevant opportunities for future development and operations.

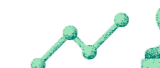


物理風險影響及應對措施 Physical Risk Impact and Mitigation Measures

風險類型 Risk type	具體影響 Specific Impacts	應對措施 Mitigation Measures
	<ul style="list-style-type: none"> • 工程施工和進度影響：暴雨可能導致施工現場積水、泥石流等問題，影響工程的進度； • 生態環境保護：暴雨可能導致土壤沖刷、水質污染等，對施工當地的生態環境帶來潛在的威脅，增加工程環保工作量； • 建築結構安全：暴雨可能對建築結構造成影響，特別是在地勢較低或容易積水的地區； • 社區安全和居民福祉：暴雨可能導致社區內的淹水、交通中斷等問題，影響居民的安全和生活。 	<ul style="list-style-type: none"> • 建設工程管理與預警系統，強化工程管理，實施先進的預警系統，及時掌握降雨情況，預測可能的災害風險。在暴雨來臨前，及時進行施工場地的排水處理，減少積水風險； • 制定生態保護與恢復應急預案，加強對於工程周邊生態環境的監測和保護，實施合適的植被覆蓋和防護措施，減緩水土流失，降低暴雨對生態系統的衝擊； • 研發與採用建築結構防洪設計，在建築設計階段加入防洪設計元素，提高建築結構的防洪能力。進一步加固基礎設施，確保其能夠承受極端天氣條件； • 建立應急預案，提供居民避難和救援的相應措施。
	<ul style="list-style-type: none"> • Construction and Progress Impact: Heavy rain may cause waterlogging and debris flow at the construction site, affecting the progress of the project; • Ecological Environment Protection: Heavy rain may lead to soil erosion, water pollution, etc., posing potential threats to the local ecological environment of the construction area, increasing the workload of environmental protection work for the project; • Building Structure Safety: Heavy rain may affect building structures, especially in areas with low terrain or prone to waterlogging; • Community Safety and Resident Well-being: Heavy rain may result in flooding, traffic interruptions, etc., within the community, affecting the safety and livelihood of residents. 	<ul style="list-style-type: none"> • Implement construction project management and early warning systems to strengthen project management. Implement advanced early warning systems to promptly monitor rainfall conditions and predict potential disaster risks. Prior to heavy rainfall, carry out timely drainage treatment at the construction site to reduce the risk of waterlogging; • Develop emergency plans for ecological protection and restoration. Enhance monitoring and protection of the ecological environment around the project. Implement appropriate vegetation coverage and protective measures to mitigate soil erosion and reduce the impact of heavy rainfall on the ecosystem; • Research and adopt flood-resistant design for building structures. Incorporate flood-resistant design elements during the building design phase to enhance the flood resistance capability of the structures. Further reinforce infrastructure to ensure its resilience to extreme weather conditions; • Establish emergency plans to provide residents with corresponding measures for evacuation and rescue

暴雨與強對流天氣 / Rainstorm and Severe Convective Weather

風險類型 Risk type	具體影響 Specific Impacts	應對措施 Mitigation Measures
颱風與颶風 / Typhoon and Hurricane	<ul style="list-style-type: none"> 基礎設施損害：強颱風可能導致基礎設施損害，包括建築物、道路和排水系統； 安全風險：強颱風伴隨著強風和暴雨，可能導致工地安全風險增加； 項目進度延誤：颱風來臨時，為了確保員工和資產的安全，項目可能需要暫停，導致進度延誤。 	<ul style="list-style-type: none"> 制定應急預案，防範安全風險，最大程度上降低人身安全威脅與財務損耗風險； 在項目工期評估過程中考慮其風險，預留工期保障項目進度。
山體滑坡 / Landslide	<ul style="list-style-type: none"> 工程風險：山體滑坡可能影響到項目所在區域的工程進展； 基礎設施安全：滑坡可能對基礎設施造成損害，包括建築物、道路和管道。 	<ul style="list-style-type: none"> 將可能面臨山體滑坡的項目風險管理中納入相關風險的識別與預警機制，防範山體滑坡風險； 做好應急預案與準備，保障施工人員安全與財產安全。
極端高溫 / Extreme High Temperatures	<ul style="list-style-type: none"> 工人安全：高溫影響戶外工作工人安全； 水資源管理：極端高溫可能導致水資源供應短缺； 能源效能：極端高溫可能增加建築物和設施的冷卻需求，對能源效能產生負面影響。 	<ul style="list-style-type: none"> 對於極端高溫天氣提前發放勞保用品； 高溫天氣停止戶外作業； 夏天及時調整工時，避免高溫影響工人安全。
海平面上升 / Sea Level Rise	<ul style="list-style-type: none"> 濱海項目風險：海平面上升可能增加位於濱海區域的項目風險，尤其是在建築物、基礎設施和濱海生態系統方面； 建築結構風險：海平面上升可能對建築物和基礎設施的結構穩定性產生影響，特別是對於位於低海拔地區的項目。 	<ul style="list-style-type: none"> 考慮相關風險，採取適當的設計和建築措施，以應對可能的濱海區域變化。



轉型風險影響及應對措施 Transition Risk Impact and Mitigation Measures

風險類型 Risk type	具體影響 Specific Impacts	應對措施 Mitigation Measures
政策與法規改變 Policy and Regulatory Changes	<ul style="list-style-type: none"> 政府及監管機構對企業碳排放量、減排措施、量化目標及表現的披露要求更嚴格，促使公司在經營過程中的相關成本升高。 	<ul style="list-style-type: none"> 緊跟政府政策與行業趨勢，更加規範相關制度的實施與監控，降低違規風險。
市場偏好 Market Preference	<ul style="list-style-type: none"> 市場偏好向綠色建築方面傾斜，導致行業競爭愈加激烈，無形中增加公司競爭壓力，壓縮利潤空間。 	<ul style="list-style-type: none"> 增加對綠色產品的研發投入以應對消費者需求，對標競爭企業的產品與服務，突出朗詩綠色管理領先特點。

此外，我們對於機遇亦進行了更新識別，以確保我們跟住當前趨勢，把握發展機遇。

In addition, we have also updated our identification of opportunities to ensure that we keep up with current trends and seize development opportunities.

綠色建築市場 / Green Building Market

氣候變化引起對永續和環保建築的需求上升。朗詩綠色管理擁有豐富的綠色建築經驗，可以充分滿足市場對低碳、節能、環保建築的需求，提供更綠色、可持續的房地產解決方案。

The increasing demand for sustainable and environmentally friendly buildings due to climate change has led to a rise in demand for green buildings. With extensive experience in green building, Landsea Green Management can fully meet the market's demand for low-carbon, energy-efficient, and environmentally friendly buildings, providing greener and more sustainable real estate solutions.

綠色金融支持 / Green Finance Support

氣候變化議題的關注使得綠色金融和永續投資成為趨勢。朗詩綠色管理有望獲得更多綠色金融支持，從而更容易籌措資金用於綠色項目的開發和實施。

The focus on climate change issues has made green finance and sustainable investments a trend. Landsea Green Management is expected to receive more support from green finance, making it easier to raise funds for the development and implementation of green projects.

資本市場青睞 / Capital Market Favour

通過更好地理解與應對氣候變化帶來的風險，朗詩能夠更好地管理和減少可能對其業務和項目的負面影響，保護公司的長期價值，疊加自身業務優勢，吸引資本市場青睞。

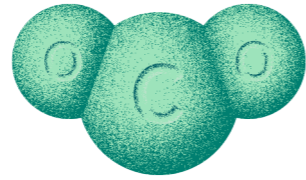
By better understanding and addressing the risks posed by climate change, Landsea can better manage and reduce potential negative impacts on its business and projects, safeguarding the company's long-term value. Leveraging its business advantages, Landsea can attract favourable attention from the capital market.

目標與降碳管理 Targets and Carbon Management

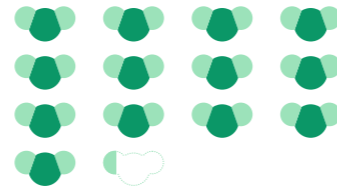
朗詩綠色管理在本年度已經展開了公司內部的部門重點項目碳盤查與計算工作，目的在於確定碳排放的基線，為未來制定更精確的減排策略提供基礎。透過碳數據計算，我們能夠全面了解公司各部門的碳排放量，明確關鍵項目對整體碳足跡的貢獻，有助於量化公司整體的碳足跡，為實施減排措施提供寶貴的數據支持，支持朗詩逐步實現在應對氣候變化和實現永續發展目標方面的承諾。Landsea Green Management has initiated internal departmental projects for carbon accounting and calculation this year, aiming to establish the baseline for carbon emissions. This effort provides a foundation for future development of more precise emission reduction strategies. Through carbon data calculation, we gain a comprehensive understanding of carbon emissions across company departments, identifying key contributors to the overall carbon footprint. This facilitates quantification of the company's overall carbon footprint, offering valuable data support for implementing emission reduction measures. These efforts support Landsea's commitment to gradually addressing climate change and achieving sustainability goals.

本年度，我們繼續貫徹「直接減碳優先於消除，消除優先於抵銷」的原則，依據碳中和行動規劃路徑，優先通過主動減排措施和轉向可再生能源等方式，極大地減少運營維度的碳排放。對於直接可控制的碳排放源，我們以減排為首要選擇，積極進行技術升級、節能措施實施和轉型使用可再生能源等實踐；在無法進行有效減排的情況下，公司計劃謹慎採用碳抵銷手段，以實現碳中和的目標，保證公司的碳足跡達到最小化。

This year, we continue to adhere to the principle of 'direct carbon reduction is more preferential than elimination, elimination is more preferential than offset'. Following our carbon neutrality action plan, we prioritize reducing operational carbon emissions to the maximum extent possible through proactive emission reduction measures and transitioning to renewable energy sources. For direct controllable sources of carbon emissions, we prioritize reduction through technological upgrades, energy-saving measures, and transitioning to renewable energy. In cases where effective emission reduction is not feasible, we plan to cautiously utilize carbon offsetting methods to achieve carbon neutrality, ensuring that our carbon footprint is minimized.



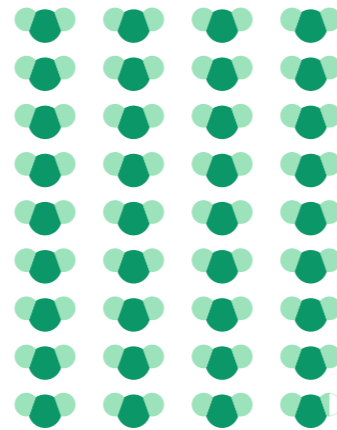
直接排放 Direct Emissions



132.12

噸二氧化碳當量
Ton of carbon dioxide equivalent

間接排放 Indirect Emissions



357.92

噸二氧化碳當量
Ton of carbon dioxide equivalent

朗詩綠色管理 2023 年度碳排放量
2023 annual carbon emissions
of Landsea Green Management

升級改造辦公空間，降低建築能耗，提高能效。

Green energy saving transformation of office space to reduce building energy consumption and improve energy efficiency.

鼓勵綠色辦公，倡導綠色出行，面向全體員工發出《綠色辦公、綠色出行倡議書》。

Promote green office and travel, issue the *Green Office and Green Travel Proposal* to all employees.

增加可再生能源使用比例，最大化配備光復設備，逐步淘汰傳統汽車，多元化告別化石能源。

Gradually increase the use of renewable energy, maximize the installation of photovoltaic equipment, phase out traditional automobiles and diversify away from fossil fuels.

合理運用碳抵消與碳消除，探索新的降碳可能性。

Reasonably use of carbon elimination and carbon offset and explore new opportunities for carbon reduction.

發揮自身優勢，基於建築全生命週期減排計劃，帶動上下游價值鏈採用綠色建築參與減排行動。

Leverage our strengths, based on the lifecycle carbon reduction plan for buildings, to drive upstream and downstream value chains to adopt green building practices and participate in carbon reduction efforts.

朗詩綠色管理積極推動行業生態碳減排，奉行「為人造房」的使命，努力在實現建築常規價值的基礎上打造綠色差異化產品價值。在產品開發方面，公司秉持綠色全流程開發理念，遵循「先建築後設備」的原則，以實現建築項目全生命週期的碳減排。

Landsea Green Management actively promotes industry-wide carbon reduction efforts, adhering to the mission of 'Building Home for People', and strives to create green differentiated product value while achieving conventional building values. In product development, the company upholds the concept of green full-process development, following the principle of 'comfort oriented architectural design complemented by optimal facilities' to achieve carbon reduction throughout the lifecycle of building projects.

未來，朗詩將通過與行業夥伴更廣泛的合作，充分利用二十二年的綠色地產開發經驗，推動建築和房地產行業生態的綠色低碳轉型。朗詩將爭取鼓勵更多房地產與建築企業加入「中國房地產行業綠色供應鏈行動」，堅持「不綠色，不採購」的原則，推動整個行業走向更加環保和可持續的發展方向。這一使命承諾顯示了朗詩對於塑造行業綠色形象和推動可持續發展的承諾。

In the future, Landsea will work more extensively with industry partners, fully utilize its 22 years of experience in green real estate development, and promote the green and low-carbon transformation of the construction and real estate industries' ecosystems. Landsea will strive to encourage more real estate and construction companies to join the 'Green Supply Chain Action in China's Real Estate Industry', adhere to the principle of 'only purchasing green materials' and promote the entire industry towards a more environmentally friendly and sustainable development direction. This mission commitment demonstrates Landsea's dedication to shaping the industry's green image and promoting sustainable development.

社會篇 / Social

共融共榮， 奏響社會溫暖交響曲

Inclusivity and Prosperity,
Playing the Symphony of Social Warmth

為營造「共融共榮」的社會氛圍，朗詩綠色管理致力於為客戶提供全方位高品質服務，為員工打造具有歸屬感的陽光職場，攜手上下游夥伴打造可持續供應鏈，為社會的公益行動與社區發展貢獻朗詩力量。未來，我們將更加關注於人文與社區關懷，肩負起企業社會責任，同社會各界一起奏响社会温暖的交响曲。

To cultivate a harmonious and prosperous social atmosphere, Landsea Green Management is committed to providing comprehensive high-quality services to customers, creating a sunny workplace environment with a sense of belonging for employees, collaborating with upstream and downstream partners to build a sustainable supply chain, and contributing Landsea's strength to social welfare actions and community development. In the future, we will pay more attention to humanistic care and community involvement, shoulder corporate social responsibility, and work with all sectors of society to play a symphony of social warmth.



KEY ISSUES

員工權益與福祉
Employee Rights and Welfare

職業健康與安全
Occupational Health and Safety

員工培訓與發展
Employee Training and Development

多元化及平等僱傭
Diversified and Equal Employment

社區和公益
Community and Public Welfare

可持續與具有道德的供應鏈建設
Sustainable and Ethical Supply Chain Construction

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GOOD HEALTH AND WELL-BEING

4 優質教育
QUALITY EDUCATION

5 性別平等
GENDER EQUALITY

8 體面工作和經濟增長
DECENT WORK AND ECONOMIC GROWTH

10 減少不平等
REDUCED INEQUALITIES

17 促進目標實現的伙伴關係
PARTNERSHIPS FOR THE GOALS

高品質客戶服務

Providing High-Quality Customer Service

朗詩綠色管理將客戶服務與信息安全視作獲得客戶信任和業務持續發展不可分割的雙支柱。我們始終將客戶置於核心位置，誠心聆聽，並致力於提供卓越的客戶服務，以高質量的服務和產品交付滿足客戶需求。同時，我們亦深知在數字化時代中信息安全的重要性，我們堅持採取最嚴格的安全措施以保障客戶的數據隱私和機密性，通過不斷提升客戶服務水平和確保信息安全，為客戶提供一個穩固可靠的平臺。

Landsea Green Management regards customer service and information security as inseparable twin pillars to gain customer trust and ensure sustainable business development. We always prioritize customers, sincerely listen to their needs, and strive to provide excellent customer service by delivering high-quality services and products. At the same time, we recognize the importance of information security in the digital age. We adhere to the strictest security measures to protect customer data privacy and confidentiality. By continuously improving customer service levels and ensuring information security, we provide customers with a solid and reliable platform.

完善的客戶服務

Improved Customer Service

朗詩綠色管理以客戶需求為核心，持續推進客戶服務體系的標準化建設，以保障客戶在整個生命週期內的風險管理和滿意度服務。為了更有效地達到這一目標，我們在 2023 年採取了積極的調整與創新。我們專注於調整調研方式，引入了節點式調研，旨在及時發現並解決潛在問題，確保我們的服務不斷優化。同時，我們將項目開盤獎、交付獎與客戶滿意度緊密聯繫，以此督導項目人員在關鍵客戶觸點工作中取得更好的成效。

Landsea Green Management prioritizes customer needs and continuously advances the standardization of the customer service system to ensure risk management and satisfaction throughout the entire lifecycle. To achieve this goal more effectively, we made proactive adjustments and innovations in 2023. We focused on adjusting our research methods, introducing node-based surveys to promptly identify and address potential issues, ensuring continuous optimization of our services. Additionally, we closely linked project opening awards, delivery awards, and customer satisfaction to supervise project personnel to achieve better results at key customer touchpoints.

朗詩綠色管理擁有一套完善的客戶投訴機制，重視並傾聽客戶的意見和建議。在收到投訴後，我們採取嚴格的應對態度，立即啟動相關的糾正和改進措施，以確保問題得到及時處理並預防未來發生。在投訴處理完成後，我們進行定期的回訪，確保客戶的需求得到充分滿足，依據客戶反饋不斷改進和提升我們的服務水平。

Landsea Green Management has a comprehensive customer complaint mechanism, valuing and listening to customer opinions and suggestions. Upon receiving a complaint, we adopt a rigorous response attitude, immediately initiating relevant corrective and improvement measures to ensure that issues are promptly addressed and prevented from occurring in the future. After completing the complaint handling process, we conduct regular follow-ups to ensure that customer needs are fully met, continuously improving and enhancing our service levels based on customer feedback.

及時接聽客戶投訴，專注傾聽客戶訴求，以理性和尊重的態度安撫客戶情緒，準確詳細紀錄投訴信息（業主信息、細節描述、佐證資料等）。

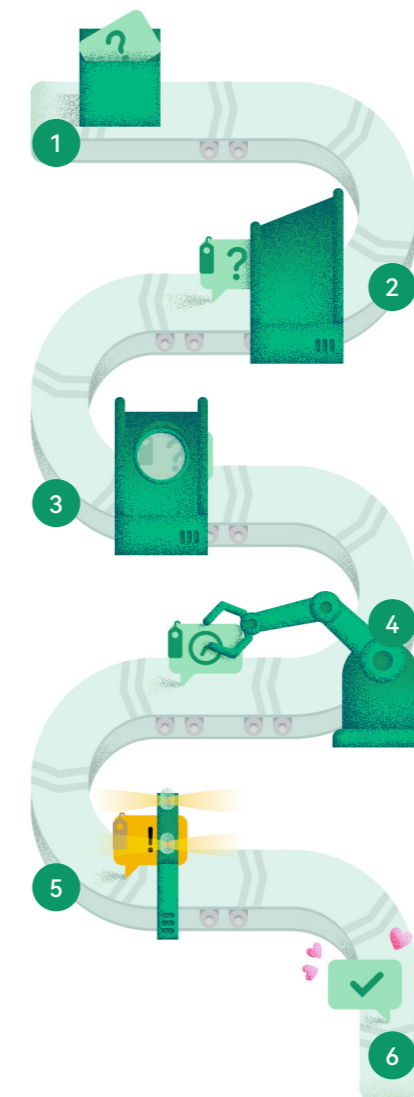
Promptly answer customer complaints, focus on listening to customer demands, pacify customer emotions with a rational and respectful attitude, and accurately record complaint information (owner information, detailed description, supporting documents, etc.).

一旦相關責任人接受到投訴信息，要求在 1 個工作日內對投訴信息進行核實，並積極與客戶溝通處理。

Once the relevant responsible person receives the complaint, they are required to verify the complaint information within 1 working day and actively communicate with the customer for resolution.

對於超過 7 天仍未關閉的投訴，要求投訴任務責任人進行書面反饋處理進展，同時要求投訴任務責任人通知客服負責人和項目總。視投訴的性質和重要性，亦會上報公司總經理室。

For complaints that remain unresolved for more than 7 days, the complaint task leader is required to provide written feedback on the progress of the resolution. Additionally, they are requested to inform the customer service supervisor and the project manager. Depending on the nature and significance of the complaint, it may also be reported to the company's general manager's office.



對投訴進行細緻分類，確保在 1 小時內指派專門受理負責人，同時抄送相關項目客服團隊。

Classify complaints in detail to ensure that a dedicated responsible person is assigned within 1 hour, while also copying the relevant project customer service team.

客服專員在接收投訴後的每隔 24 小時內進行跟進，確保投訴能夠在合理的時間內得到有效解決。

Customer service representatives follow up on complaints within 24 hours of receiving them to ensure that complaints are effectively resolved within a reasonable timeframe.

投訴處理完成後，負責任務的受理人將處理結果和相關信息反饋給原始的客服專員，并要求客服專員在處理完成後的 24 小時內回訪客戶。

After the complaint has been resolved, the responsible person handling the task will provide feedback on the outcome and relevant information to the original customer service representative. They will also request the customer service representative to follow up with the customer within 24 hours after the resolution has been completed.

朗詩綠色管理客服處理流程
Landsea Green Management
customer service handling process

本年度，我們對客戶滿意度保持高度關注，通過線上與線下相結合的方式，繼續提高客戶服務質量，提升客戶滿意度。

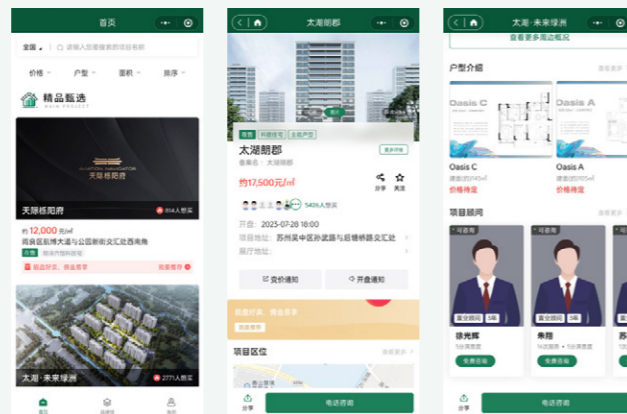
This year, we have maintained a high level of focus on customer satisfaction, continually improving the quality of customer service and enhancing customer satisfaction through a combination of online and offline channels.

EXHIBIT

「朗詩健康家」小程序再升級 Further Upgrade of the 'Landsea Health Home' Mini-program

本年度，我們根據用戶使用習慣對「朗詩健康家」小程序進行了整體布局的更新，從過去品牌傳遞加項目信息展示模式，轉型為更加客戶導向的檢索模式，使用戶在線上能便捷地搜索到目標項目，並及時和項目人員互動，查詢交流、預約線下到訪等。

This year, we have upgraded the 'Landsea Health Home' mini-program based on user habits. We have transitioned from the previous mode of brand communication and project information display to a more customer-oriented search mode. Users can now easily search for target projects online and interact with project personnel in real-time, inquire, schedule offline visits, and more.



「朗詩健康家」一級與二級頁面
Primary and secondary pages of 'Landsea Health Home'



「朗詩健康家」品牌館頁面
Brand pavilion pages of 'Landsea Health Home'

負責任的綠色營銷 Responsible Green Marketing

朗詩綠色管理秉持「透明、綠色」營銷理念，將營銷發展方向轉為負責任的數字化營銷。我們將銷售流程納入嚴格的規範標準，藉以提升產品及服務的品質，通過建立透明公開的線上銷售渠道，與優質的第三方平台合作，進一步深化我們在數字化營銷領域的探索，使得我們的產品與服務更具可見性，並能夠更精準地滿足客戶的需求。

Landsea Green Management adheres to the principles of 'transparency and green' in marketing, shifting its marketing direction towards responsible digital marketing. We incorporate strict standards into the sales process to enhance the quality of products and services. By establishing transparent and open online sales channels and collaborating with high-quality third-party platforms, we further deepen our exploration in digital marketing. This allows our products and services to be more visible and enables us to meet the needs of customers more accurately.

負責任和透明的營銷 Responsible and Transparent Marketing

負責任和透明的營銷模式貫穿了朗詩綠色項目的發展過程。從第一個綠色項目開始，朗詩就開啟了先住後買試住體驗活動，幫助客戶提前了解朗詩產品，該活動已然形成傳統，並延續至今。

The responsible and transparent marketing model runs through the development process of Landsea's green projects. Landsea has initiated the living experience activity to help customers to familiarize the Landsea's products in advance since the first green project was launched.

綠色線上營銷 Green Online Marketing

朗詩使用由線上營銷平台、渠道分銷、智慧營銷板塊於一體的地產營銷數字化平台，不僅減少了各類印刷品的使用，還減少了員工的外出和差旅頻率，為朗詩有效降低自身運營環節碳排放作出貢獻，助力朗詩碳中和目標的實現。同時，Landsea Homes 也已同步實現所有項目營銷環節數字化，如線上宣傳、網上登記、社交媒體宣傳與互動、郵件溝通等，在保證客戶體驗的前提下，最大程度減少線下運營活動相關碳排放。

Landsea established a digital property marketing platform that integrates online marketing, channel distribution, and intelligent marketing to replace the traditional offline marketing, which not only reduces the use of various printed materials, but also reduces the frequency of travel by employees, contributing to Landsea's effective reduction of carbon emissions in its own operations and helping Landsea achieve its carbon neutrality goal. At the same time, Landsea Homes has also realized the digitization of all project marketing links, such as online publicity, online registration, social media publicity and interaction, and email communication, to minimize carbon emissions related to offline operation activities while ensuring customer experience.

產品服務風控優化舉措

Optimization Measures for Product and Service Risk Control

規範流程 Standardized Procedures

規範所有營銷類合同的執行、驗收、付款均有整套嚴格流程，確保風險的控制。

We have a complete set of strict procedures to regulate the execution, acceptance and payment of all marketing contracts to ensure the control of risks.

多方比價 Price Comparison

所有金額超過 2 萬元的營銷採購均需通過三方比價的形式進行確認。

All marketing procurements exceeding RMB20,000 are subject to confirmation by way of a tripartite price comparison.

合同約定 Contractual Provisions

營銷類合同條款中，就合作單位提供的服務或產品的時效、品質等進行嚴格規定，對於未按合同約定執行的明確違約責任。

Marketing contracts set out strict provisions regarding the timeliness, quality, and other aspects of services or products provided by partners, with explicit liability for breach of contract for failure to fulfill contractual obligations.

驗收與保管 Acceptance and Storage

由專人對合作單位的服務或產品進行驗收。

Services or products provided by partners are subject to inspection and acceptance by designated individuals.

對於採購物資的保管和發放制定相應制度，嚴格執行，避免在使用過程中出現物資浪費、數量不清等問題。

A system is in place for the storage and distribution of procurement materials, which is strictly enforced to avoid waste and unclear quantities during their intended use.

EXHIBIT

與「安居客」深度合作

Deep Collaboration with 'Anjuke'

2023 年，通過廣泛的市場調查與嚴密分析，朗詩與「安居客」開展進一步合作，旨在打通除自身運營小程序外第二條線上銷售渠道，積極部署線上，將數字化營銷工作帶入專業寫作的深水區。同時結合自身「售前 - 售中 - 售後」完善的標準化流程（SOP）體系，深度挖掘客戶訴求，賦能陪跑服務，為朗詩戰略化轉型打好數字化的一仗。

In 2023, through extensive market research and rigorous analysis, Landsea initiated further cooperation with 'Anjuke' aiming to establish a second online sales channel in addition to its own operational mini-program. The goal is to actively deploy online sales and bring digital marketing efforts into the realm of professional writing. Leveraging its standardized 'pre-sales, during-sales, and after-sales' process (SOP) system, Landsea will deeply explore customer demands, empower personalized services, and lay a solid foundation for Landsea's strategic digital transformation.



「售前 - 售中 - 售後」SOP 體系
standardized 'pre-sales, during-sales, and after-sales' process system

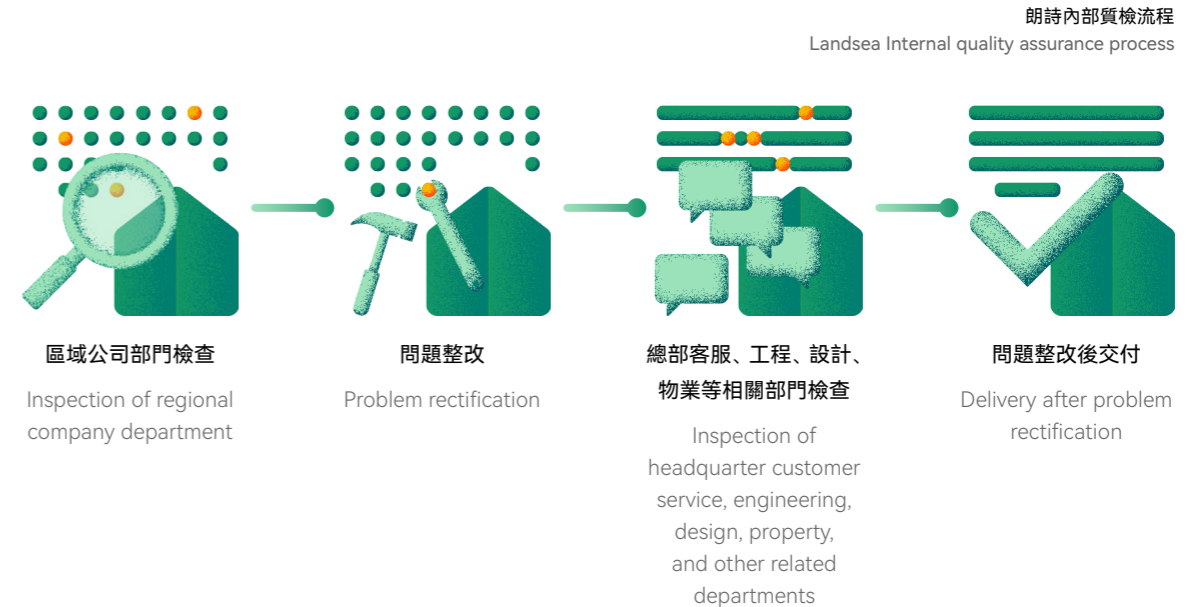
高質量交付 High-Quality Delivery

朗詩綠色管理以高質量交付為使命，專注於樓宇建設的每一個細節，實現項目的卓越品質和可持續性。我們制定嚴格的品質管理流程，採用最先進的技術和最佳實踐，確保建築物在結構、功能和環保方面達到最高標準。

我們實施了嚴格的內部檢查流程，強調問題整改及全方位檢查，以細緻的管理手段確保項目交付質量可靠。

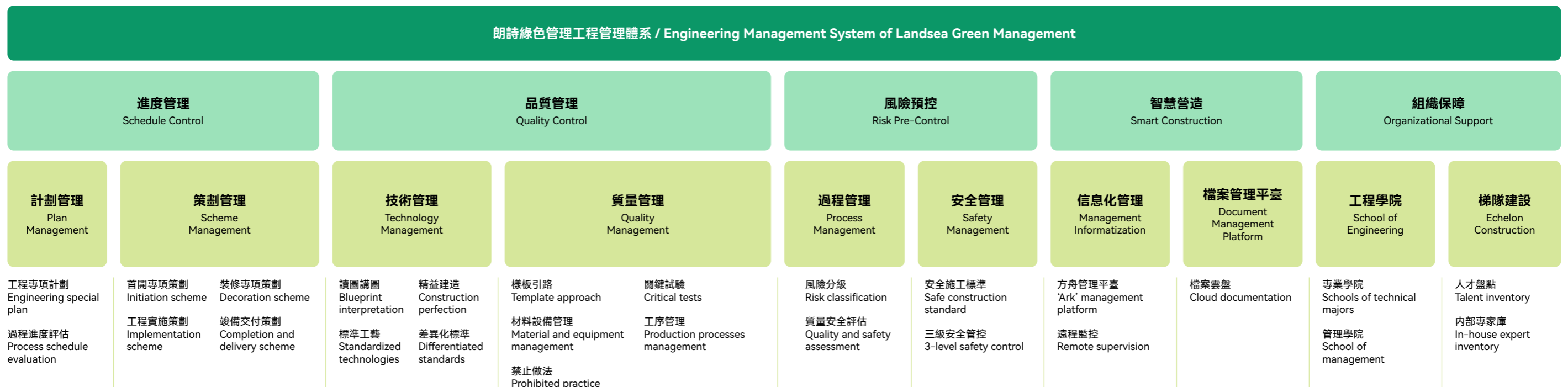
Landsea Green Management is dedicated to high-quality delivery as its mission, focusing on every detail of building construction to achieve outstanding quality and sustainability for each project. We have established stringent quality management processes, employing the most advanced technologies and best practices to ensure that buildings meet the highest standards in terms of structure, functionality, and environmental protection.

We have implemented strict internal inspection processes, emphasizing problem rectification and comprehensive checks, to ensure reliable project delivery quality through meticulous management practices.



我們多年來持續堅持全流程標準化建設，覆蓋設計、採購、工程、產品、營銷、服務等所有項目階段，致力於打造高品質的產品與服務，提高公司運營及工程項目實施效率。本年度，我們共進行了百餘次項目巡查，並針對發現的問題迅速進行解決，解決率高達 95%。

Over the years, we have consistently adhered to the standardized construction of the entire process, covering all stages of design, procurement, engineering, product, marketing, and service. We are committed to creating high-quality products and services, improving the efficiency of company operations and project implementation. This year, we conducted over a hundred project inspections and promptly addressed the issues identified, achieving a resolution rate of up to 95%.



打好「保交付」攻堅戰 Successfully Wage the Battle of 'Ensuring Delivery'

2023 年是房地產行業艱難的一年，朗詩綠色管理堅定向前，以高質量的標準保障穩定的交付，成功打好了「保交付」的攻堅戰。面對市場的挑戰，我們堅守卓越品質，確保項目的高水平完成。我們踐行對客戶的堅實承諾，為整個行業樹立標竿標準，在「逆境」中展現了卓越管理和項目交付的卓越實力。在本年度，我們共計交付 29 個批次，24 個項目，累計交付房屋超過 12,000 套。

In 2023, amidst the challenging landscape of the real estate industry, Landsea Green Management forged ahead, ensuring stable delivery with high-quality standards and successfully waged the battle for 'guaranteed delivery'. Confronted with market challenges, we upheld excellence in quality, ensuring projects were completed to a high standard. We fulfilled our solid commitment to customers, setting a benchmark standard for the entire industry, and demonstrated outstanding management and project delivery capabilities in adversity. Throughout the year, we delivered a total of 29 batches across 24 projects, with a cumulative delivery of over 12,000 units.

EXHIBIT

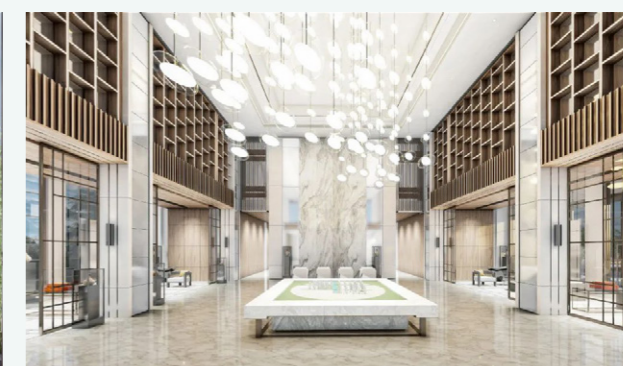
宿遷蔚藍雅苑與蔚藍溪苑項目全力保交付 Weilan Yayuan and Weilan Xiyuan Projects in Suqian are Fully Delivered

隨著房地產行業進入嚴重下行階段，宿遷蔚藍雅苑、蔚藍溪苑項目出現交付困難的嚴重問題，導致項目進度停滯，致使我們遭遇嚴重挑戰。

As the real estate industry walks into a serious downward stage, there was a severe delivery problems of Weilan Yayuan and Weilan Xiyuan, which led to the project stagnation and gave us a big challenge.

為保項目按時交付，我們積極回應配合政府「保交付」政策大局，切實履行企業社會責任，在現有經營條件下全力對宿遷項目資金傾斜，多次多方籌措資金；同時以工程完工且具備交付條件為目標，與各參建單位反覆溝通，努力復工復產。此外，我們就項目現場進度、困難、解決方案，完成時間計劃等與購房業主實時暢通資訊渠道，及時答覆。急業主之所急，解業主之所惑，最終實現「保交付」目標。

To ensure the timely delivery of the project, we actively responded to and cooperated with the government's overall policy of 'guaranteed delivery', earnestly fulfilled our corporate social responsibility, made every effort to tilt the funds of the Suqian project under the existing operating conditions, and raised funds from various parties for many times. Also, We have unimpeded real-time information channels with home buyers on the project site progress, difficulties, solutions, completion time plans, etc., and replied in a timely manner. Be anxious about the owner's urgency and solve the owner's confusion. Finally, the goal of 'guaranteed delivery' was achieved.



蔚藍溪苑項目效果圖
Views of Weilan Xiyuan project

信息化賦能 Information Empowerment

朗詩綠色管理積極推動信息化工作，以加強信息安全防護並提升數據價值為主要目標。我們專注於構建數據標準及運行規範，以確保數據的準確性和可靠性；從既有的業務系統出發，為經營助力，為業務賦能，確保項目的穩健落地；通過信息化管理，我們努力提升公司的運營效率，保障數據的安全，以應對不斷變化的商業環境。

Landsea Green Management actively promotes informatization to strengthen information security protection and enhance data value as its primary objectives. We focus on building data standards and operating norms to ensure the accuracy and reliability of data. Starting from existing business systems, we empower operations and ensure the robust implementation of projects. Through information management, we strive to improve the company's operational efficiency, safeguard data security, and adapt to the constantly changing business environment.

主數據管理平台

Main Data Management Platform

建立主數據標準

Establishment of Main Data Standards

我們根據公司內部主數據內容明確定義數據標準，提供相應的數據字典，以供內部成員查詢。同時，我們統一歷史維度，規範了新增數據標準，確保過去的數據記錄在整個系統中保持統一。這些舉措共同確保了公司內部數據的一致性、可理解性和高質量，進而提升了數據的管理和應用價值。

Establishment of Main Data Standards: We define data standards based on the company's internal main data content, providing corresponding data dictionaries for internal members to query. At the same time, we unify historical dimensions and standardize new data standards to ensure uniformity throughout the entire system. These measures collectively ensure the consistency, understandability, and high quality of internal data, thereby enhancing the management and application value of data.

建立主數據平台

Establishment of Main Data Platform

我們以主數據平台作為公司所有業務部門的指標信息唯一出入口，明確數據之間的主從關係及調用關係，確保各業務系統主數據的一致性。

We use the main data platform as the sole entry and exit point for benchmark information for all business departments, clarifying the master-slave relationships and invocation relationships between data to ensure the consistency of main data across various business systems.

持續的數據治理

Continuous Data Governance

我們基於數據標準，對項目的名稱、分期、樓棟、業態等基礎信息進行整合治理，同時，我們將分散在各業務系統中的重要經營數據進行同步整理。

Based on data standards, we integrate and govern basic information such as project names, phases, buildings, and formats, while also synchronizing important operational data dispersed across various business systems.

建立運營管理規範

Establishment of Operational Management Norms

我們出台管理規範以規範企業主數據日常管理及巡檢機制，以支持更好的日常運營管理。

We introduce management norms to regulate the daily management and inspection mechanisms of enterprise main data to support better daily operational management.

信息平台支撐綠色運營

Information Platform Supporting Green Operations

朗詩綠色管理引入全流程專業化信息系統，以 APP、電腦端及小程序多種形式提供接口，覆蓋合作代建項目經營看板、項目管理平台以及數據驅動的決策分析，確保了開發過程的可見性、可控性、高效性、可管理性和可追溯性。

Landsea Green Management has introduced a fully professional information system covering cooperation, construction project operation dashboards, project management platforms, and data-driven decision analysis through various interfaces such as apps, computer terminals, and mini-programs. This ensures visibility, controllability, efficiency, manageability, and traceability throughout the development process.

合作待建項目經營看板 / Operational Dashboard of Project Management Services Projects

經營看板 Operational Dashboard			風險看板 Risk Dashboard			項目報告 Project Report		
利潤看板 Profit dashboard	銷售看板 Sales dashboard	貨值看板 Value dashboard	價格調整 Price adjustment	簽證變更 Verification change	成本變化 Cost change	會議成果 Meeting achievements	運營報告 Operation report	銷售報告 Sales report
進度看板 Progress dashboard	評估看板 Assessment dashboard	費用看板 Expense dashboard	進度調整 Progress adjustment	質量安全 Quality safety	招標採購 Bidding procurement	進度報告 Progress report	質量報告 Quality report	風險清單 Risk list

數據決策分析 / Data Analysis and Decision-Making

經營管理 Operational Management				風險管理 Risk Management	
資金分析 Capital analysis	進度分析 Progress analysis	貨值分析 Value analysis	成本分析 Cost analysis	風險識別 Risk identification	風控規則 Risk control rules
銷售分析 Sales analysis	回款分析 Payment collection analysis	價格分析 Price analysis	費用分析 Expense analysis		

項目管理平台 / Project Management Platform

精益產品 Lean Products		生產運營 Production Operation				服務管理 Service Management	
技術做法庫 Technical practice database	創新研發庫 Innovative research database	預算管控 Budget control	目標管理 Target management	進度計劃 Progress plan	設計管控 Design control	銷售管理 Sales management	渠道風控 Channel risk control
標準成果庫 Standard database	部品部件庫 Component library	成本控制 Cost control	費用管控 Expense management	招標採購 Bidding procurement	品質管理 Quality Control	交付管理 Delivery management	客戶服務 Customer services

數據底座 + 業務系統 / Data Base + Business System

共建研發基地

Co-Building of Research and Development Base

為推動中國綠色建築行業的發展，我們與科研院所共建成立了「朗詩太湖研發基地」，以專注綠色建築研發。該基地規畫了綠色、節能、環保、健康建築的博覽區，以及綠色產品、技術和設備的展示交易平台，成為國內外綠色相關專業研究以及研討會議的承辦地。作為朗詩培訓基地以及與政府等資源共建的綠色建築教育基地，「朗詩太湖研發基地」為賦能行業和共探綠建未來提供了良好平台。作為國家綠建基地，朗詩以太湖基地為平台，組織參觀、考察、行業交流和論壇等活動，每年舉辦培訓、會議、沙龍、參觀交流等活動 50 場以上，接待政府領導、協會和高校專家、開發商和同行等約 5,000 人，充分發揮了朗詩在綠色建築以及綠色產業內的影響力。

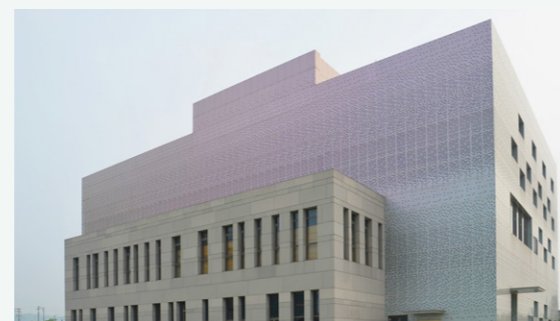
In order to promote the development of China's green building industry, we have jointly established the 'Landsea Taihu Lake R&D Base' with research institutes to focus on green building research and development. The base plans to include an exhibition area for green, energy-saving, environmentally friendly, and healthy buildings, as well as a display and trading platform for green products, technologies, and equipment, serving as the venue for domestic and international professional research and seminars on green topics. As Landsea's training base and a green building education base jointly built with government resources, the Landsea Taihu R&D Base provides an excellent platform for empowering the industry and exploring the future of green building. As a national green building base, Landsea organizes activities such as visits, inspections, industry exchanges, and forums at the Taihu base, holding over 50 training sessions, conferences, salons, and visits annually, hosting approximately 5,000 government leaders, association experts, developers, and peers, fully demonstrating Landsea's influence in the green building and green industry sectors.

太湖綠建研發基地建築實驗樓改造升級

Renovation and Upgrade of Taihu Green Building Research and Development Base's Experimental Building

為滿足朗詩各事業部的研發與樣板展示的相關需求，朗詩綠色管理針對太湖綠建研發基地原實驗樓重新優化配置空間與資源，將其升級改造為集研發試驗、綠色樣板與創新示範於一體的集成式實驗樓，總面積達 4,000 平方米，為鋼結構建築。

To meet the research and model display needs of Landsea's various business units, Landsea Green Management has optimized and reconfigured the space and resources of the original experimental building at the Taihu Green Building Research and Development Base. It has been upgraded and transformed into an integrated experimental building that combines research testing, green templates, and innovative demonstrations, with a total area of 4,000 square meters, focusing on steel structure construction.



建築實驗樓
Experimental Building

EXHIBIT



客戶隱私與信息安全 Customer Privacy and Information Security

朗詩綠色管理嚴格遵守《中華人民共和國消費者權益保護法》《中華人民共和國網絡安全法》等相關法律法規，於公司內部制定商業秘密保護制度，包括《保密制度》和《保密協議》。在日常經營中，我們要求員工嚴格遵守各項規定，確保客戶數據以安全的方式妥善保管，避免客戶隱私洩露，全力保障客戶個人隱私及信息安全。公司定期審查客戶信息管理流程，以確保保密性在整個過程中得到有效維護。

Landsea Green Management strictly adheres to relevant laws and regulations such as the *Law of the People's Republic of China on the Protection of Consumer Rights and Interests*, the *Cybersecurity Law of the People's Republic of China*. Internally, the company has established a system for protecting business secrets, including the *Confidentiality System* and the *Confidentiality Agreement*. In daily operations, employees are required to strictly follow these regulations to ensure that customer data is securely stored and to prevent any leakage of customer privacy, thereby fully safeguarding customer personal privacy and information security. The company regularly reviews customer information management processes to ensure that confidentiality is effectively maintained throughout the entire process.

「綠鏈」我們在行動

Taking Actions for 'Green Supply Chain'

朗詩綠色管理專注於打造具有韌性的可持續供應鏈。我們建立了嚴格的、合規的、具有道德的供應商招採體系，採用陽光招採政策，積極參與綠色採購行動，攜手上下游合作夥伴履行可持續承諾，領跑「綠鏈行動」，構建「健康、綠色、可持續」的負責任價值鏈。

Landsea Green Management focuses on building a resilient and sustainable supply chain. We have established a strict, compliant, and ethical supplier selection system, adopted a transparent procurement policy, and actively participated in green procurement actions. We collaborate with upstream and downstream partners to fulfil sustainable commitments, leading the 'Green Supply Chain Action' and constructing a responsible value chain that is 'healthy, green, and sustainable'.

供應鏈管理體系 Supply Chain Management System

朗詩綠色管理嚴格遵守《中華人民共和國招投標法》《中華人民共和國政府採購法》等國家法律法規，於公司內部制定《採購管理辦法採購管理辦法》《朗詩陽光採購政策》及《供應商審核制度》等內部供應鏈管理制度，堅持「不綠色，不採購」的原則，將 ESG 作為供應商篩選與考核的關鍵因素。本年度，公司主要供應商在商業道德、人權及勞工方面未出現重大違法違規經營事件。Landsea Green Management strictly complies with national laws and regulations such as the *Tendering and Bidding Law of the People's Republic of China* and the *Government Procurement Law of the People's Republic of China*. Internally, the company has established internal supply chain management systems such as the *Procurement Management Measures*, *Landsea Transparent Procurement Policy*, and *Supplier Review System*. We adhere to the principle of 'only purchasing green materials' and consider ESG factors as key criteria for supplier selection and assessment. In the current year, the company's major suppliers have not experienced significant illegal or irregular operations in terms of business ethics, human rights, and labour. Landsea Green Management implements standardized procurement processes.

● 供應商企業註冊
Supplier Registration

● 供應商揀選
Supplier Selection

● 供應商考核
Supplier Assessment

● 中標通知
Bid Award Notification

● 供應商質量
Supplier Quality

朗詩綠色管理標準化採購流程
Standardized procurement process
at Landsea Green Management

本報告期內，朗詩綠色管理重點關注 466 家供應商，環境違規共記錄 177 家。其中，針對環境監督記錄公開披露反饋說明的企業共計 71 家，通過 GCA 審核撤銷記錄的企業為 57 家。對於無任何改進的供應商，我們依律取消其中標資格。During the reporting period, Landsea Green Management focused on 466 suppliers, among which 177 were found to have environmental violations. Among them, 71 companies provided public feedback explanations on environmental supervision records, and 57 companies had their records revoked through GCA audits. For suppliers that showed no improvement, we legally revoked their bid qualifications.

此外，我們持續聘請外部專家進行供應商培訓，以進一步貫徹負責任供應鏈理念。通過培訓，我們與供應商分享最佳實踐、可持續發展的原則和標準，以確保其了解並符合我們對環保和社會責任的高要求。自 2020 年底至 2023 年，我們每年與中城聯合舉辦招標策劃會，為採購經理人和供應商提供各品類的綠鏈標準講解和操作指南，目前已有超過 1,000 名參與者，成功促使眾多供應商進行整改並公開說明，以確保環境合規。這一舉措不僅為推動綠色採購執行打下堅實基礎，也促成了超過 380 億的綠色採購額。

Additionally, we continued to hire external experts to conduct supplier training to further implement responsible supply chain principles. Through training, we shared best practices, sustainable development principles, and standards with suppliers to ensure their understanding and compliance with our high environmental and social responsibility requirements. From the end of 2020 to 2023, we jointly held bid planning meetings with Zhongcheng, providing procurement managers and suppliers with green chain standard explanations and operation guides for various categories. Over 1,000 participants have been involved, successfully prompting many suppliers to make improvements and provide public explanations to ensure environmental compliance. This initiative not only laid a solid foundation for promoting green procurement execution but also led to over 38 billion in green procurement spending.

供應鏈管理目標 Supply Chain Management Target

目標 / Target

供應商環境合規審查率維持 100%。

Maintain supplier environment compliance assessment rate at 100%.

舉措 / Measures

我們要求供應商在「蔚藍地圖」網站提供企業的環境監管信息，並督促和要求不合格企業採取及時整改措施。

Suppliers are required to provide their environmental regulatory information on the 'Blue Map', and unqualified companies are urged and requested to take timely corrective measures.

2023 年進展 / Progress in 2023

供應商環境合規審查率維持 100%。

Maintain supplier environment compliance assessment rate at 100%.

本年度，我們共計完成 6 場培訓，約 500 人次參與其中。

In the current year, we completed a total of 6 training sessions with approximately 500 participants.

04 / 25

綠鏈新品類綠色採購培訓
Green Supply Chain New Product Category Green Procurement Training

05 / 31

中城聯采 & 綠色供應鏈分享
Zhongcheng Joint Procurement & Green Supply Chain Sharing

新白綠名單標準解讀
Interpretation of New Green and White List Standards

06 / 30

企業環境信息披露相關培訓
Training on Corporate Environmental Information Disclosure

07 / 10

環境合規白名單培訓
Environmental Compliance White List Training

07 / 14

綠白名單資格審查及環境違規核銷培訓
Training on Green and White List Qualification Review and Environmental Violation

07 / 27

綠名單企業經驗分享（立邦、北新）
Green List Enterprise Experience Sharing (Nippon Paint, Beijing New Building)

2023 年年度培訓彙總
Annual Training of 2023

陽光招采 Transparent Procurement

朗詩綠色管理秉持陽光招採的原則，打造一個公開透明、科學高效、評估公正的招採流程，同時注重將保護環境和履行社會責任的考量融入其中。我們對供應商進行入庫審核、資質審核、業績審核，並通過天眼查等軟件，審核供應商信用，確保供應商合法、守信、綠色。

Landsea Green Management adheres to the principle of transparent procurement, creating a procurement process that is open, transparent, scientific, efficient, and fair. At the same time, we emphasize integrating considerations for environmental protection and fulfilling social responsibilities into the process. We conduct entry audit, qualification audit, and performance audit for suppliers, and use software such as 'Tianyancha' to review supplier credit, ensuring that suppliers are legal, trustworthy, and green.

朗詩綠色管理陽光採購原則

Transparent Procurement Principles of Landsea Green Management

公開透明 Openness and Transparency

高效利用網招平台進行線上招標，過程受控
Bidding through online platforms with monitored processes

操作日誌及時跟蹤，為信息透明打下基礎
Timely tracking of operation logs to lay a foundation for information transparency

簽署廉潔協議，踐行契約精神
Signing integrity agreements and practicing contract spirit

科學高效 Scientific and Efficient

招標小組實行獨立運作，明確其職責
A bidding team with independent operation and clear responsibilities

評估公正 Fair Evaluation

客觀公正的雙向評估
Two-way evaluation built upon the principles of objectiveness and fairness

保護環境和社會責任 Environmental Protection and Corporate Social Responsibility (CSR)

負責任的採購，推動供應鏈企業環境合規，保護森林資源
Responsible procurement to ensure supply chain companies' compliance with environmental standards and forest protection

綠色採購 Green Procurement

本集團已在「招標文件」中明確規定，要求投標企業在供應商環境信息網站「蔚藍地圖」上提供企業的環境監管信息依據，並強調透明度和公開性的重要性。通過此舉，我們確保供應鏈中的企業一致公開其環境監管信息，從而共同追求可持續發展目標，實現綠色供應鏈的可靠性與韌性。

The group has explicitly stipulated in the 'Request for Proposal' that bidding companies are required to provide environmental supervision information on the 'Blue Map' website for suppliers, emphasizing the importance of transparency and openness. Through this measure, we ensure that enterprises in the supply chain consistently disclose their environmental supervision information, thereby collectively pursuing sustainable development goals and achieving the reliability and resilience of the green supply chain.

木製品採購承諾 Wood Products Procurement Commitment

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

As a member of the 'Global Forest & Trade Network' of WWF, Landsea supports sustainable forest operations and responsible trade in forest products when it comes to legal procurement channels for wood products and has actively published its 'Wood Products Procurement Commitment'.

1

不採購來自高保護價值森林的木材，包括來自亞馬遜生物多樣性保護區、西雙版納自然保護區和其他生態保護區的木材，除非該森林已經獲得 FSC 認證。

Do not purchase wood from highly-conserved areas, such as the Amazon biodiversity conservation zone, the Xishuangbanna nature reserve, and other ecological reserves, except for those certified by FSC.

2

不採購《瀕危野生動物國際貿易公約》所列樹種，除非供應商能夠提供瀕危管理機構出具的允許銷售的恰當許可。

Do not purchase trees listed in the *Convention on International Trade in Endangered Species of Wild Fauna and Flora*, unless appropriate permits for sale issued from endangered species protection agencies can be provided by suppliers.

3

不採購來自戰亂或林權有爭議地區木材的應用。

Do not purchase wood from war zones or regions under forest right disputes.

4

不採購將林業用地轉換為非林業用地來源的木材。

Do not purchase wood produced on non-forest land converted from forest land.

5

不採購轉基因木材。
Do not purchase genetically modified wood.

6

不採購將天然林轉變成人工林來源的木材。

Do not purchase wood produced from artificial forests converted from natural forests.

7

逐步增加合法木材及獲得 FSC 認證木材的應用。

Increasingly using wood procured from legal channels and those with FSC certifications.

可追溯合規材料

Material Compliance and Traceability

朗詩綠色管理在產品生產過程中，對於木材的來源、採購、進出口、製造加工等各個環節進行全面把控，以確保每一環節的合法性和可追溯性。2023年，朗詩木材的已知源比例持續維持在100%水平⁷。這不僅體現了我們對可持續發展的承諾，更強調了對產品生產過程中環保和社會責任的高度關注。

Landsea Green Management comprehensively controls every aspect of the wood sourcing, procurement, import and export, manufacturing, and processing in the product production process to ensure the legality and traceability of each step. In 2023, Landsea maintained a 100% known source proportion for its wood supply⁷. This not only reflects our commitment to sustainable development but also emphasizes our high attention to environmental protection and social responsibility throughout the product production process.

EXHIBIT

「不綠色，不採購」公益活動

'Only Purchasing Green Materials' Public Welfare Activities

本年度，為積極宣傳綠鏈行動，我們與供應商企業和中城聯採供應商企業共同合作，於騰訊公益——99公益日共同發起「一起捐」活動，通過綠色採購試點推動上游供應商的環境整改和提升，為整體行業供應鏈的污染減排做出實質性的貢獻。

This year, to actively promote the Green Chain Action, we collaborated with supplier enterprises and Zhongchenglian Supply Chain Enterprises to initiate the 'Donate Together' campaign on Tencent Public Welfare - 99 Giving Day. Through this initiative, we aimed to promote environmental improvement and enhancement among upstream suppliers through green procurement pilot projects, making a substantial contribution to reducing pollution in the overall industry supply chain.

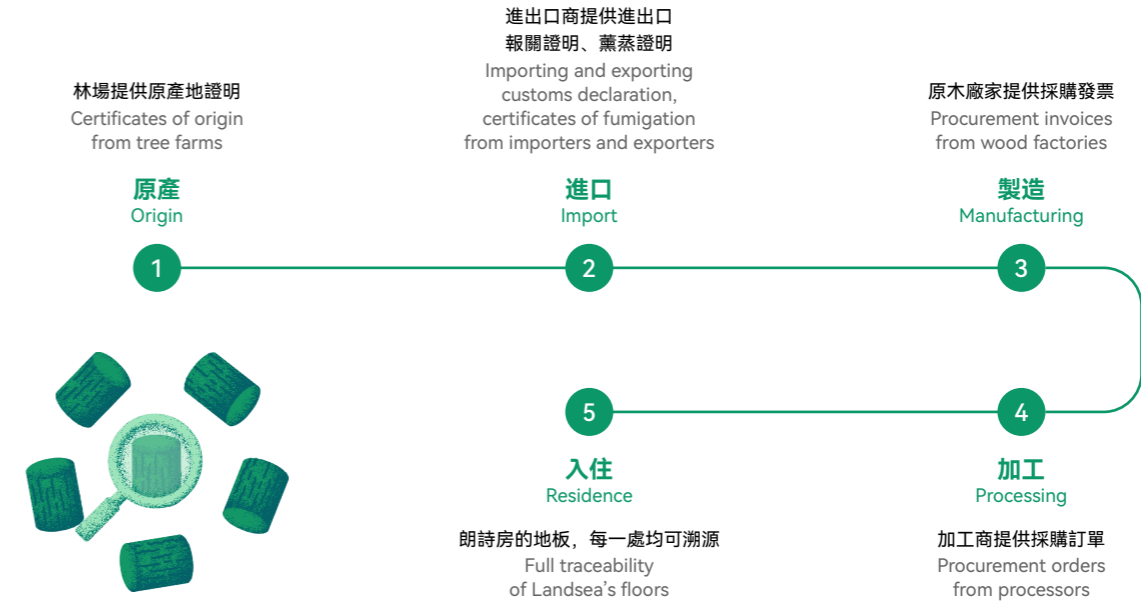
通過此舉，我們持續推動房地產企業踐行「不綠色，不採購」，並帶動上游供應商實現產業鏈的綠色升級，展現了我們在推動可持續發展方面的積極措施，形成多方共贏的綠色供應鏈格局。

Through this endeavour, we continue to promote the practice of 'Only Purchasing Green Materials' among real estate enterprises and drive upstream suppliers to achieve green upgrades in the industry chain. This demonstrates our proactive measures in promoting sustainable development and establishes a win-win situation for all parties involved in the green supply chain.



「不綠色，不採購」公益活動宣傳海報
Posters of 'Only Purchasing Green Materials' for public welfare activities

⁷ 此數據由供應商審核機構 SGS 所提供。
The data is provided by SGS the supplier auditing organization.



「綠鏈行動」肩負上下游責任

'Green Supply Chain Action' Shoulder Upstream and Downstream Responsibilities

今年是「綠鏈行動」發起的第七個週年，作為主要發起與參與者，朗詩綠色管理始終踐行著低碳節能、綠色減排的採購理念，並推動上下游供應鏈寫手並進，打造綠色可持續的韌性供應鏈。本年度，參與「綠鏈行動」的房企已擴充至超100家。This year marks the 7th anniversary of the launch of the 'Green Chain Action'. As a major initiator and participant, Landsea Green Management has always adhered to the procurement philosophy of low carbon, energy conservation, and green emission reduction. We have also promoted the coordination of upstream and downstream supply chains to create a green and sustainable resilient supply chain. In the current year, more than 100 real estate enterprises participated in the 'Green Supply Chain Action'.

2023年，我們繼續與多家企業合作，尋找在環境合規方面履約優秀的企業形成「白名單」，深入挖掘在節能環保、低碳轉型方面的優秀企業形成「綠名單」。截至2023年底，「綠鏈行動」已開發並公佈20個白名單評審規則，20個綠名單評價規則，建立環境合規白名單查詢平台，收錄超130萬家供應商企業，並通過遴選和賦能推動超70家供應商進入綠名單。「綠鏈行動」也連續6年走進聯合國氣候大會，成為國際上首例行業自發、集體推動可持續發展的經典案例。

In 2023, we continued to collaborate with multiple enterprises to identify outstanding performers in environmental compliance to form the 'White List', and to recognize excellent companies in energy conservation, environmental protection, and low-carbon transformation for the 'Green List'. By the end of 2023, the 'Green Supply Chain Action' had developed and published 20 rules for reviewing the White List, and 20 for the Green List. We established a platform for querying environmental compliance White List, which included information from over 1.3 million supplier enterprises. Through selection and empowerment, we facilitated over 70 suppliers to enter the Green List. The 'Green Supply Chain Action' has also participated in the United Nations Climate Conference for 6 consecutive years, becoming a classic case of industry-initiated and collectively promoted sustainable development internationally.

白名單 / White List

截至 2023 年底，白名單評審規則擴充至 20 個。原有的 13 個規則，包括供應鏈企業環境合規、鋁合金無鉻鍍化、木材來源合法化、室內裝飾人造板及其製品用醛控制、保溫材料 HBCD 陽燃劑有害性控制、水性塗料烷基酚聚氧乙烯醚 (APEO) 控制、石材產品清潔生產、門窗節能、LED 光源健康與環保控制、空氣源熱泵品質與環保控制、石木塑 (SPC 石晶) 牆地材；新增 7 個新規則，包括密封膠、陶瓷、石膏板、改性瀝青防水卷材、預拌砂漿、中空玻璃和鋼鐵。為了能更方便地搜索環境合規白名單供應商，已搭建和完善新的檢索平臺，收錄 38 個建材品類的企業信息，並實時更新。目前加入環境合規白名單的企業已逾百萬家。

By the end of 2023, the White List reviewing rules have been expanded to 20. The original 13 rules include supply chain enterprise environmental compliance, aluminium alloy chromium-free, wood source legalization, interior decoration wood-based panel and its products with aldehyde control, thermal insulation material HBCD positive combustion agent harmful control, water-based coatings alkyl phenol polyoxymethylene ether (APEO) control, stone products clean production, doors and windows energy saving, LED light source health and environmental control, air source heat pump quality and environmental control. Made, stone wood plastic (SPC stone crystal) wall material. Above all, 7 new rules were added, including sealant, ceramics, drywall, modified asphalt waterproofing coils, ready-mixed mortar, insulating glass and steel. To make it easier to search for environmental compliance White List suppliers, a new search platform has been built and improved to collect corporate information of 38 building materials categories and update it in real time. More than one million companies have been listed for environmental compliance.

綠名單 / Green List

在白名單的基礎上，主要參考現有的國家與地方標準，把節能減排方面表現優秀的企業納入綠名單，並優先採購，從資源、能源、環境和其他四個方面要求供應鏈企業提供環境合規的產品，以影響價值鏈前端的排放。除了已有的綠名單通則、鋼鐵、水泥、玻璃、燒結牆體、鋁合金、塗料、石材、巖棉、空氣源熱泵、保溫材料等 13 類行業準則，新增了密封膠、陶瓷、石膏板、改性瀝青防水卷材、預拌砂漿、SPC 牆地材等 7 個新品類。截至 2023 年底，已有逾 70 家企業成為綠名單供應商。已完善綠名單品類線上申報審核和檢索平臺，方便企業進行申報，檢索平臺的名單亦會實時更新。同時，項目持續對潛在綠名單供應商賦能並編寫為案例，目前已成功對保溫材料、塗料、巖棉、空氣源熱泵、塗料、鋁合金等品類共 10 家企業上實踐。項目將不斷協助企業更好地提升產品各方面屬性，提升綠色低碳的生產水平和進行碳披露，以符合綠色供應鏈採購綠名單的要求。

On the basis of the White List, mainly referring to existing national and local standards, enterprises with excellent performance in energy conservation and emission reduction will be included in the Green List. Priority procurement will be given to Green List enterprises from the aspects of resources, energy, environment and other. Environmental compliance product supplies are demanded, to affect the emissions at the front end of the value chain. In addition to the existing Green List general rules, steel, cement, glass, sintered wall, aluminium alloy, paint, stone, rock wool, air source heat pump, insulation materials and other 13 categories of industry standards, sealant, ceramics, gypsum board, modified asphalt waterproof coil, ready-mixed mortar, SPC wall floor materials and other 7 new categories are newly added. By the end of 2023, more than 70 companies have become Green List suppliers. The Green List category online declaration review and search platform has been improved to facilitate enterprises to declare, and the list in search platform will also be updated in real time. On the other hand, the project continues to enable potential Green List suppliers and compile cases, and has successfully practiced on a total of 10 enterprises in the categories of insulation materials, coatings, rock wool, air source heat pump, coatings, aluminium alloy and so on. The project will continue to assist enterprises to better improve all aspects of product attributes, improve green and low-carbon production levels and carbon disclosure, to meet the requirements of green supply chain procurement.

黑名單 / Black List

2020 年 10 月 27 日，「綠鏈行動」在白名單的基礎上，正式發佈黑名單機制。屢次違規且溝通後拒絕整改的供應商企業，將被納入到黑名單中，「綠鏈行動」房地產企業將拒絕採購。黑名單的細則評價機制文件已在「綠鏈行動」官方平臺更新。

On October 27, 2020, the 'Green Supply Chain Action' officially released the Black List on the basis of the White List. Supplier enterprises that repeatedly violate regulations and refuse to rectify after communication will be included in the Black List, which 'Green Supply Chain Action' real estate enterprises will refuse to purchase. The slim evaluation mechanism document of the Black List has been updated on the official platform of 'Green Supply Chain Action'.

EXHIBIT

連續五年蟬聯「精瑞人居」綠鏈企業獎

Five Consecutive Years of Winning the 'Elite Habitat' Green Chain Enterprise Award

2023 年 12 月，2023 人居創新者大會暨精瑞科學技術獎 20 周年慶典在北京開幕，來自人居領域的思想者及創新者共聚一堂，圍繞大會主題「高質量、新科技、好服務」，對行業熱點話題進行思辨式探討與經驗式分享，並現場揭曉了第 20 屆精瑞科學技術獎。朗詩憑借在探索與踐行建築節能減碳，以及推動產業鏈綠色轉型等方面的出色表現，被授予「綠色供應鏈企業優秀獎」，這也是朗詩連續第 5 年榮獲該獎項。

In December 2023, the 2023 Habitat Innovators Conference and the 20th Anniversary Celebration of the Elite Scientific and Technological Award were held in Beijing. Thinkers and innovators from the habitat field gathered to discuss industry hot topics around the theme of 'High Quality, New Technology, and Good Service', and the 20th Elite Scientific and Technological Award winners were announced. Landsea, for its outstanding performance in exploring and practicing building energy conservation and carbon reduction, as well as promoting the green transformation of the industry chain, was awarded the 'Award of Excellence for Green Supply Chain Enterprises'. This marks Landsea's fifth consecutive year of receiving this award.



朗詩在慶典上的獲獎照片
Landsea at the Award Ceremony



EXHIBIT

「綠鏈」宣傳活動

‘The Green Supply Chain’ Promotion Activities

2023 年 11 月，北京市企業家環保基金會（SEE 基金會）聯合鳳凰衛視、世界自然基金會（瑞士）北京代表處（WWF），落基山研究所（美國）北京代表處（RMI）、大道應對氣候變化促進中心（C Team）、鳳凰網資訊舉辦第三屆「2023 零碳使命國際氣候峰會」，朗詩於國際氣候峰會分享綠色智慧。

In November 2023, the Beijing Entrepreneurs Environmental Protection Foundation (SEE Foundation) collaborated with Phoenix TV, the World Wildlife Fund (WWF) Beijing Office, the Rocky Mountain Institute (RMI) Beijing Office, the C Team, and Phoenix Online Information to hold the third ‘2023 Zero Carbon Mission International Climate Summit’. Landsea shared its green wisdom at the International Climate Summit.

SEE 基金會通過參與峰會開幕圓桌、舉辦「氣候友好型行業和商業創新」分論壇、推薦綠鏈綠名單企業參評獎項等方式，積極參與到峰會中，對綠色供應鏈的價值及貢獻進行宣傳。

The SEE Foundation actively participated in the summit by participating in the opening roundtable, hosting the ‘Climate-Friendly Industry and Business Innovation’ forum, and recommending green chain green-listed companies for awards. They actively promoted the value and contribution of green supply chains at the summit.

2023 年度《聯合國氣候變化框架公約》第 28 次締約方大會（COP28）會上，阿拉善 SEE 基金會對新一期更新的綠鏈「白名單」、「綠名單」等工作成果進行公開發佈。

At the 28th Conference of the Parties to the *United Nations Framework Convention on Climate Change* (COP28) in 2023, the SEE Foundation publicly released the results of its work on the new edition of the updated Green Chain ‘White List’ and ‘Green List’.

打造陽光職場

Creating a Positive Workplace

朗詩綠色管理視「以人為本」的理念為陽光職場的基石，嚴格遵循《中華人民共和國公司法》《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，於公司內部建設完善的人才管理制度，細化各項標準與條例，保障員工權益與福利，以平等包容、公平公正的態度對待每一位員工。

Landsea Green Management regards the concept of 'people-oriented' as the cornerstone of a sunshine workplace. We strictly adhere to laws and regulations such as the *Company Law of the People's Republic of China*, the *Labour Law of the People's Republic of China*, and the *Labour Contract Law of the People's Republic of China*. We have established a comprehensive talent management system internally, detailing various standards and regulations to safeguard employee rights and benefits, treating every employee with equality, inclusiveness, fairness, and justice.

員工管理體系

Employee Management System

我們於公司內部建設起完備的從招聘、晉升到解聘的全流程管理計劃，本年度繼續完善和修訂公司內部《考勤休假管理制度》以及《員工手冊》。同時，我們始終堅持公平招聘，嚴格把控員工背景調查與年齡等指標，堅決杜絕招用童工與強制勞工，如發現此類情況，將立即報送相關司法機構並積極配合調查與整改工作。

We have established a comprehensive management plan covering the entire process from recruitment, promotion to dismissal internally within the company. In the current year, we continue to improve and revise the company's internal *Attendance and Leave Management System* and the *Employee Manual*. At the same time, we consistently adhere to fair recruitment, strictly control employee background checks, age, and other indicators, and resolutely eliminate the employment of child labour and forced labour. If such situations are discovered, they will be immediately reported to the relevant judicial authorities and actively cooperate with investigations and rectification work.

招聘、解僱與晉升

Recruitment, Dismissal and Promotion

《社會招聘作業指引》
《入職管理作業指引》
《職級管理制度》及其他制度

The Social Recruitment Guide
The Guide of Management Methods of New Recruits' Onboarding
The Rank Management System and other systems

工時與假期

Working Hours and Holidays

《考勤休假管理制度》
及其他制度

The Attendance and Leave Management System and other systems

職業健康與安全

Occupational Health and Safety

《員工手冊》
《工程質量安全管理辦法》及其他制度

The Employee Manual
The Control of Engineering Quality Safety and other systems

員工福祉

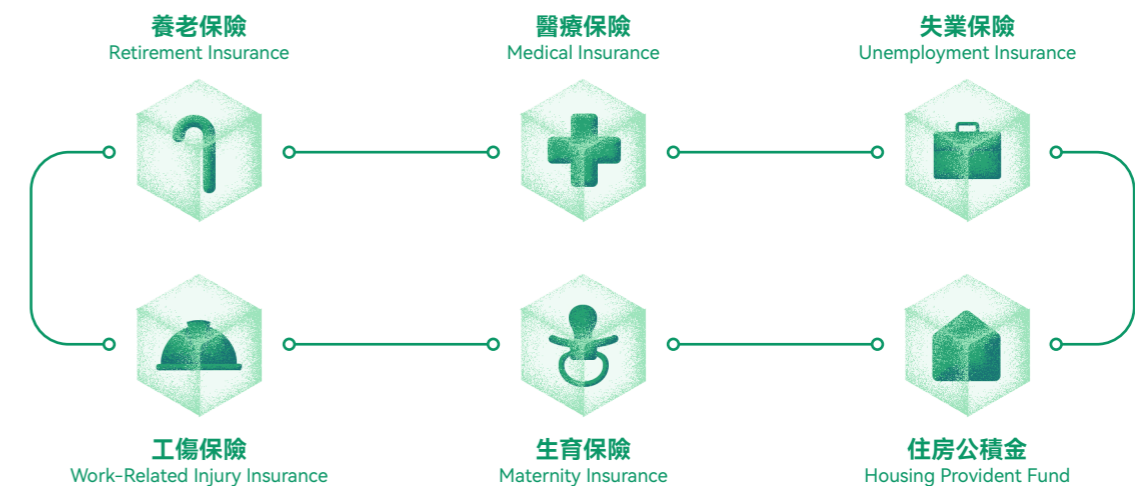
Employee Welfare

我們關注員工薪酬與福祉，依據公司既訂的薪酬管理辦法提供全面的薪酬與福利計劃，確保員工在工作中獲得滿足感和全面的支持，建立一個穩固的工作環境，激勵員工實現個人與專業的全面發展。

We focus on employee compensation and welfare, providing comprehensive compensation and benefits plans based on the company's established salary management policies to ensure that employees feel satisfied and fully supported in their work. We aim to establish a solid working environment that motivates employees to achieve personal and professional development.

除了法定的「五險一金」外，我們還為員工購買補充商業醫療保險，並提供家屬醫療險渠道供員工自願投保。此外，我們為優秀員工提供旅遊、額外帶薪年假、各類喜喪儀禮、節日禮金等額外福利，激勵員工在做好本職工作的基礎上，勇於攀登更高峰，為個人發展與公司發展作出更大的努力與貢獻。

In addition to the statutory 'five insurances and one fund', we also purchase supplementary commercial medical insurance for employees and provide channels for voluntary enrolment in family medical insurance. Furthermore, we offer additional benefits such as travel opportunities, extra paid annual leave, various types of ceremonial gifts for significant life events, holiday bonuses, etc., to motivate employees to excel in their roles and contribute to their personal and company development.



對於假期福利，除了執行法定節假日外，我們特別關心員工的個人生活需求，力求平衡員工的工作與生活。我們為員工提供婚喪假、產假、哺乳假等額外的休假安排，以確保他們能夠應對生活中的各種重要時刻。此外，在極端高溫的天氣裡，我們更進一步關心員工的健康與舒適，提供高溫補貼，以減輕他們在工作中可能面臨的極端氣溫的不便，並確保他們在辛勞的工作環境中保持良好的工作狀態。

Regarding holiday benefits, besides adhering to statutory holidays, we pay special attention to employees' personal life needs, striving to balance their work and personal life. We provide additional leave arrangements for marriage, bereavement, maternity leave, breastfeeding, etc., to ensure that they can manage important moments in their lives. Additionally, during extremely high-temperature weather conditions, we further prioritize employee health and comfort by offering heat subsidies to alleviate any discomfort they may experience due to extreme temperatures while working, ensuring they maintain good working conditions in challenging environments.

員工發展與培訓 Employee Development and Training

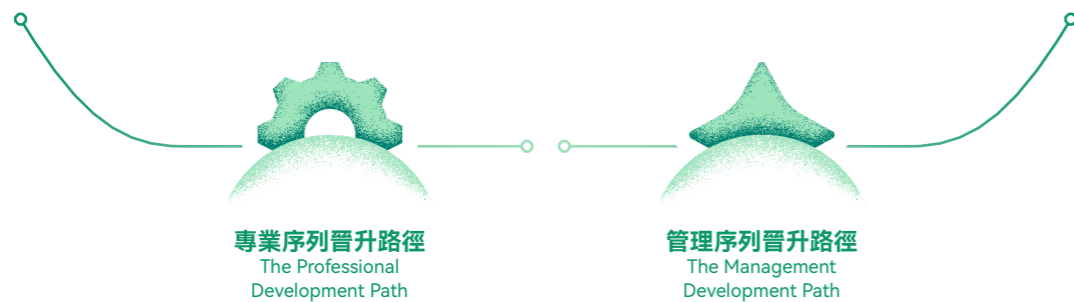
朗詩綠色管理致力於提供員工發展的階梯，透過持續的培訓和職業發展計劃，促使員工不斷提升專業技能及知識水平，為員工開通晉升渠道，促進員工職業發展。

Landsea is committed to providing employees with opportunities for development. Through continuous training and career development programs, we encourage employees to enhance their professional skills and knowledge, opening pathways for career advancement and promoting their professional growth.

員工發展 Employee Development

在朗詩綠色管理，我們致力於促進員工的職業發展，提供專業序列路徑和管理序列路徑兩種清晰的職業發展途徑。專業序列路徑鼓勵員工在自身領域內不斷精進技能，通過不斷學習和實踐，以成為業內的專家；而管理序列路徑則為有志於管理層的員工培養領導才能，使其在組織中扮演更重要的角色。

At Landsea, we focus on promoting employee career development by offering two distinct career development paths: the Professional Sequence Path and the Management Sequence Path. The Professional Sequence Path encourages employees to continuously improve their skills within their field, aiming to become experts in their respective domains through ongoing learning and practical experience. On the other hand, the Management Sequence Path aims to cultivate leadership abilities among employees aspiring to managerial positions, enabling them to play more significant roles within the organization.



此外，我們設立公正透明的晉升標準，依據員工在工作崗位上的表現、個人能力、業績成果以及市場水平等多方面因素，為員工提供業內具有競爭力的薪酬水平。我們激勵員工積極參與工作，更鼓勵他們透過不斷努力與成就實現個人職業生涯的成功發展，竭力建設一個讓每位員工都能夠實現其潛力和抱負的職業環境。

Additionally, we have established fair and transparent promotion criteria, based on factors such as employee performance, individual capabilities, achievements, and market standards, to provide competitive compensation levels within the industry. We encourage employees to actively engage in their work and strive for personal career development through continuous effort and achievement. Our aim is to create a professional environment where every employee can realize their potential and aspirations.

員工培訓 Employee Training

我們堅信員工的個人發展應該基於他們的能力和所取得的成績。我們提供多樣的培訓機會，鼓勵員工不斷學習和提升技能，以實現個人和專業的成長。本年度，我們共開設超過 100 場次職業培訓與項目經驗分享，共計參與人次超過 900。

We firmly believe that employee development should be based on their abilities and achievements. We offer diverse training opportunities to encourage employees to continuously learn and enhance their skills for personal and professional growth. This year, we have conducted over 100 professional training sessions and project experience sharing sessions, with a total participation of more than 900 individuals.

培訓目標 Training Target

目標 / Target

人均培訓時長提高至行業先鋒水平。
Increase average training hours per person to the industry forefront level.

舉措 / Measures

我們提供多元的、有針對性的培訓，包括關鍵崗位專項培訓、專業提升系列培訓、領導力培訓等。
We provide diverse and targeted training, including specialized training for key positions, professional development series training, leadership training, etc.

2023 年進展 / Progress in 2023

人均受訓時長達到 34.02 小時。
The average training duration per person has reached 34.02 hours.

朗詩公開課宣傳圖
Promotion poster
of Landsea open class



優秀案例公開課分享 Sharing of Excellent Case Studies in Open Classes

2023 年 5 月至 6 月，朗詩綠色管理將本年度公開課內容設定為優秀項目經驗分享，旨在以互鑒互學的精神深度打造具有市場競爭優勢的產品，通過卓越的管理和資源整合能力提升項目價值。
From May to June 2023, Landsea Green Management set the content of this year's open classes as sharing experiences of excellent projects. The aim was to foster a spirit of mutual learning and mutual benefit, deeply cultivating products with market competitive advantages. Through outstanding management and resource integration capabilities, the goal was to enhance the value of projects.

EXHIBIT

EXHIBIT

朗詩專業營銷培訓

Landsea Professional Marketing Training

2023 年，我們定期舉辦專業營銷培訓課程，涵蓋市場趨勢分析、客戶關係管理、數據分析等領域，以確保員工獲得最新的行業知識和技能。這些培訓不僅侷限於理論知識，更強調實戰應用，通過案例研討和實踐演練，讓員工能夠深入理解並靈活應用所學內容。

In 2023, we conducted regular professional marketing training courses covering areas such as market trend analysis, customer relationship management, and data analysis to ensure that employees acquire the latest industry knowledge and skills. These training sessions were not limited to theoretical knowledge but also emphasized practical applications. Through case studies and practical exercises, employees were able to deepen their understanding and flexibly apply the learned content.



朗詩綠色管理營銷條線培訓預告圖
Training preview of Landsea Green Management marketing line

朗詩多元化培訓主題

Diverse Training Themes in Landsea

綠色建築 Green Building	<p>低碳建材聯盟 发挥领导力，推动供应链减碳</p>	典型項目 Typical Projects	<p>“为人造房” ——请读朗诗健康人居 产品服务中心</p>
產品培訓 Product Training	<p>朗诗“健康”产品解析</p>	市場培訓 Marketing Training	<p>4月房地产市场形势分析内参 丁祖昱 博士 克而思集团 董事长 上海易居房地产研究院 执行院长 2023年5月</p>

2023 年員工培訓情況披露

Disclosure of Employee Training in 2023

培訓總時數
Total training hours

22,350

人均接受培訓小時數
Average hours of training per person

14.84

員工培訓覆蓋率
Employee training coverage rate

43.63%

員工健康與安全
Employee Health and Safety

「零事故、零傷亡」是朗詩綠色管理一貫的安全生產目標。我們視員工的健康與安全為最優先的考量，特別在施工過程中，我們全力保障工程安全，以確保每一位員工能夠在安全的環境中工作。我們嚴格遵守所有相關的安全法規和標準，並不斷提升我們的安全標準，以確保施工過程中的風險實現最小化。

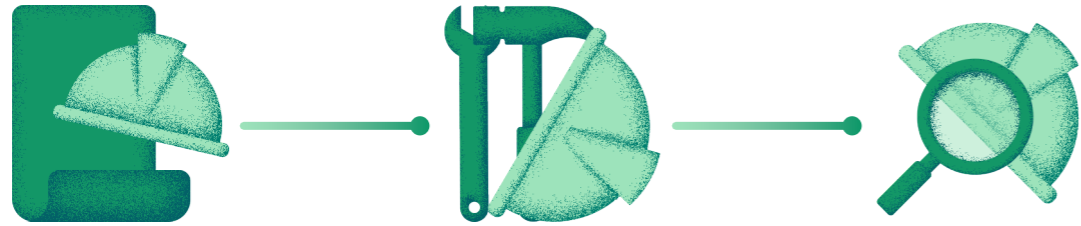
'Zero Accidents, Zero Casualties' is Landsea Green Management's consistent goal for safety production. We prioritize the health and safety of our employees, especially during construction, where we spare no effort to ensure project safety, enabling every employee to work in a secure environment. We strictly adhere to all relevant safety laws and standards, continuously improving our safety protocols to minimize risks during construction.

安全生產要求
Safety Production Requirements

朗詩綠色管理嚴格遵守《中華人民共和國安全生產法》《建設工程安全生產管理條例》《職業健康安全管理體系規範》等法律法規，於公司內部制定了《安全管理辦法》《安全生產目標及責任制管理指引》《項目安全管理手冊》等安全管理要求，涵蓋制度建設、管理指引、標準化及可視化手冊等 30 餘項，並於公司內部建立完善的安全生產管理體系，旨在最大程度上實現「生命至上、安全發展」的生產理念。

Landsea Green Management strictly complies with the *Work Safety Law of the People's Republic of China*, *Administrative Regulations on the Work Safety of Construction Projects*, and *Regulations on Occupational Health and Safety Management Systems* and other laws and regulations. Internally, we have established *Measures on Safety Management*, *Guidelines for Safe Production Goal and Responsibility System Management*, *Project Safety Management Manual*, and more, covering over 30 items including system construction, management guidelines, standardization, and visual manuals. We have established a comprehensive safety production management system within the company, aiming to maximize the principle of 'Safe Development with Life First and Foremost'.





前饋控制（施工前）
Feedforward Control
(Before Construction)

率先規範安全管控

Taking the lead in standardizing safety control

全盤開展安全檢查交底工作

Comprehensively conduct safety check and explanation

并行控制（施工時）
Concurrent Control
(During Construction)

貫徹監督檢查工作

Carry out supervision and inspection

定期召開安全月度專題會議

Hold monthly meeting on safety issues regularly

履行安全專項方案報審

Submit safety proposals for examination

安全生產全流程控制系統

Safety production full process control system

反饋控制（施工後）
Feedback Control
(After Construction)

嚴格處理、追責、整改，監督並指導未來工作安全方向

Strictly manage the corrective actions, supervising and guiding the future work to a safety direction

安全事故採取分級別應急處理，深化安全領導職責

Respond to emergent safety accidents of different levels and strengthening the responsibilities of safety leaders

本年度，我們的安全生產目標 100% 達標，因工亡故人數為 0 人，因工損失的工作日數為 3 天，未造成任何直接經濟損失為 10 萬元以上或造成項目全部停工的安全事故。

This year, our safety production goal achieved 100% compliance. There was zero fatality due to work-related incidents, and the total number of workdays lost due to work-related injuries was 3. Additionally, there were no safety incidents causing direct economic losses exceeding RMB 100,000 or resulting in the complete shutdown of projects.

安全培訓體系 Safety Training System

我們投入大量資源培訓員工，使他們熟悉並遵從所有安全標準和程序，提高員工對施工安全的認識和應對突發情況的能力。同時，我們建立了有效的溝通渠道，讓員工能夠隨時提出安全方面的疑慮或建議，以便我們能夠及時應對任何潛在的安全風險。

We have invested heavily in training our employees to familiarize them with and adhere to all safety standards and procedures, enhancing their awareness of construction safety and their ability to respond to emergencies. Additionally, we have established effective communication channels to allow employees to raise safety concerns or suggestions at any time, enabling us to promptly address any potential safety risks.

安全檢查與評估

Safety Inspection and Evaluation

除了嚴謹的培訓和溝通，我們還定期進行安全檢查和評估，以確保工地的安全設施和措施得到有效實施。在朗詩，我們深知只有在安全的工作環境中，員工才能發揮最佳的工作效能，因此我們將健康與安全視為企業永續發展的基石，不斷努力追求卓越的施工安全水平。

In addition to rigorous training and communication, we conduct regular safety inspections and evaluations to ensure that safety facilities and measures are effectively implemented on construction sites. At Landsea, we understand that only in a safe working environment can employees achieve optimal work efficiency. Therefore, we regard health and safety as the cornerstone of sustainable development and continuously strive for excellence in construction safety.

本年度，公司開展復工復產安全檢查，並於 6 月和 10 月舉行兩次質量安全管理工作總結會議，嚴肅傳達安全工作精神、切實防範潛在安全風險。在公司上下全體員工共同努力下，2023 年朗詩集團成功實現年度安全生產「零事故、零傷亡」的目標。

This year, the company conducted safety inspections for resumption of work and production. In June and October, two summary meetings on quality and safety management were held, emphasizing the importance of safety work, and effectively preventing potential safety risks. With the concerted efforts of all employees, Landsea Group successfully achieved the annual safety production goal of 'zero accidents, zero casualties' in 2023.



員工溝通與平等 Employee Communication and Equality

朗詩秉持著公平、透明、公開的人才甄選原則，確保每位員工在機會面前享有平等的權利。我們嚴格拒絕任何形式的性別、年齡歧視，鼓勵員工積極舉報任何非法或不道德的行為，以維護整個工作環境的正直和誠信。

Landsea adheres to the principles of fairness, transparency, and openness in talent selection, ensuring that every employee has equal rights and opportunities. We strictly reject any form of gender or age discrimination and encourage employees to actively report any illegal or unethical behaviour to maintain integrity and honesty in the work environment.

平等溝通 Equal Communication

為了確保每位員工都能在公正、平等、開放的環境中發揮潛力，共同建立一個積極、和諧的工作氛圍，我們保持開放的溝通渠道，特地開通溝通郵箱 sustainability@landsea.cn，以方便員工隨時隨地分享意見、提出建議，促進組織內部的有效溝通與互動。

To ensure that every employee can unleash their potential in a fair, equal, and open environment and to foster a positive and harmonious work atmosphere, we maintain open communication channels. We have specifically set up a communication mailbox at sustainability@landsea.cn to facilitate employees to share their opinions and suggestions anytime, anywhere, promoting effective communication and interaction within the organization.

女性成長 Women's Growth

朗詩綠色管理深信尊重女性不僅體現價值觀，更是激發組織活力的一大動力。在招聘過程中，我們堅決拒絕任何性別歧視，不詢問任何侵犯隱私的問題，確保每位女性求職者在公平的競爭環境中展現自己的能力。

Landsea Green Management firmly believes that respecting women not only reflects values but also serves as a significant driving force for organizational vitality. During the recruitment process, we firmly reject any gender discrimination, refrain from asking any invasive questions, and ensure that every female candidate can showcase their abilities in a fair competitive environment.

同時，為特別關心女性職工的健康，我們提供安全的工作環境和必要的健康保險，確保她們在工作中能夠充分發揮才華；給予她們法定假期外更多的休息時間和節日福利，以緩解工作壓力，提升生活品質。同時，我們致力於提供平等的職位發展通道和培訓、深造機會，以確保女性員工擁有與男性同等的發展機會。

At the same time, to care for the health of female employees, we provide a safe working environment and necessary health insurance to ensure that they can fully demonstrate their talents at work. We also provide them with more rest time and holiday benefits beyond statutory holidays to alleviate work pressure and improve their quality of life. Additionally, we are committed to providing equal opportunities for career development, training, and further education to ensure that female employees have equal opportunities for advancement as male employees.

此外，我們積極參與女性領導力會議，促進女性在組織中的參與和影響，釋放女性力量，實現工作場所的性別平等。這一系列措施旨在建立一個充滿包容、尊重和公平的工作環境，使每位女性員工都能夠充分展現其潛力。

Furthermore, we actively participate in women's leadership conferences to promote the participation and influence of women in the organization, unleash the power of women, and achieve gender equality in the workplace. These measures aim to establish a work environment that is inclusive, respectful, and fair, allowing every female employee to fully unleash their potential.

員工活動 Employee Activities

朗詩綠色管理組織多元的員工活動，營造和維持充滿活力與凝聚力的工作氛圍，為員工在繁忙的工作中放鬆身心，促進團隊合作與相互理解，進一步強化員工向心力。

Landsea Green Management organizes diverse employee activities to create and maintain a vibrant and cohesive work atmosphere, allowing employees to relax and promote teamwork and mutual understanding amidst their busy work schedules.

EXHIBIT

「攀登者文化」朗詩綠色管理登山活動 'The Culture of Climbing' Landsea Green Management Mountaineering Activity

2023 年是朗詩集團成立 22 週年，朗詩綠色管理各分子公司組織員工參與登山活動，體現朗詩「志存高遠，腳踏實地，百折不撓」的價值觀，感謝每一位員工的努力與奉獻！

2023 marks the 22nd anniversary of the founding of the Landsea Group. Landsea Green Management organized employees from various subsidiaries to participate in mountaineering activities, embodying the values of Landsea: 'High Ambition, Down-to-Earth, and Perseverance'. We thank every employee for their efforts and dedication!

朗詩綠色管理各分公司員工登山活動合影留念
Photo of employees from various subsidiaries of Landsea Green Management during the mountaineering activity



建設幸福社區

Buiding Happy Communities

朗詩綠色管理以建設幸福社區為己任，肩負著為社會注入正能量的使命，不斷在社會公益領域發揮積極作用，為社區注入朗詩的綠意和溫暖。我們積極參與社區建設計劃，致力於提升社區的基礎設施，建立綠色生態環境，並透過各項社會公益活動，關心弱勢群體，提供教育、醫療、養老和環保等多方位的支援。本年度，我們共投入 88 萬餘元用於社區公益與活動。

Landsea Green Management regards the building of happy communities as its mission and shoulders the responsibility of injecting positive energy into society. We continuously play an active role in the field of social welfare, infusing Landsea's greenery and warmth into the community. We actively participate in community construction projects, committed to enhancing community infrastructure, establishing green ecological environments, and providing comprehensive support through various social welfare activities, caring for vulnerable groups, and offering education, medical, elderly nursing, and environmental protection assistance. This year, we have donated over 880 thousand yuan to community welfare and activities.



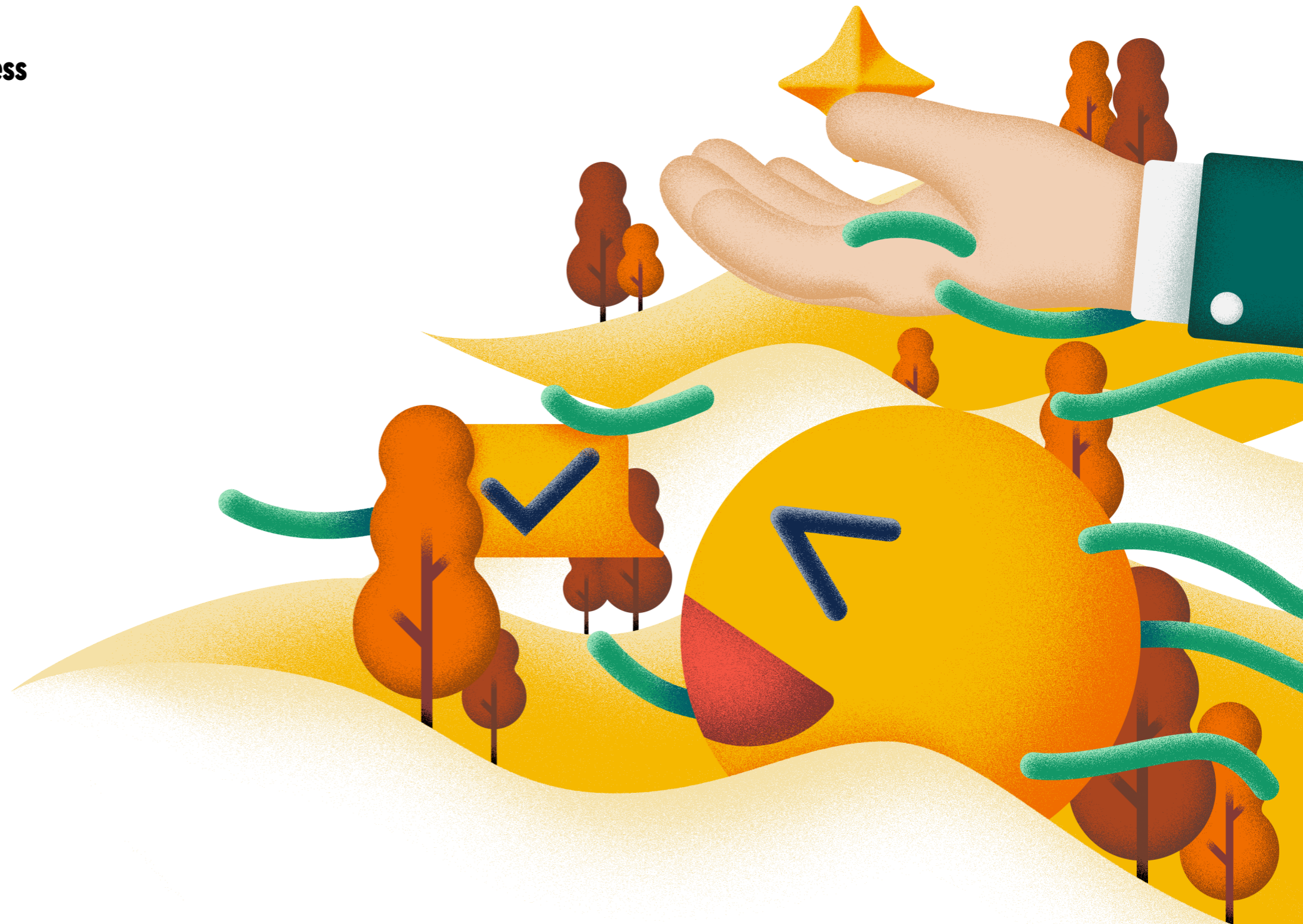
管治篇 / Governance

卓越運營， 驅動朗詩韌性前行

Excellent Operations, Driving Landsea's Resilient Progress

朗詩綠色管理將嚴格合規的公司治理理念融入到每一個業務環節，通過明晰的內部政策和程序嚴格監督和管理公司的運營活動。我們制定並執行有效的風險管理策略，以確保投資者利益得到最大程度的保障，並定期報告公司的治理實踐和績效，為公司的長期可持續發展奠定堅實基礎。

Landsea Green Management integrates the concept of strict compliance with corporate governance into every aspect of its business operations. Through clear internal policies and procedures, we rigorously supervise and manage the company's operational activities. We develop and implement effective risk management strategies to ensure the maximum protection of investors' interests. Additionally, we regularly report on the company's governance practices and performance, laying a solid foundation for the company's long-term sustainable development.



KEY ISSUES	合規經營 Compliance Operation	經濟績效與投資者權益保護 Economic Performance and Investors' Rights Protection	外部經濟環境挑戰與機遇 Challenges and Opportunities of External Economic Environment	客戶服務與滿意度 Customer Service and Satisfaction	負責任營銷 Responsible Marketing	健康與安全的產品 Healthy and Safe Products
	數據安全與隱私保護 Data Security and Privacy Protection	綠色科技創新 Green Technology Innovation	知識產權保護 Intellectual Property Protection			
INDEX	香港聯交所指標 / HKEX Indicators B7.1~7.3 B6.1~6.5			GRI 標準指標 / GRI Standard Indicators 205 206 416 417 418 2		

9 產業、創新和基礎設施
INDUSTRY, INNOVATION AND INFRASTRUCTURE

12 負責任消費和生產
RESPONSIBLE CONSUMPTION AND PRODUCTION

16 和平、正義與強大機構
PEACE, JUSTICE AND STRONG INSTITUTIONS

17 促進目標實現的伙伴關係
PARTNERSHIPS FOR THE GOALS

夯实风险管理

Solidifying Risk Management

不斷完善的風險管控一直以來都是朗詩綠色管理在可持續發展道路上保駕護航的要素之一。朗詩綠色管理嚴格遵守《中華人民共和國公司法》《中華人民共和國證券法》以及《香港聯合交易所有限公司證券上市規則》等法律法規以及先進國際法條，為提升風險管理效率，參考諸多行業標準與風險管理標準，將風險管理融入當前管治架構的各層級職責中，形成一套科學完備的風險管理體系；我們設立了「三道防線」管理模型，定期開展公司內部風險識別與分析工作，保障風險管理的實施細則層層夯實，落實到一線管理團隊，確保公司運營過程中的各項業務皆進行高效的風險把控。

The continuous improvement of risk control has always been one of the essential elements guiding Landsea Green Management on the path of sustainable development. Landsea Green Management strictly complies with laws and regulations such as the *Company Law of the People's Republic of China*, the *Securities Law of the People's Republic of China*, and the *Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited*. To enhance risk management efficiency, we refer to various industry standards and risk management norms, integrating risk management into the responsibilities at all levels of the current governance framework, forming a scientific and comprehensive risk management system. We have established a 'three-line defence' management model, regularly conducting internal risk identification and analysis within the company to ensure that the detailed implementation of risk management is solid at all levels, implemented by frontline management teams, and to ensure that various business operations during the company's operation are effectively controlled for risks.

風險管理架構

Risk Management Structure

各城市公司風險管理人員

Risk Management Personnel of Each City Company

第一道防線：

設置專門風險管理人員，形成統籌高效的風險管理體系；廣泛持續收集內外部與企業風險及 ESG 風險相關的信息，分析並識別風險重要程度，配合管理層將風險管理功能融入業務運營及職能範疇中執行。

First Line of Defence:

Set up special risk management personnel to form a coordinated and efficient risk management system. We extensively and continuously collect internal and external information related to corporate risks and ESG risks, analyse and identify the importance of risks, and cooperate with the management to integrate risk management functions into business operations and functional areas.

核心管理層

Core Management of Landsea

第二道防線：

負責設計、執行、監察及修訂風險管理系統，貫徹切實的企業風險與 ESG 相關風險的管理方向，定期向董事局匯報風險管理情況。

Second Line of Defence:

Responsible for the design, implementation, monitoring and revision of the risk management system, implement the practical management direction of corporate risks and ESG-related risks, and regularly report the risk management to the Board.

董事局

The Board of Landsea

第三道防線：

作為風險管理的最終決策層，負責訂立策略目標、包括 ESG 風險在內的風險偏好、管理策略等，評估朗詩達成目標時所願意接納的風險程度，確保設立及維持有效的風險管理系統，定期審視風險監控成效。

Third Line of Defence:

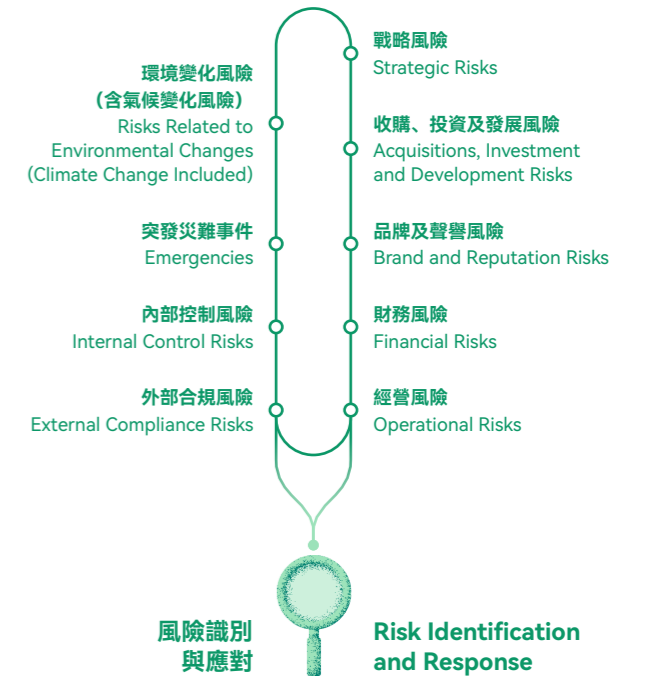
The ultimate decision-making body of Landsea's risk management is responsible for setting strategic objectives and risk inclination, including ESG risks, management strategies, etc. The Board evaluates the level of risk that Landsea is willing to accept when achieving its goals, ensures the establishment and maintenance of an effective risk management system, and regularly reviews risk monitoring effectiveness.

風險管理體系

Risk management system

朗詩綠色管理定期對運營過程中的風險進行識別，並對重大風險項進行分析和後期追蹤與管理，以保障公司日常生產經營活動順利運行。同時，我們不斷吸取經驗，逐步對已有的風險管理體系進行改善工作，提高風險識別的精準程度，力求更加有效的對風險進行深度把控。

Landsea Green Management regularly identifies risks in the operational process, analysing and tracking major risk items for management to ensure the smooth operation of the company's daily production and business activities. Furthermore, we continuously learn from experience and gradually improve the existing risk management system, enhance the precision of identification, and strive for more effective control over risks.



風險清單一本通

Risk Assessment Handbook

2023 年度，為強化風險治理工作，朗詩綠色管理正式上線「風險清單一本通」系統，以信息化為載體，以電子辭典形式展現，為員工提供不同層級的在線瀏覽、查詢、補充功能，並將使用權限向全體員工開放。本報告期內，朗詩綠色管理共觸發風險點 229 條，已整改風險點 180 條，整改率達 78%。針對未整改完成的風險點，我們將其加入下一年度整改計畫中進行持續的督促與檢查，直至整改完畢。

In 2023, to strengthen risk governance, Landsea Green Management officially launched the 'Risk Assessment Handbook' system. Utilizing informatization as its carrier, the system is presented in the form of an electronic dictionary. It provides employees with online browsing, querying, and supplementing functions at different levels, and the usage rights are open to all employees. During this reporting period, Landsea Green Management triggered a total of 229 risk points, of which 180 risk points have been rectified, achieving a rectification rate of 78%. For the risk points that have not been rectified, they will be included in the next year's rectification plan for continuous supervision and inspection until they are rectified.

招投標方面 Bidding and Tendering

不平衡報價，惡意低價中標。
Unbalanced quotations, maliciously winning bids with low prices.

工程現場管理方面 On-Site Project Management

現場施工偷工減料。
Cutting corners and using substandard materials during construction.

成本管理方面 Cost Management

進度款超合同比例支付。
Paying progress payments exceeding the contract proportion.

管理費用方面 Expenses Management

加班餐費無統一管理，對餐費標準、加班人員、加班時間沒有嚴格要求，管理較為松散。
Lack of unified management for overtime meal expenses, lax management regarding standards for meal expenses, overtime personnel, and overtime hours.

營銷方面 Marketing

置業顧問直接使用財務 POS 機及收據收款。
Property consultants directly using financial POS machines and receipts for collection.

供應鏈風險規避 Supply Chain Risk Mitigation

識別與管理供應鏈風險是朗詩綠色管理的風險管理的重要工作板塊之一。本年度，我們上線了新版廉潔協議，其中針對性地規定了供應鏈相關違規事項內容、處罰措施以及完整的監督舉報渠道，進一步提升供應鏈透明度。

新版廉潔協議生效後，朗詩綠色管理供應商已進行 100% 簽署。此舉將更利於提高供應商的反貪腐與公平競爭意識，同時也為供應商提供了公開透明的申訴與舉報渠道，持續提升供應鏈風險管理深度。

針對存在問題的供應商，朗詩絕不姑息。本報告期內，我們共處理了 9 家違規供應商，主要違規原因為圍標、行賄等惡劣行徑。

Identifying and managing supply chain risks is one of the key components of risk management at Landsea Green Management. This year, we launched a new version of the integrity agreement, which specifically stipulates the content of supply chain-related violations, penalties, and comprehensive oversight channels, further enhancing supply chain transparency.

After the new version of the integrity agreement took effect, 100% of Landsea Green Management's suppliers have signed it. This measure will be more conducive to increasing suppliers' awareness of anti-corruption and fair competition, while also providing suppliers with open and transparent channels for complaints and reporting, continuously enhancing the depth of supply chain risk management.

Landsea Green Management will never tolerate non-compliant suppliers. During this reporting period, we dealt with a total of 9 non-compliant suppliers, primarily due to egregious behaviours such as bid-rigging and bribery.

未來風險管理完善計劃 Future Risk Management Improvement Plans

未來，朗詩綠色管理將立足基本盤，持續完善風險治理，將 ESG 風險因素納入考量，逐步提高風險識別與管理能力，力求在具備條件時實現審計監察全覆蓋，堅持品牌化、信息化以及效能化建設。

此外，我們將逐步完善 ISO 37301 及其他體系建設，完備朗詩廉政電子資產數據，滿足合規建設的剛性需求，同時以組織目標為綱要，加強部門間的協同職能，進而推動高層視角，探索並實現大合規體系建設。

In the future, Landsea Green Management will build on its foundation and continue to improve risk governance, integrating ESG risk factors into consideration, gradually improving risk identification and management capabilities, and striving to achieve full coverage of audit supervision when conditions permit. We will adhere to branding, informatization, and efficiency-oriented construction.

Additionally, we will gradually improve ISO 37301 and other system constructions, complete Landsea's integrity electronic asset data, meet the rigid requirements of compliance construction, strengthen cooperation among departments based on organizational goals, promote top-level perspectives, explore, and realize the construction of a comprehensive compliance system.

ESG 目標管理 Managing ESG Goals

朗詩綠色管理以 ESG 目標持續引領可持續發展前進的方向，基於多年來建立的完善可持續發展閉環管理體系與管治架構，帶動 ESG 相關績效的管理與持續提升。

Landsea Green Management continuously guides the direction of sustainable development based on ESG goals. Building on years of experience in establishing a comprehensive closed-loop management system and governance framework for sustainable development, we drive the management and continuous improvement of ESG-related performance.

ESG 目標制定策略 ESG Goal-Setting Strategy

我們在制定 ESG 目標時，參照國內外先進標準指引，同時引入各利益相關方重點關注的議題以及朗詩當年業務實際情況，制定兼具領先性與科學性的目標管理及評估體系，實現公司 ESG 績效表現逐年穩定提高。

When formulating ESG goals, we refer to advanced standards and guidelines at home and abroad, while also incorporating key issues of concern to various stakeholders and the actual business situation of Landsea for the year. We develop a goal management and evaluation system that is both pioneering and scientific, achieving a steady improvement in the company's ESG performance year by year.

朗詩 ESG 目標制定策略 Landsea's ESG Goal-Setting Strategy

領先性 Leading

持續支援聯合國可持續發展目標，以自身實踐貢獻可持續發展目標。

Keep supporting SDGs through our actions.

對標聯交所新版《ESG 報告指引》目標設定要求。

Benchmarking against the target setting requirements from the index table of *ESG Reporting Guide of SEHK*.

積極考慮資本市場投資人及 ESG 評級機構對房地產與建築行業 ESG 目標訂立的重點關切。

Actively consider the key concerns of investors in the capital market and ESG rating agencies on the ESG objectives of the real estate and construction industry.

持續關注各利益相關方對 ESG 目標設定的期望，並針對性回應。

Continuously pay attention to the expectations of various stakeholders on the setting of ESG objectives, and respond accordingly.

科學性 Scientific

綜合分析朗詩及同行優秀企業過往表現與數據基礎，依照科學的方法論訂立 ESG 目標。

Comprehensive analysis of the historical performance and data of Landsea and its peers to set ESG targets based on scientific methodology.

制定《2025 年 ESG 管理目標提升規劃》並穩步推進目標實施。

Formulate the *2025 Plan on ESG Management Goals* and steadily promote the implementation of the goals.

搭建架構清晰的 ESG 指標及績效管理體系，通過數據化手段定期、量化追蹤、評估與分析 ESG 績效表現。

Establish a clear ESG indicator and performance management system, and regularly and quantitatively track, evaluate and analyse ESG performance through data-based means.

ESG 绩效追踪

Tracking for ESG Performance

朗詩綠色管理已制定《2025 年 ESG 管理目標提升規劃》，通過 ESG 指標及績效管理體系逐步推進各項目標的執行與落地。

Landsea Green Management has formulated the *2025 Plan on ESG Management Goals*, which aims to progressively advance the execution and implementation of various goals through the ESG index and performance management system.



標準對標

Standard Benchmarking

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

Landsea comprehensively follows ESG Reporting Guide of SEHK and other relevant international standards and guidelines, and deeply learns the definition, calculation methods, specifications, parameters and other contents of various indicators. After the standard is updated, the changes are tracked in a timely manner to improve the level of disclosure.



規範管理

Standardized Management

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

Landsea has formulated the *Instruction Manual of the ESG Performance Management System and Indicators* to standardize the management of ESG indicators and provide institutional guarantee for strengthening management and improving performance.



職責落實

Enforcement of Duties

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

Landsea classifies the responsibilities of ESG indicators into corresponding functional departments, so that each department can effectively utilize its resources and professional capabilities, and effectively promote the improvement of ESG performance.



數字化比較

Digital Comparison

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

Landsea makes full use of the ESG data information management platform to conduct horizontal and vertical comparison of Landsea's ESG performance, compare the performance of the Company's internal ESG indicators for the same period of previous years, identify the gap with peers, and analyze the progress and shortcomings of ESG performance management through quantitative indicators to further explore the direction of future improvement.

單位面積耗水量

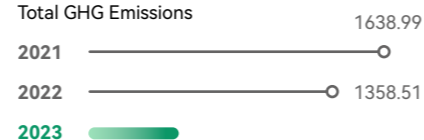
Water Consumption Per Unit Area



0.48 立方米 / 平方米
m³/m²

溫室氣體排放總量

Total GHG Emissions



490.04 噸二氧化碳當量
Ton of carbon dioxide equivalent

辦公產生有害廢棄物總量

Total Office Hazardous Waste Discharged



0.09 噸
Ton

按制度受評估的供應商數

(環境、勞工、道德等方面)

Number of Suppliers Receiving Assessment According to Evaluation System (Environmental, Labour, and Ethical Performance)



590 家
Unit

負責任卓越運營

Responsible and Excellent Operation

負責任的企業運營是構建其可持續商業的基石。朗詩綠色管理通過規範的公司治理與經營，夯實商業道德和廉潔從業要求，絕不逾越紅線，確保在運營過程中嚴格遵守法律法規要求，為公司各利益相關方創造合規且永續發展的朗詩美好未來。

Responsible corporate operation is the cornerstone of building sustainable business. Landsea Green Management solidifies business ethics and integrity requirements through standardized corporate governance and operations, never crossing the line, ensuring strict compliance with legal requirements in the operational process, and creating a compliant and sustainable future for all stakeholders of the company.

合規經營

Compliance Operation

朗詩綠色管理本年度進一步修訂與完善內部政策，搭建可監察的審計系統，以確保我們的業務運營達到行業高標準。通過建立綠色、透明、合法合規的經營系統，我們竭力保障合作夥伴權益，為股東持續穩定創造價值，確保環境管理、社會責任與市場營銷等方面均做到依法合規經營。

本年度，根據管理委員會的要求，結合公司經營現狀，朗詩綠色管理審計監察部秉承「審計範圍全覆蓋、審計業務與製度文化並建」的要求，制定了工作計劃。本年度，我們完成了大部分經營組織的例行審計覆蓋，開展了共計 6 項各類審計項目，累計提交了上百條內控改進建議或審計建議，有效提升了公司合規管理水平。

朗詩綠色管理各議題下遵循的法律法規如後表所示。

The Auditing and Compliance Department of Landsea Green Management has further revised and improved internal policies this year, establishing a supervisable auditing system to ensure that our business operations meet industry standards. By establishing a green, transparent, and legally compliant operating system, we strive to safeguard the interests of our partners, continuously create value for shareholders, and ensure compliance with laws and regulations in environmental management, social responsibility, and marketing.

This year, in accordance with the requirements of the Management Committee and in consideration of the company's operational status, the Auditing and Compliance Department of Landsea Green Management formulated a work plan adhering to the principle of 'Building Audit Business, System and Culture with a Comprehensive Audit Coverage'. During this year, we completed routine audits covering most operational units and conducted a total of 6 types of audit projects. We submitted hundreds of internal control improvement suggestions or audit recommendations, effectively enhancing the company's compliance management level.

The laws and regulations followed by Landsea Green Management in various issues are shown in the next page.

環境保護

Environmental Protection

《中華人民共和國環境保護法》《中華人民共和國大氣污染防治法》《中華人民共和國固體廢物污染防治法》《中華人民共和國水污染防治法》《中華人民共和國循環經濟促進法》等

Environmental Protection Law of the People's Republic of China; Atmospheric Pollution Prevention and Control Law of the People's Republic of China; Law of the People's Republic of China on the Prevention and Control of Environment Pollution Caused by Solid Wastes; Water Pollution Prevention and Control Law of the People's Republic of China; Circular Economy Promotion Law of the People's Republic of China, etc.

僱傭與勞工

Employment and Labour

《中華人民共和國勞動法》《中華人民共和國勞動合同法》《中華人民共和國未成年人保護法》《中華人民共和國社會保險法》《中華人民共和國就業促進法》等

Labour Law of the People's Republic of China; Labour Contract Law of the People's Republic of China; Law of the People's Republic of China on the Protection of Minors; Social Insurance Law of the People's Republic of China; Employment Promotion Law of the People's Republic of China, etc.

職業健康與安全

Occupational Health and Safety

《中華人民共和國勞動法》《中華人民共和國勞動合同法》《中華人民共和國業病防治法》等

Labour Law of the People's Republic of China; Labour Contract Law of the People's Republic of China; Law of the People's Republic of China on the Prevention and Control of Occupational Disease, etc.

產品責任

Product Responsibility

《中華人民共和國城市房地產管理法》《中華人民共和國建築法》《中華人民共和國廣告法》《中華人民共和國反不正當競爭法》《中華人民共和國民法典》《中華人民共和國商標法》《中華人民共和國著作權法》等

Urban Real Estate Administration Law of the People's Republic of China; Construction Law of the People's Republic of China; Advertising Law of the People's Republic of China; Anti-Unfair Competition Law of the People's Republic of China; General Provisions of the Civil Law of the People's Republic of China; Trademark Law of the People's Republic of China; Copyright Law of the People's Republic of China, etc.

反貪污

Anti-Corruption

《中華人民共和國反不正當競爭法》《中華人民共和國反壟斷法》《中華人民共和國反貪污受賄法》《關於禁止商業賄賂行為的暫行規定》《中華人民共和國刑法》《中華人民共和國反洗法》等

Anti-Unfair Competition Law of the People's Republic of China, Anti-Monopoly Law of the People's Republic of China, Anti-Corruption and Bribery Law of the People's Republic of China, Provisional Regulations on Prohibiting Commercial Bribery, Criminal Law of the People's Republic of China, etc.

商業道德與廉潔建設 Business Ethics and Integrity Construction

廉潔從業治理是朗詩合規經營的重要支柱。我們於公司內部制定了《朗詩集團審計檢查制度》《反腐敗條例》《廉潔從業規範手冊》等反腐敗相關制度、條例，堅持以零容忍原則對待腐敗、賄賂、欺詐、洗錢等違反商業道德的行為，嚴格遵循「不行賄受賄、做假賬、不偷稅漏稅、不欺騙客戶」四不鐵律。對於運營地位於美國的 Landsea Homes，我們亦在嚴格遵守運營地法律法規以及嚴格參照《反海外腐敗法》的基礎上進一步制訂《商業行為與道德守則》，要求所有高管、管理層和員工按標準嚴格執行。

Landsea Green Management has established and improved internal policies to build an accountable business operation foundation, including the *Audit and Supervision System of Landsea Group*, the *Anti-Corruption Regulations*, and the *Standard Guide of Honest Practice*. Through standardized corporate governance and management, we uphold business ethics and integrity requirements, adhere to the four principles of 'The Rules Against Bribery, False Accounts, Tax Evasion, and Customer Fraud'. For Landsea Homes, our operations in the United States, we also comply with local laws and regulations and have further developed the *Code of Business Conduct and Ethics* with reference to the *Foreign Corrupt Practices Act*, requiring all executives, management, and employees to strictly adhere to the standards.

廉潔制度建設 Ethical Governance System Construction

為了處理貪腐事件，朗詩綠色管理專門成立了直屬審計監察部，旨在定期對各事業部、區域公司進行例行監察，並針對高風險領域展開專項審計。本年度，我們更進一步完善監察室，專注於監督人力資源風險。透過健全的審計體系，我們能夠及時識別內部控制漏洞並進行跟蹤改善。同時，我們還聘請外部機構對公司內控進行審計，以打造一個陽光工作環境。

To handle corruption incidents, Landsea Green Management has established a dedicated Audit and Supervision Department to conduct regular inspections of various business units and regional companies and to carry out special audits in high-risk areas. In the current year, we further improved the supervision department, focusing on monitoring human resource risks. Through a sound audit system, we can promptly identify internal control vulnerabilities and track improvements. Additionally, we hire external organizations to audit our internal controls, aiming to create a transparent work environment.

廉潔培訓體系 Ethics Training System

朗詩綠色管理堅持以「懲教結合」的態度處理腐敗問題。在對員工行為準則進行約束和規定的同時，我們不斷進行廉正宣貫和案例分享。本年度，朗詩對廉正宣貫的形式進行了更新，與以往的被動方式不同，更加強調「走出去」的宣傳辦法，廉正思想深入人心，獲得內外部的一致好評。

Landsea Green Management adopts a 'combination of punishment and education' approach to address corruption issues. While imposing constraints and regulations on employee codes of conduct, we continuously promote ethical principles and share case studies. In the current year, Landsea updated its ethical promotion methods, emphasizing proactive outreach rather than passive methods, which received unanimous praise internally and externally.

2023 年，公司舉行廉潔從業相關培訓三場，包括企業經營形式法律風險分析與防範分享會、企業刑事風險剖析與應對，以及朗詩家廉潔風控培訓，通過風險分析、案例分享等多樣形式，使員工對廉潔觀念入腦入心，從而做到身體力行。我們制定了便於員工自我廉潔管理、主動預防的「員工利益沖突申報制度」，並以信息化方法予以實施，申報覆蓋率達到了 100%。

In 2023, the company held three training sessions on ethical conduct, including legal risk analysis and prevention sharing sessions, criminal risk analysis and response, and Landsea's family ethical risk control training. Through various forms such as risk analysis and case sharing, we aim to deeply instil ethical concepts into employees' minds, leading to practical implementation. We have also established a 'Employee Conflict of Interest Reporting System' to facilitate employees' proactive disclosure and implementation through information technology methods, achieving a 100% coverage rate.

公司廉潔主題公眾號「陽光朗詩」推廣教育工作深入開展。本年度，公眾號份共推送軟文 11 篇，累計訪問量 2,560 次，環比去年增長 33.6%。文章亦同步更新至公司內網的朗詩社區，年度訪問量達 2,500 次。

The company's ethical-themed public WeChat account, 'Transparent Landsea', has been promoting educational work extensively. In the current year, a total of 11 soft articles were published, with a cumulative visit of 2,560 times, a 33.6% increase compared to the previous year. Articles are also simultaneously updated to the company's intranet Landsea Community, with an annual visit of 2,500 times.

ESG 管治目標 ESG Governance Target

目標 / Target

- 反貪污培訓覆蓋率 100%；
- 構建更加艱巨責任的管治方針。
- Maintain 100% coverage of anti-corruption training;
- Establish a more stringent governance policy.

舉措 / Measures

- 全面發揮董事局在 ESG 事宜中的決策與監督作用；
- 通過信息化手段管理廉潔從業。
- Fully leverage the decision-making and supervisory role of the Board of Directors in ESG matters;
- Manage ethical conduct using information technology.

2023 年進展 / Progress in 2023

- 反貪污培訓覆蓋董事局成員 45%，員工 60%；
- 「陽光朗詩」廉正工作信息化平台。
- 45% of Board members, and 60% of employees have received anti-corruption training;
- 'Transparent Landsea' integrity work platform

2023 年廉潔培訓情況披露

Disclosure of Integrity Training in 2023

培訓對象涵蓋董事和員工

Both the Board members and employees participated in training

培訓覆蓋的董事局成員比例

Board members received training

45%

培訓覆蓋的員工比例

Employees received training

60%

董事人均培訓小時數

Average training hours per Board members

3

員工人均培訓小時數

Average training hours per employee

5



廉潔行業標桿

Ethical Industry Benchmark

朗詩綠色管理積極參與中國企業陽光誠信建設。我們已加入陽光誠信聯盟及企業反舞弊聯盟，與行業夥伴攜手共同推廣廉潔自律、奉公守法的經營理念，共同打造誠信陽光的商業環境與秩序，為構建誠信社會貢獻力量。

Landsea Green Management actively participates in the construction of a transparent and honest business environment for Chinese enterprises. We have joined the Sunshine Integrity Alliance and the Anti-Corruption Alliance for Enterprises, working hand in hand with industry partners to promote the business philosophy of integrity, self-discipline, and law-abiding conduct, and jointly create a business environment and order characterized by integrity and transparency, contributing to the construction of an honest society.

此外，我們在內部成立了職業道德委員會，致力於推廣朗詩綠色管理的廉潔文化，營造一個充滿陽光、誠信的職場氛圍。Additionally, we have established a Professional Ethics Committee within the company to promote the culture of integrity at Landsea Green Management, striving to create a workplace atmosphere filled with sunshine and integrity.

舉報機制

Reporting Mechanism

朗詩綠色管理已確立以公司「陽光」核心價值觀為名的廉正文化標籤，積極推動「陽光朗詩」廉正品牌化建設。本年度，我們充分依托公司廉政文化，對內部舉報管理制度進行更新，制定了專門的舉報流程規範，確保所有舉報入庫留痕，節點分明，流轉清晰，並保持時效可控。

Landsea Green Management has established a culture of integrity under the company's core value of transparency and actively promotes the construction of the 'Transparent Landsea' integrity brand. This year, we have relied on the company's integrity culture to update the internal reporting management system, formulate specialized reporting process specifications, ensure that all reports are properly documented with clear nodes and transparent circulation, and maintain controllable timeliness.

陽光文化教育 Transparency Culture and Education

- 廉潔教育活動
- 淺談「微腐敗」
- 清風車站
- Integrity education activities
- Discussions on 'petty corruption'
- Integrity workshops

廉政知識庫 Integrity Knowledge Database

- 內部規章制度
- 外部法律法規
- 風險清單
- 輕資產審計框架
- 案例分享
- 廉政材料模板
- Internal regulations and rules
- External laws and regulations
- Risk lists
- Asset-light audit frameworks
- Case sharing
- Integrity material templates

業務端口 Business Portal

- 益衝突申報
- 廉情調查
- 廉政考試
- 司法協同機要管理、黨建工作
- 工作台
- Conflict of interest declaration
- Integrity investigations
- Integrity exams
- Judicial collaborative confidential management, party building work
- Workstations

廉政舉報途徑 Integrity Whistle-Blowing Channels

- 郵件直通車: ygls@landsea.cn
- 我要上繳: 廉政賬戶
- 我有話說: 025-84221045
- 微信公眾號: 陽光朗詩 (LANDSEA_YGLS)
- 舉報地址: 江蘇省南京市建鄴路 108 號朗詩控股審計監察部
- Direct email: ygls@landsea.cn
- 'I Want to Submit Honorariums': Integrity account
- 'I Wish to Speak Up as a Whistle-Blower': 025-84221045
- WeChat public account: Transparent Landsea (LANDSEA_YGLS)
- Reporting address: Auditing and Inspection Office, Landsea Holding, No.108 Jianye Rd., Nanjing, Jiangsu Province

為提供多元化的舉報渠道，公司設有舉報電話、舉報郵箱、微信公眾號等方式。一旦舉報被查證屬實，我們將按照既定制度判予處罰，嚴重者將移送司法機關。在本年度，借助「陽光朗詩」廉正工作信息化平台，我們推出了「廉正面對面」功能，提供了「我有話說、我要舉報」端口，同步上線於電腦端和手機端，進一步擴大了舉報渠道。未來，我們將持續創新和優化微信公眾號、公司 BBS 社區等信息化平台，致力於打造更直接、高效且具有主動意識的廉潔工具。

To provide diversified reporting channels, the company has established reporting telephone lines, reporting mailboxes, WeChat public accounts, and other methods. Once a report is verified to be true, we will impose penalties according to established procedures, and serious cases will be referred to judicial authorities. In the current year, with the assistance of the 'Transparent Landsea' integrity information platform, we have launched the 'Face-to-Face Integrity' feature, providing a 'I Wish to Speak up as a Whistle-Blower' portal, synchronized online on both computer and mobile platforms, further expanding the reporting channels. In the future, we will continue to innovate and optimize WeChat public accounts, company BBS communities, and other information platforms, striving to create more direct, efficient, and proactive integrity tools.

知識產權管理 Intellectual Property Management

朗詩綠色管理嚴格遵守中國及各運營地的法律法規，踐行自身對於合規經營承諾，重視知識產權保護，著重優化知識產權管理體系。我們不斷加強知識產權風險防範機制，通過培訓、教育、檢查等多種方式開展知識產權宣傳普及工作，強化對專利、商標、著作權等知識產權的管理。

Landsea Green Management strictly adheres to the laws and regulations of China and each operating location, upholding its commitment to compliant operations. We place great importance on the protection of intellectual property rights and focus on optimizing the intellectual property management system. We continuously strengthen mechanisms for preventing intellectual property risks and carry out promotional activities for intellectual property rights through various means such as training, education, and inspections. This is done to enhance the management of patents, trademarks, copyrights, and other intellectual property rights.

重視商標的保護 Emphasis on Trademark Protection

朗詩在中國大陸地區、香港和北美等地均積極申請註冊相關商標。這其中包括防禦性商標的註冊，以確保對品牌和產品的獨特識別特徵的有效保護。

Landsea has applied for the registration of relevant trademarks in Mainland China, Hong Kong and North America, including the registration of defensive trademarks.

重視自身品牌的保護 Attaching Importance to the Protection of Its Own Brand

在許可項目使用品牌的過程中，公司制定了標準化的制度，以規範品牌許可的使用條件、範圍、限制及相關要求。

Landsea has established a standardized system for the conditions, scope, restrictions and requirements of brand licensing in the process of using the brand in the licensed projects.

重視自主專利權 Attaching Importance to Patent Rights

基於開發綠色科技產品的定位，朗詩積極進行新產品的研發，同時申請自主專利權。

Based on the positioning of developing green technology products, Landsea actively develops new products and applies for independent patent rights.



2023 年朗詩綠色管理及其控股股東朗詩集團股份有限公司註冊商標情況

Landsea Green Management and Landsea Group Co., Ltd. (The Controlling Shareholder of Landsea Green Management)
Trademark Registrations in 2023

中國大陸地區註冊商標數

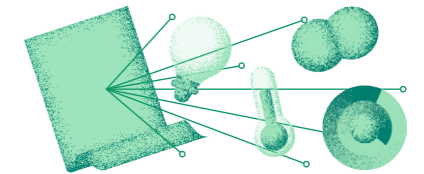
Trademark registrations in mainland China

438

境外註冊商標數

Trademark registrations overseas

32



截至本匯報期末，朗詩綠色管理在綠色建築技術體系領域已經積累了 400 多項專利，其中包括 85 項發明專利。

As of the end of this reporting period, Landsea Green Management has accumulated over 400 patents in the field of green building technology, including 85 invention patents.

朗詩綠色管理維護自身知識產權，也同樣尊重他人知識產權。公司高度重視軟件正版化，每年根據業務經營情況和對未來發展的預期，購買多款辦公軟件。目前，朗詩已經購買了 Microsoft® Windows™、Microsoft® Office™、Autodesk® AutoCAD®、Adobe® 等超過 250 套正版辦公軟件。

Landsea Green Management values its intellectual property while respecting the intellectual property of others. Landsea places great emphasis on software legislation by purchasing a variety of office software each year based on business requirements and future development outlook. Currently, Landsea has purchased over 250 sets of licensed office software, including Microsoft® Windows™, Microsoft® Office™, Autodesk® AutoCAD®, and Adobe® series.

關鍵績效表

Key Performance Table

環境績效

Environmental Performance

指標 Indicator	單位 Unit	2021	2022	2023
資源使用 / Resource Utilization				
辦公耗電量 Office power consumption	兆瓦時 MW·h	1,666.49	2,095.65	673.97
辦公耗水量 Officer water consumption	立方米 m ³	9,052.83	6,068.86	2,830.80
天然氣消耗量 Natural gas consumption	立方米 m ³	10,600.79	11,098.19	1,352.00
自有車輛汽油用量 Gasoline consumption of own vehicles	升 liter	76,566.00	55,584.00	54,124.90
自有車輛柴油用量 Diesel consumption of own vehicles	升 liter	2,388.00	2,390.00	3,083.74
單位面積耗電量 Power consumption per unit area	千瓦時 / 平方米 kW·h/m ²	71.50	145.41	114.02
單位面積耗水量 Water consumption per unit area	立方米 / 平方米 m ³ /m ²	0.39	0.42	0.48
單位面積天然氣消耗量 Natural gas consumption per unit area	立方米 / 平方米 m ³ /m ²	0.45	0.77	0.23
水資源循環利用量佔耗水量的比 Ratio of water resources recycling to water consumption	%	0.84	0.01	0.00
排放物 / Emissions				
溫室氣體排放總量 Total GHG emissions	噸二氧化碳當量 ton of carbon dioxide equivalent	1,638.99	1,358.51	490.04
範圍一溫室氣體排放量 ⁸ Scope 1 GHG emissions ⁸	噸二氧化碳當量 ton of carbon dioxide equivalent	230.45	178.28	132.12

8 範圍一的溫室氣體排放來自公司天然氣、自有車輛汽油、柴油消耗。其中，2023、2022、2021 年天然氣、汽油、柴油排放係數採用聯交所《如何準備環境、社會及管治報告——附錄二：環境關鍵績效指標匯報指引》(2020 年 3 月版) 推薦參考資料《溫室氣體議定書》(GHG Protocol) 的係數。Scope 1 greenhouse gas emissions come from the Company's consumption of natural gas, gasoline and diesel by its own vehicles. The emissions factor for natural gas, gasoline, and diesel in 2023, 2022, and 2021 adopted the coefficient in the GHG Protocol, the recommended reference in *How to Prepare Environmental, Social and Governance Reports - Appendix 2: Guidelines on Reporting Environmental Key Performance Indicators* (March 2020 version) by SEHK.

指標 Indicator	單位 Unit	2021	2022	2023
範圍二溫室氣體排放量 ⁹ Scope 2 GHG emissions ⁹	噸二氧化碳當量 ton of carbon dioxide equivalent	1,408.54	1,180.22	357.92
單位面積溫室氣體排放量 GHG emissions per unit area	噸二氧化碳當量 / 平方米 ton of carbon dioxide equivalent/m ²	0.07	0.08	0.08
資源使用 / Resource Utilization				
辦公產生有害廢棄物總量 ¹⁰ Total office hazardous waste discharged ¹⁰	噸 ton	0.25	0.16	0.09
辦公產生無害廢棄物總量 Total office non-hazardous waste discharged	噸 ton	21.06	22.07	10.24
無害廢棄物回收及再利用的量 Total non-hazardous waste recycled and reused	噸 ton	1.13	1.16	1.35
無害廢棄物棄置量 Total non-hazardous waste treated	噸 ton	19.93	20.92	11.03
單位面積有害廢棄物產生量 Total hazardous waste discharged per unit area	千克 / 平方米 kg/m ²	0.11	0.01	0.02
單位面積無害廢棄物產生量 ¹¹ Total non-hazardous waste discharged per unit area ¹¹	千克 / 平方米 kg/m ²	0.90	1.05	1.73

9 範圍二的溫室氣體排放來自公司外購電力產生的溫室氣體排放。其中，2023 年與 2022 年排放係數均採用全國電網平均排放因數 0.5703 kg CO₂/kWh (數據源：中華人民共和國生態環境部 (2023))。美國地產的電力排放係數採用國際能源署《能源數據手冊》電力排放係數；2021 年排放係數採用全國電網平均排放因數 0.5810 kg CO₂/kWh (數據源：中華人民共和國生態環境部 (2022))。香港辦公室的電力排放係數採用 0.68 kg CO₂/kWh (數據源：港燈電力《2022 年度 ESG 報告》)。Scope 2 greenhouse gas emissions come from those generated by the Company's purchased electricity. In particular, the 2023 and 2022 emission factor are based on the national grid average emission factor of 0.5703 kg CO₂/kWh (source: Ministry of Ecology and Environment of the People's Republic of China, 2023). The Landsea Homes' electricity emission factor is based on the *International Energy Agency's Energy Data Book* electricity emission factor, while the 2021 emission factor is based on the national grid average emission factor of 0.5810 kg CO₂/kWh (source: Ministry of Ecology and Environment of the People's Republic of China, 2022). The emission factor of Hong Kong office is 0.68 kg CO₂/kWh (source: 2022 ESG Report of HK Electric).

10 有害廢棄物包括廢電腦、廢墨盒和廢棄電池。廢電腦作為電子產品回收處理，廢墨盒由租賃公司回收處理，廢棄電池由物業公司分類回收後處理。無害廢棄物主要是廢紙，部分廢棄物被回收，其他由物業處理。Hazardous waste includes disposed computers, disposed ink cartridges and disposed batteries. Disposed computers are recycled as electronic products, disposed ink cartridges are recycled by leasing companies, and disposed batteries are sorted out and recycled by property management companies. Non-hazardous waste is mainly wastepaper, some of which recycled while others disposed by property management companies.

11 本年度單位面積無害廢棄物產生量大幅度增加的原因是由於辦公面積大幅減少。The reason for the significant increase in the production of harmless waste per unit area this year is due to the significant reduction in office area.

社會績效

Social Performance

指標 Indicator	單位 Unit	2021	2022	2023
社會績效 / Social Performance				
• 員工僱傭 / Employment				
員工總數 Number of employees	人 person	2,146	1,659	1,506
男性員工 Number of male employees	人 person	831	1,068	925
女性員工 Number of female employees	人 person	1,315	591	581
全職勞動合同工 Number of full-time contract workers	人 person	1,887	1,515	1,387
全職勞務派遣工 Number of full-time dispatched workers	人 person	258	142	116
兼職員工 Number of part-time employees	人 person	1	2	3
其他僱傭形式員工 Number of other forms of employment	人 person	0	0	0
50 歲以上的員工 Number of employees aged over 50	人 person	61	172	227
30 歲至 50 歲的員工 Number of employees aged 30 to 50	人 person	1,436	1,149	1,101
30 歲以下的員工 Number of employees aged under 30	人 person	649	338	178
在中國大陸工作的員工 Number of employees working in Mainland China	人 person	1,784	1,207	1,012
在港澳台及海外工作的員工 Number of employees working in Hong Kong, Macau, Taiwan and overseas	人 person	362	452	494
中級管理層以上女性員工佔比 Proportion of female employees above middle management	%	15	18	22

指標 Indicator	單位 Unit	2021	2022	2023
員工流失率 ¹² Employee turnover rate ¹²	%	28	42	31
男性員工流失率 Male employee turnover rate	%	28	40	29
女性員工流失率 Female employee turnover rate	%	28	45	34
50 歲以上員工流失率 Turnover rate of employees over 50	%	20	15	27
30 至 50 歲員工流失率 Turnover rate of employees aged 30 to 50	%	26	40	29
30 歲以下員工流失率 Turnover rate of employees under 30	%	33	62	41
在中國大陸工作的員工流失率 Turnover rate of employees working in Mainland China	%	29	54	47
在港澳台及海外工作的員工流失率 Turnover rate of employees working in Hong Kong, Macau, Taiwan and overseas	%	22	10	38
違反員工僱傭及勞工法律法規所受處罰的次數 Number of penalties for violations of employment and labour laws and regulations	次 time	0	0	0
• 健康與安全 / Health and Safety				
因工作關係而死亡的員工人數 Number of deaths due to work-related injuries	人 person	0	0	0
因工傷損失的工作日數 Workday loss due to workplace injury	日 day	0	7	3

12 根據香港聯合交易所發佈的《如何編備環境、社會及管治報告附錄三：社會關鍵績效指標匯報指引》（2020年3月），員工流失率計算方式為：各類別員工流失率 = 該類別員工離職人數 / 該類別時期末員工人數。
According to the *How to Prepare an ESG Report Appendix 3: Reporting Guidance on Social KPIs* released by the Stock Exchange of Hong Kong Limited (SEHK) (March 2020), the calculation method of the employee turnover rate was as follows: Turnover rate of various types of employees = Number of the specific type of employees resigned / Number of the specific type of employees at the end of this period.

指標 Indicator	單位 Unit	2021	2022	2023
員工培訓 / Employee Training				
員工培訓覆蓋率 ¹³ Percentage of employees trained ¹³	%	100	62	44
培訓覆蓋的女性員工的比例 Percentage of female employees trained	%	39	63	40
培訓覆蓋的男性員工的比例 Percentage of male employees trained	%	61	62	46
培訓覆蓋的高級管理層員工的比例 Percentage of senior management trained	%	5	62	49
培訓覆蓋的中級管理層員工的比例 Percentage of middle management trained	%	17	50	33
培訓覆蓋的基層員工的比例 Percentage of junior management trained	%	78	67	48
員工接受培訓平均小時數 Average training hours completed per employee	小時 hour	21	21	15
女員工接受培訓平均小時數 Average training hours completed by female employees	小時 hour	22	23	31
男員工接受培訓平均小時數 Average training hours completed by male employees	小時 hour	19	41	36
高級管理層接受培訓平均小時數 Average training hours completed by senior management	小時 hour	23	52	16
中級管理層接受培訓平均小時數 Average training hours completed by middle management	小時 hour	21	36	9
基層員工接受培訓平均小時數 Average training hours completed by junior management	小時 hour	21	32	18

13 根據香港聯合交易所發佈的《如何編備環境、社會及管治報告附錄三：社會關鍵績效指標匯報指引》(2020年3月)，員工培訓覆蓋率計算方式為：各類別員工培訓覆蓋率 = 接受培訓的該類別員工人數 / 接受培訓的員工總人數。
According to the *How to Prepare an ESG Report Appendix 3: Reporting Guidance on Social KPIs* released by the Stock Exchange of Hong Kong Limited (SEHK) (March 2020), the calculation method of percentage of employees trained was as follows: Percentage of various types of employees trained = Number of the specific type of employees trained / Total number of employees trained.

指標 Indicator	單位 Unit	2021	2022	2023
產品責任 / Product Responsibility				
在客戶隱私方面 發生違法違規事件的總數 Total number of reported non-compliance incidents on customer privacy	件 piece	0	0	0
在市場推廣方面 發生違法違規事件的總數 Total number of reported non-compliance incidents on marketing	件 piece	0	0	0
所提供的產品和服務在健康與安全、 標籤方面發生違法違規事件的總數 Total number of reported non-compliance incidents on health and safety, and labelling of the products and services provided	件 piece	0	0	0
已售或已運送產品中因安全與健康理由而須回收的產品的金額 The monetary value for products recalled due to safety and health reasons that have been sold or shipped	萬元 10,000 CNY	0	0	0
經證實的侵犯客戶隱私權及遺失客戶資料的投訴次數 Total number of complaints received due to violation of customer privacy and loss of customer data	件 piece	0	0	0
接獲關於產品及服務的投訴數目 Total number of complaints received on products and services	件 piece	664	853	642
投訴處理率 Complaint resolution rate	%	99	94	100
營運慣例 / Operating Practice				
反貪污 / Anti-Corruption				
報告期內對公司或其員工提出並已審結的貪污訴訟案件數 Number of concluded legal cases regarding corrupt practices brought against the Company or its employees during the reporting period	件 piece	0	0	1
反貪污培訓覆蓋的董事局成員比例 Proportion of Board members receiving anti-corruption training	%	50	48	60
董事人均接受反貪污培訓小時數 Average hours of anti-corruption training received by each Board member	小時 hour	4	3	5

指標 Indicator	單位 Unit	2021	2022	2023
反貪污培訓覆蓋的員工比例 Proportion of employees receiving anti-corruption training	%	70	49	45
員工人均接受反貪污培訓小時數 Average hours of anti-corruption training received by each employee	小時 hour	2	4	2
• 供應商管理 / Supplier Management¹⁴				
供應商總數 Total suppliers	家 unit	2,841	2,118	2,405
大陸地區的供應商數 By geographical region: Mainland China	家 unit	1,227	2,084	2,371
海外及港澳台地區的供應商數 By geographical region: Hong Kong, Macao and Taiwan and other countries or regions	家 unit	1,614	34	34
按公司供應商評估制度執行環境、勞工、道德等方面表現評估的供應商數 Number of suppliers receiving environmental, labour, and ethical performance assessment according to the Company's supplier evaluation system	家 unit	953	945	590
通過環境、勞工、道德等方面評估的供應商數 The number of suppliers assessed in terms of environment, labour, ethics, etc.	家 unit	832	945	426
社區與公益 / Community and Charity¹⁵				
社區公益投入金額 Total community philanthropic investment	元 CNY	315,827	1,142,410	880,000
員工志願服務人次 Number of volunteers	人次 per volunteer	104	20	0
志願者活動小時數 Number of volunteer services hours	小時 hour	438	160	0

¹⁴ 供應鏈數據包括中國地產事業部、美國地產及青杉資本。
Supply chain data includes China Real Estate Division, Landsea Homes and Landsea Green Fir Capital.

¹⁵ 社區與公益數據包括中國地產事業部總部及美國地產。
Community and philanthropy data includes China Real Estate Division Headquarters and Landsea Homes.

香港聯交所《環境、社會及管治報告指引》索引表

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層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
主要範疇 A. 環境 / Subject Area A. Environmental		
層面 A1: 排放物 / Aspect A1: Emissions		
一般披露 A1 General Disclosure A1	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。 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.	環境管理體系建設 Environmental Management System Construction 氣候變化適應與應對 Adaptation and Mitigation to Climate Change
KPI A1.1	排放物種類及相關排放數據。 The types of emissions and respective emissions data.	環境管理體系建設 Environmental Management System Construction 氣候變化適應與應對 Adaptation and Mitigation to Climate Change 關鍵績效表 Key Performance Table
KPI A1.2	直接（範圍 1）及能源間接（範圍 2）溫室氣體總排放量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Direct (Scope 1) and energy indirect (Scope 2) greenhouse gas emissions (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	氣候變化適應與應對 Adaptation and Mitigation to Climate Change 關鍵績效表 Key Performance Table
KPI A1.3	所產生有害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	環境管理體系建設 Environmental Management System Construction 關鍵績效表 Key Performance Table
KPI A1.4	所產生無害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。 Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	環境管理體系建設 Environmental Management System Construction 關鍵績效表 Key Performance Table
KPI A1.5	描述所訂立的排放量目標及為達到這些目標所採取的步驟。 Description of emissions target(s) set and steps taken to achieve them.	環境管理體系建設 Environmental Management System Construction
KPI A1.6	描述處理有害及無害廢棄物的方法，及描述所訂立的減廢目標及為達到這些目標所採取的步驟。 Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.	環境管理體系建設 Environmental Management System Construction

層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
層面 A2: 資源使用 / Aspect A2: Use of Resources		
一般披露 A2 General Disclosure A2	有效使用資源（包括能源、水及其他原材料）的政策。 Policies on the efficient use of resources, including energy, water and other raw materials.	環境管理體系建設 Environmental Management System Construction
KPI A2.1	按類型劃分的直接及 / 或間接能源（如電、氣或油）總耗量（以千個千瓦時計算）及密度（如以每產量單位、每項設施計算）。 Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (calculated in 1000kW·h) and intensity (e.g. per unit of production volume, per facility).	環境管理體系建設 Environmental Management System Construction 關鍵績效表 Key Performance Table
KPI A2.2	總耗水量及密度（如以每產量單位、每項設施計算）。 Water consumption in total and intensity (e.g. per unit of production volume, per facility).	環境管理體系建設 Environmental Management System Construction 關鍵績效表 Key Performance Table
KPI A2.3	描述所訂立的能源使用效益目標及為達到這些目標所採取的步驟。 Description of energy use efficiency target(s) set and steps taken to achieve them.	環境管理體系建設 Environmental Management System Construction
KPI A2.4	描述求取適用水源上可有任何問題，以及所訂立的用水效益目標及為達到這些目標所採取的步驟。 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them.	環境管理體系建設 Environmental Management System Construction
KPI A2.5	製成品所用包裝材料的總量（以噸計）及（如適用）每生產單位佔量。 Total packaging material used for finished products (in tons) and, if applicable, with reference to per unit produced.	不適用 ¹⁶ Not applicable ¹⁶
層面 A3: 環境及天然資源 / Aspect A3: The Environment and Natural Resources		
一般披露 A3 General Disclosure A3	減低發行人對環境及天然資源造成重大影響的政策。 Policies on minimizing the issuer's significant impacts on the environment and natural resources.	環境管理體系建設 Environmental Management System Construction
KPI A3.1	描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	環境管理體系建設 Environmental Management System Construction
層面 A4: 氣候變化 / Aspect A4: Climate Change		
一般披露 A4 General Disclosure A4	識別及應對已經及可能會對發行人產生影響的重大氣候相關事宜的政策。 Policies on identification and mitigation of significant climate-related issues which have impacted, and those which may impact, the issuer.	氣候變化適應與應對 Adaptation and Mitigation to Climate Change

¹⁶ 由於朗詩運營過程中使用的包裝材料很少，因此有關製成品包裝材料的關鍵績效指標 A2.5 不適用於朗詩。

KPI A2.5 relating to finished packaging materials is not applicable to Landsea as few packaging materials are used in Landsea's operations.

層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
KPI A4.1	描述已經及可能會對發行人產生影響的重大氣候相關事宜，及應對行動。 Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them.	氣候變化適應與應對 Adaptation and Mitigation to Climate Change

主要範疇 B. 社會 / Subject Area B. Social

僱傭及勞工常規 / Employment and Labor Practices

層面 B1: 僱傭 / Aspect B1: Employment

一般披露 B1 General Disclosure B1	有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 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.	打造陽光職場 Creating a Positive Workplace
KPI B1.1	按性別、僱傭類型（如全職或兼職）、年齡組別及地區劃分的僱員總數。 Total workforce by gender, employment type (for example, full- or part-time), age group and geographical region.	打造陽光職場 Creating a Positive Workplace 關鍵績效表 Key Performance Table
KPI B1.2	按性別、年齡組別及地區劃分的僱員流失比率。 Employee turnover rate by gender, age group and geographical region.	打造陽光職場 Creating a Positive Workplace 關鍵績效表 Key Performance Table

層面 B2: 健康與安全 / Aspect B2: Health and Safety

一般披露 B2 General Disclosure B2	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。 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.	打造陽光職場 Creating a Positive Workplace
KPI B2.1	過去三年（包括匯報年度）每年因工亡故的人數及比率。 Number and rate of work-related fatalities occurred in each of the past three years including the reporting year.	打造陽光職場 Creating a Positive Workplace 關鍵績效表 Key Performance Table
KPI B2.2	有因工傷損失工作日數。 Lost days due to work injury.	打造陽光職場 Creating a Positive Workplace 關鍵績效表 Key Performance Table

層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
KPI B2.3	描述所採納的職業健康與安全措施，以及相關執行及監察方法。 Description of occupational health and safety measures adopted, and how they are implemented and monitored.	打造陽光職場 Creating a Positive Workplace

層面 B3: 發展及培訓 / Aspect B3: Development and Training

一般披露 B3 General Disclosure B3	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。 Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities.	打造陽光職場 Creating a Positive Workplace
KPI B3.1	按性別及僱員類別（如高級管理層、中級管理層）劃分的受訓僱員百分比。 The percentage of employees trained by gender and employee category (e.g. senior management, middle management).	打造陽光職場 Creating a Positive Workplace 關鍵績效表 Key Performance Table
KPI B3.2	按性別及僱員類別劃分，每名僱員完成受訓的平均時數。 The average training hours completed per employee by gender and employee category.	打造陽光職場 Creating a Positive Workplace 關鍵績效表 Key Performance Table

層面 B4: 勞工準則 / Aspect B4: Labor Standards

一般披露 B4 General Disclosure B4	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。 Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour.	打造陽光職場 Creating a Positive Workplace
KPI B4.1	描述檢討招聘慣例的措施以避免童工及強制勞工。 Description of measures to review employment practices to avoid child and forced labour.	打造陽光職場 Creating a Positive Workplace
KPI B4.2	描述在發現違規情況時消除有關情況所採取的步驟。 Description of steps taken to eliminate such practices when discovered.	打造陽光職場 Creating a Positive Workplace

運營慣例 / Operating Practices

層面 B5: 供應鏈管理 / Aspect B5: Supply Chain Management

一般披露 B5 General Disclosure B5	管理供應鏈的環境及社會風險政策。 Policies on managing environmental and social risks of the supply chain.	夯實風險管理 Solidifying Risk Management 「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain'
KPI B5.1	按地區劃分的供應商數目。 Number of suppliers by geographical region.	「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain' 關鍵績效表 Key Performance Table

層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
KPI B5.2	描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目，以及相關執行及監察方法。 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	夯實風險管理 Solidifying Risk Management 「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain'
KPI B5.3	描述有關識別供應鏈每個環節的環境及社會風險的慣例，以及相關執行及監察方法。 Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	夯實風險管理 Solidifying Risk Management 「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain'
KPI B5.4	描述在揀選供應商時促使多用環保產品及服務的慣例，以及相關執行及監察方法。 Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain'
層面 B6：產品責任 / Aspect B6: Product Responsibility		
一般披露 B6 General Disclosure B6	有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 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.	負責任卓越運營 Responsible and Excellent Operation 高品質客戶服務 Providing High-Quality Customer Service
KPI B6.1	已售或已運送產品總數中因安全與健康理由而須回收的百分比。 Percentage of total products sold or shipped subject to recalls for safety and health reasons.	不適用 ¹⁷ Not applicable ¹⁷
KPI B6.2	接獲關於產品及服務的投訴數目以及應對方法。 Number of products and service-related complaints received and how they are dealt with.	高品質客戶服務 Providing High-Quality Customer Service 關鍵績效表 Key Performance Table
KPI B6.3	描述與維護及保障知識產權有關的慣例。 Description of practices relating to observing and protecting intellectual property rights.	高品質客戶服務 Providing High-Quality Customer Service
KPI B6.4	描述質量檢定過程及產品回收程序。 Description of quality assurance process and recall procedures.	高品質客戶服務 Providing High-Quality Customer Service

17 由於房地產行業實際業務性質，有關產品回收的關鍵績效指標 B6.1 不適用於朗詩綠色管理業務。

KPI B6.1 relating to product recall is not applicable to Landsea Green Management due to the business nature of the real estate industry.

層面、一般披露及關鍵績效指標 Aspects, General Disclosures, and KPIs	描述 Description	披露章節 Disclosure Section(s)
KPI B6.5	描述消費者資料保障及私隱政策，以及相關執行及監察方法。 Description of consumer data protection and privacy policies, and how they are implemented and monitored.	高品質客戶服務 Providing High-Quality Customer Service
層面 B7：反貪污 / Aspect B7: Anti-Corruption		
一般披露 B7 General Disclosure B7	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。 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.	夯實風險管理 Solidifying Risk Management 負責任卓越運營 Responsible and Excellent Operation
KPI B7.1	於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。 Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases.	夯實風險管理 Solidifying Risk Management 負責任卓越運營 Responsible and Excellent Operation 關鍵績效表 Key Performance Table
KPI B7.2	描述防範措施及舉報程序，以及相關執行及監察方法。 Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	夯實風險管理 Solidifying Risk Management 負責任卓越運營 Responsible and Excellent Operation
KPI B7.3	描述向董事及員工提供的反貪污培訓。 Description of anti-corruption training provided to directors and staff.	夯實風險管理 Solidifying Risk Management 負責任卓越運營 Responsible and Excellent Operation 關鍵績效表 Key Performance Table
社區 / Community		
層面 B8：社區投資 / Aspect B8: Community Investment		
一般披露 B8 General Disclosure B8	有關以社區參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策。 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.	建設幸福社區 Building Happy Communities
KPI B8.1	專注貢獻範疇（如教育、環境事宜、勞工需求、健康、文化、體育）。 Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport).	建設幸福社區 Building Happy Communities
KPI B8.2	在專注範疇所動用資源（如金錢或時間）。 Resources contributed (e.g. money or time) to the focus area.	建設幸福社區 Building Happy Communities 關鍵績效表 Key Performance Table

《可持續發展報告標準》索引表

GRI Standards Index Table

指标编号 Indicator Number	指标内容 Indicator Contents	披露章節 Disclosure Section(s)
GRI 2: 組織及其報告作法 / The Organization and Its Reporting Practices		
2-1	有組織詳細情況 Organizational details	關於朗詩綠色管理 About Landsea Green Management
2-2	納入組織可持續發展報告的實體 Entities included in the organization's sustainability reporting	報告編制說明 Notes on the Report Preparation
2-3	報告期、報告頻率和連絡人 Reporting period, frequency and contact point	報告編制說明 Notes on the Report Preparation
2-4	信息重述 Restatements of information	本報告期內，無信息重述 None
GRI 2: 活動和工作 / Activities and Workers		
2-6	活動、價值鏈和其他業務關係 Activities, value chain and other business relationships	關於朗詩綠色管理 About Landsea Green Management
2-7	員工 Employees	社會績效 Social Performance
2-8	員工之外的工作者 Workers who are not employees	不適用 Not applicable
GRI 2: 管治 / Governance		
2-9	管治架構和組成 Governance structure and composition	可持續發展管治 Sustainable Development Management
2-10	最高管治機構的提名和遴選 Nomination and selection of the highest governance body	可持續發展管治 Sustainable Development Management
2-11	最高管治機構的主席 Chair of the highest governance body	可持續發展管治 Sustainable Development Management
2-12	在管理影響方面，最高管治機構的監督作用 Role of the highest governance body in overseeing the management of impacts	可持續發展管治 Sustainable Development Management
2-13	為管理影響的責任授權 Delegation of responsibility for managing impacts	可持續發展管治 Sustainable Development Management
2-14	最高管治機構在可持續發展報告中的作用 Role of the highest governance body in sustainability reporting	可持續發展管治 Sustainable Development Management
2-15	利益衝突 Conflicts of interest	夯實風險管理 Solidifying Risk Management 負責任卓越運營 Responsible and Excellent Operation

指标编号 Indicator Number	指标内容 Indicator Contents	披露章節 Disclosure Section(s)
2-16	重要關切問題的溝通 Communication of critical concerns	利益相關方溝通 Communication with Stakeholders
2-17	最高管治機構的共同知識 Collective knowledge of the highest governance body	可持續發展管治 Sustainable Development Management
2-18	對最高管治機構的績效評估 Evaluation of the performance of the highest governance body	可持續發展管治 Sustainable Development Management 打造陽光職場 Creating a Positive Workplace
2-19	薪酬政策 Remuneration policies	打造陽光職場 Creating a Positive Workplace
2-20	確定薪酬的程序 Process to determine remuneration	打造陽光職場 Creating a Positive Workplace
2-21	年度總薪酬比率 Annual total compensation ratio	打造陽光職場 Creating a Positive Workplace
GRI 2: 戰略、政策和實踐 / Strategy, Policies and Practices		
2-22	關於可持續發展戰略的聲明 Statement on sustainable development strategy	可持續發展願景 Vision of Sustainable Development
2-23	政策承諾 Policy commitments	夯實風險管理 Solidifying Risk Management 負責任卓越運營 Responsible and Excellent Operation 打造陽光職場 Creating a Positive Workplace
2-24	融合政策承諾 Embedding policy commitments	夯實風險管理 Solidifying Risk Management 負責任卓越運營 Responsible and Excellent Operation 「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain' 打造陽光職場 Creating a Positive Workplace
2-25	補救負面影響的程序 Processes to remediate negative impacts	高品質客戶服務 Providing High-Quality Customer Service 「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain'
2-26	尋求建議和提出關切的機制 Mechanisms for seeking advice and raising concerns	負責任卓越運營 Responsible and Excellent Operation

指标编号 Indicator Number	指标内容 Indicator Contents	披露章節 Disclosure Section(s)
2-27	遵守法律法規 Compliance with laws and regulations	夯實風險管理 Solidifying Risk Management 負責任卓越運營 Responsible and Excellent Operation 未發生重大違規事件 No material non-compliance incidents
2-28	協會的成員資格 Membership associations	「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain'
GRI 2: 利益相關方參與 / Stakeholder Engagement		
2-29	利益相關方參與的方法 Approach to stakeholder engagement	利益相關方溝通 Communication with Stakeholders
2-30	集體談判協議 Collective bargaining agreements	不適用 Not applicable
GRI 3: 實質性議題的披露項 / Disclosures on Material Topics		
3-1	確定實質性議題的過程 Process to determine material topics	利益相關方溝通 Communication with Stakeholders
3-2	實質性議題清單 List of material topics	利益相關方溝通 Communication with Stakeholders
3-3	實質性議題的管理 Management of material topics	利益相關方溝通 Communication with Stakeholders
GRI 201: 經濟效益 / Economic Performance		
201-1	直接產生和分配的經濟價值 Direct economic value generated and distributed	關於朗詩綠色管理 About Landsea Green Management
201-2	氣候變化帶來的財務影響以及其他風險和機遇 Financial implications and other risks and opportunities due to climate change	夯實風險管理 Solidifying Risk Management
201-3	義務性固定福利計劃和其他退休計劃 Defined benefit plan obligations and other retirement plans	打造陽光職場 Creating a Positive Workplace
201-4	政府給予的財政補貼 Financial assistance received from government	不適用 Not applicable
GRI 205: 反腐敗 / Anti-Corruption		
205-1	已進行腐敗風險評估的運營點 Operations assessed for risks related to corruption	夯實風險管理 Solidifying Risk Management 負責任卓越運營 Responsible and Excellent Operation

指标编号 Indicator Number	指标内容 Indicator Contents	披露章節 Disclosure Section(s)
205-2	反腐敗政策和程序的傳達及培訓 Communication and training about anti-corruption policies and procedures	夯實風險管理 Solidifying Risk Management 負責任卓越運營 Responsible and Excellent Operation
205-3	經確認的腐敗事件和採取的行動 Confirmed incidents of corruption and actions taken	負責任卓越運營 Responsible and Excellent Operation
GRI 206: 不當競爭行為 / Anti-Competitive Behaviour		
206-1	針對不當競爭行為、反托拉斯和反壟斷實踐的法律訴訟 Legal actions for anti-competitive behaviour, anti-trust, and monopoly practices	負責任卓越運營 Responsible and Excellent Operation
GRI 301: 物料 / Materials		
301-2	所用循環利用的進料 Recycled input materials used	環境績效 Environmental Performance
GRI 302: 能源 / Energy		
302-1	組織內部的能源消耗量 Energy consumption within the organization	環境績效 Environmental Performance
302-2	組織外部的能源消耗量 Energy consumption outside of the organization	不適用 Not applicable
302-3	能源強度 Energy intensity	環境績效 Environmental Performance
302-4	降低能源消耗量 Reduction of energy consumption	環境績效 Environmental Performance
302-5	降低產品和服務的能源需求 Reductions in energy requirements of products and services	綠色理念驅動綠色項目開發 Green Principles Drive Green Project Development
GRI 303: 水資源與污水 / Water and Effluents		
303-1	組織與水（作為共有資源）的相互影響 Interactions with water as a shared resource	環境管理體系建設 Environmental Management System Construction
303-2	管理與排水相關的影響 Management of water discharge-related impacts	環境管理體系建設 Environmental Management System Construction
303-5	耗水 Water consumption	環境績效 Environmental Performance

指标编号 Indicator Number	指标内容 Indicator Contents	披露章節 Disclosure Section(s)
GRI 305: 排放 / Emissions		
305-1	直接（範疇 1）溫室氣體排放 Direct (Scope 1) GHG emissions	環境績效 Environmental Performance
305-2	能源間接（範疇 2）溫室氣體排放 Energy indirect (Scope 2) GHG emissions	環境績效 Environmental Performance
305-4	溫室氣體排放強度 GHG emissions intensity	環境績效 Environmental Performance
305-5	溫室氣體減排量 Reduction of GHG emissions	環境績效 Environmental Performance
GRI 306: 廢棄物 / Waste		
306-1	廢棄物的產生及廢棄物的相關重大影響 Waste generation and significant waste-related impacts	環境管理體系建設 Environmental Management System Construction
306-2	廢棄物相關重大影響的管理 Management of significant waste-related impacts	環境管理體系建設 Environmental Management System Construction
306-3	產生的廢棄物 Waste generated	環境績效 Environmental Performance
306-4	從處置中轉移的廢棄物 Waste diverted from disposal	環境管理體系建設 Environmental Management System Construction
GRI 308: 供應商環境評估 / Supplier Environmental Assessment		
308-1	使用環境標準篩選的新供應商 New suppliers that were screened using environmental criteria	「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain'
308-2	供應鏈的負面環境影響以及採取的行動 Negative environmental impacts in the supply chain and actions taken	「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain'
GRI 401: 僱傭 / Employment		
401-1	新進員工和員工流動率 New employee hires and employee turnover	社會績效 Social Performance
401-2	提供給全職員工（不包括臨時或兼職員工）的福利 Benefits provided to full-time employees that are not provided to temporary or part-time employees	打造陽光職場 Creating a Positive Workplace
401-3	育兒假 Parental leave	打造陽光職場 Creating a Positive Workplace

指标编号 Indicator Number	指标内容 Indicator Contents	披露章節 Disclosure Section(s)
GRI 403: 職業健康與安全 / Occupational Health and Safety		
403-1	職業健康安全管理體系 Occupational health and safety management system	打造陽光職場 Creating a Positive Workplace
403-2	危害識別、風險評估和事件調查 Hazard identification, risk assessment, and incident investigation	打造陽光職場 Creating a Positive Workplace 夯實風險管理 Solidifying Risk Management
403-3	職業健康服務 Occupational health services	打造陽光職場 Creating a Positive Workplace
403-4	職業健康安全事務：工作者的參與、協商與溝通 Worker participation, consultation, and communication on occupational health and safety	打造陽光職場 Creating a Positive Workplace
403-5	工作者職業健康安全培訓 Worker training on occupational health and safety	打造陽光職場 Creating a Positive Workplace
403-6	促進工作者健康 Promotion of worker health	打造陽光職場 Creating a Positive Workplace
403-7	預防和減輕與商業關係直接相關的職業健康安全影響 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	打造陽光職場 Creating a Positive Workplace
403-8	職業健康安全管理體系覆蓋的工作者 Workers covered by an occupational health and safety management system	打造陽光職場 Creating a Positive Workplace
403-9	工傷 Work-related injuries	打造陽光職場 Creating a Positive Workplace
403-10	工作相關的健康問題 Work-related ill health	打造陽光職場 Creating a Positive Workplace
GRI 404: 培訓與教育 / Training and Education		
404-1	每名員工每年接受培訓的平均小時數 Average hours of training per year per employee	社會績效 Social Performance
404-2	員工技能提升方案和過渡協助方案 Programs for upgrading employee skills and transition assistance programs	打造陽光職場 Creating a Positive Workplace
404-3	定期接受績效和職業發展考核的員工百分比 Percentage of employees receiving regular performance and career development reviews	打造陽光職場 Creating a Positive Workplace

指标编号 Indicator Number	指标内容 Indicator Contents	披露章節 Disclosure Section(s)
GRI 408: 童工 / Child Labour		
408-1	具有重大童工事件風險的運營點和供應商 Operations and suppliers at significant risk for incidents of child labour	打造陽光職場 Creating a Positive Workplace
GRI 409: 強迫或強制勞動 / Forced or Compulsory Labour		
409-1	具有強迫或強制勞動事件重大風險的運營點和供應商 Operations and suppliers at significant risk for incidents of forced or compulsory labour	打造陽光職場 Creating a Positive Workplace
GRI 413: 當地社區 / Local Communities		
413-1	有當地社區參與、影響評估和發展計劃的運營點 Operations with local community engagement, impact assessments, and development programs	打造陽光職場 Creating a Positive Workplace
413-2	對當地社區有實際或潛在重大負面影響的運營點 Operations that have actual or potential material negative impacts on the local community	打造陽光職場 Creating a Positive Workplace
GRI 414: 供應商社會評估 / Supplier Social Assessment		
414-1	使用社會標準篩選的新供應商 New suppliers that were screened using social criteria	「綠鏈」我們在行動 Taking Actions for 'Green Supply Chain'
GRI 416: 客戶健康與安全 / Customer Health and Safety		
416-1	對產品和服務類別的健康與安全影響的評估 Assessment of the health and safety impacts of product and service categories	綠色理念驅動綠色項目開發 Green Principles Drive Green Project Development 綠色項目領跑輕線之旅 Green Projects Lead the Green Way 高品質客戶服務 Providing High-Quality Customer Service
416-2	涉及產品和服務的健康與安全影響的違規事件 Incidents of non-compliance concerning the health and safety impacts of products and services	未發生重大違規事件 No material non-compliance incidents
GRI 417: 營銷與標識 / Marketing and Labelling		
417-1	對產品和服務信息與標識的要求 Requirements for product and service information and labelling	高品質客戶服務 Providing High-Quality Customer Service
417-2	涉及產品和服務信息與標識的違規事件 Incidents of non-compliance concerning product and service information and labelling	未發生重大違規事件 No material non-compliance incidents
417-3	涉及市場營銷的違規事件 Incidents of non-compliance concerning marketing communications	未發生重大違規事件 No material non-compliance incidents

報告編制說明

Notes on the Report Preparation

報告編制依據

Report Basis

本報告編制所遵循及參考的相關標準、框架、原則及相關要求如下：

- 香港聯合交易所有限公司（聯交所）《主板上市規則》附錄 C1《企業管治守則》和附錄 C2《環境、社會及管治報告指引》
- 全球可持續發展標準委員會（GSSB）發佈的《GRI 可持續發展報告標準》（「GRI 標準」）
- 氣候相關財務信息披露工作組（TCFD）建議
- 聯合國可持續發展目標（UN SDGs）

The relevant standards, frameworks, principles and related requirements followed and referred to in the preparation of this report are set out below:

- Appendix C1 *Corporate Governance Code* and Appendix C2 *Environmental, Social and Governance Reporting Guidelines of the Rules Governing the Listing of Securities* on the Stock Exchange of Hong Kong Ltd. (SEHK)
- The *GRI Sustainability Reporting Standards* ('GRI Standards') issued by the Global Sustainability Standards Board (GSSB)
- Recommendations of the Task Force on Climate-related Financial Disclosure (TCFD)
- United Nations Sustainable Development Goals (UN SDGs)

重要性 / Materiality

本年度朗詩通過重要性議題更新工作確認 2023 年 ESG 庫中各議題對於諸多利益相關方的影響情況，同時董事會對 ESG 高度重要性議題進行審閱和議定，厘定本年度議題重要性程度。

This year, Landsea identified the impact of each issue in the 2023 ESG issues repository on a wide range of stakeholders through the materiality issues update. Meanwhile, the Board reviewed and agreed on ESG highly material issues, determined the importance of materiality issues for the current year.

量化 / Quantitative

本報告所有須標注的定量數據均已標注計算方法以及相關因子或參數的選取，並於報告末尾載有定量化關鍵指標績效彙覽表。

All quantitative data in this report that require annotation have been labelled with their calculation methods and the selection of relevant factors or parameters. Additionally, a summary table of key quantitative indicators is provided at the end of the report.

一致性 / Consistency

本報告的統計數據以及披露方法與不同報告期間的相同指標保持一致，並盡可能披露過往三年的定量數據，所有數據均可追溯計量方法與計算因子和參數。

The statistical data and disclosure methods in this report are consistent with those of different reporting periods, and quantitative data from the past three years are disclosed wherever possible. All data can be traced back to their measurement methods, calculation factors, and parameters.

平衡性 / Balance

本報告除了披露正面績效外，亦披露負面績效，以避免讀者受到不恰當的影響以導致判斷失誤。

In addition to disclosing positive performance, this report also includes negative performance to prevent readers from being influenced inappropriately and making misjudgements.

報告時間範圍

Reporting Time Range

本報告覆蓋範圍與朗詩綠色管理 2023 年度財務報告保持一致。除特殊說明外，時間範圍為 2023 年 1 月 1 日至 2023 年 12 月 31 日，部分內容適當追溯歷史表現、數據，或前瞻性表述。

The coverage of this report is consistent with Landsea Green Management's 2023 annual financial report. Unless otherwise stated, the time range of this report is from January 1, 2023, to December 31, 2023. Parts of the content appropriately refer to historical performance, data, or forward-looking statements.

報告組織範圍

Reporting Organization Scope

本報告組織範圍為朗詩綠色管理股份有限公司（簡稱「朗詩」、「朗詩綠色管理」、「我們」或「公司」），以及朗詩綠色管理（股票代碼：106.HK）年報中財務報表範圍內的子公司。2023 年較 2022 年報告組織範圍發生了如下改動：

- 蘇滬公司與錫常公司合並為上海公司；
- 華北、華中與華南公司合並為直管公司；
- 成都公司與西安公司合並為西南公司。

The scope of this report is consistent with the 2023 financial report of Landsea Green Management Limited (referred to as 'Landsea', 'Landsea Green Management', 'we', or the 'Company'), including its subsidiaries within the scope of the financial statements in Landsea Green Management's (Stock Code: 106.HK) annual report. Changes in the organizational scope compared to the 2022 report are as follows:

- The Suhu company and the Xichang company were merged into the Shanghai company;
- The North China company, the Central China company and the South China company were merged into a directly managed company;
- The Chengdu company and the Xi'an company were merged into the Southwest company.

「朗詩控股」指朗詩集團股份有限公司，旗下包括朗詩綠色管理、朗詩綠色生活、朗詩綠色科技等。

'Landsea Holdings' refers to Landsea Group Co., Ltd., which includes Landsea Green Management, Landsea Green Life, and Landsea Green Technology and etc.

報告數據來源

Data Sources of the Report

本報告中的數據來源於朗詩綠色管理內部原始台賬、公司文件及審計報表等資料，部分經濟類數據來自於公司 2023 年年度報告，該部分數據已經審計。除另有注明外，本報告中貨幣均以人民幣表示。財務數據與公司年度財務報告不符的，以年度財務報告為準。

Data sources for this report include internal original accounts, company documents, and audit reports of Landsea Green Management. Some economic data are from the company's 2023 annual report, which has been audited. Unless otherwise stated, all monetary figures in this report are in Renminbi (Chinese yuan / CNY). In the event that any financial data is inconsistent with the Company's annual financial report, the annual financial report shall prevail.

報告語言版本

Language Versions of the Report

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

This report is prepared in both Traditional Chinese and English. In case of discrepancies between the two versions, the Chinese version shall prevail.

報告發佈周期

The Release Cycle of the Report

本報告為年度報告，上一份報告發佈日期為 2023 年 4 月。

The report is an annual report and the last one was published in April 2023.

審核發布

Review and Release

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

The report has been approved and authorized for release by the board of directors of Landsea Green Management and is published in electronic format. The electronic version of the report can be downloaded and viewed on the HKEX news and the company's official website (<http://www.landsea.hk>) under the sustainability column.

意見反饋

Feedback

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

ir@landsea.hk

A 'Reader Feedback Form' is provided on the last page of this report. If you have any comments or suggestions regarding this report, please feel free send an email to the following address:

ir@landsea.hk



讀者意見回饋表

Reader Feedback Form

尊敬的讀者：

您好！感謝您閱讀《朗詩綠色管理股份有限公司 2023 年度環境、社會及管治（ESG）報告》（以下簡稱「本報告」），我們在此誠摯地邀請您對本報告提出寶貴的意見和建議，以幫助改善我們的工作。

針對下列問題，請在適當處勾選您的選擇：

- | | | | | | | | | | | |
|----------------------------------|--------------------------|-----|--------------------------|----|--------------------------|----|--------------------------|----|--------------------------|-----|
| 1. 您對本報告對總體滿意度評價 | <input type="checkbox"/> | 非常差 | <input type="checkbox"/> | 較差 | <input type="checkbox"/> | 一般 | <input type="checkbox"/> | 較好 | <input type="checkbox"/> | 非常好 |
| 2. 本報告完整地回應、披露了利益相關方的議題 | <input type="checkbox"/> | 非常差 | <input type="checkbox"/> | 較差 | <input type="checkbox"/> | 一般 | <input type="checkbox"/> | 較好 | <input type="checkbox"/> | 非常好 |
| 3. 本報告披露的信息及資料清晰、準確、完整 | <input type="checkbox"/> | 非常差 | <input type="checkbox"/> | 較差 | <input type="checkbox"/> | 一般 | <input type="checkbox"/> | 較好 | <input type="checkbox"/> | 非常好 |
| 4. 本報告全面、準確地反映了朗詩綠色管理對社會與環境的重大影響 | <input type="checkbox"/> | 非常差 | <input type="checkbox"/> | 較差 | <input type="checkbox"/> | 一般 | <input type="checkbox"/> | 較好 | <input type="checkbox"/> | 非常好 |
| 5. 本報告的邏輯主線、語言文字、版式設計條理清晰、可讀性強 | <input type="checkbox"/> | 非常差 | <input type="checkbox"/> | 較差 | <input type="checkbox"/> | 一般 | <input type="checkbox"/> | 較好 | <input type="checkbox"/> | 非常好 |

請您對以下問題作出簡要回答：

1. 在本報告披露的內容中，您最關心或最滿意的部分有哪些？

2. 本報告是否存在您所關注卻尚未披露的內容？

3. 針對本報告，您是否有其他意見或建議？

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

電話：(852) 28796800

反饋郵箱：ir@landsea.hk

地址：香港灣仔皇后大道東 8 號 4 樓 406 室



讀者意見回饋表

Reader Feedback Form

Dear reader,

Thank you for reading the *Landsea Green Management Co., Ltd. 2023 Environmental, Social, and Governance (ESG) Report* (referred to as 'this report'). We sincerely invite you to provide valuable feedback and suggestions on this report to help us improve our work.

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

- | | | | | | |
|--|--------------------------------------|---------------------------------|-------------------------------------|----------------------------------|---------------------------------------|
| 1. Your evaluation of the overall satisfaction with this report. | Very Bad
<input type="checkbox"/> | Bad
<input type="checkbox"/> | Average
<input type="checkbox"/> | Good
<input type="checkbox"/> | Very Good
<input type="checkbox"/> |
| 2. The report adequately addresses and discloses stakeholder issues. | Very Bad
<input type="checkbox"/> | Bad
<input type="checkbox"/> | Average
<input type="checkbox"/> | Good
<input type="checkbox"/> | Very Good
<input type="checkbox"/> |
| 3. The information and data disclosed in the report are clear, accurate, and complete. | Very Bad
<input type="checkbox"/> | Bad
<input type="checkbox"/> | Average
<input type="checkbox"/> | Good
<input type="checkbox"/> | Very Good
<input type="checkbox"/> |
| 4. The report comprehensively and accurately reflects the significant impact of Landsea Green Management on society and the environment. | Very Bad
<input type="checkbox"/> | Bad
<input type="checkbox"/> | Average
<input type="checkbox"/> | Good
<input type="checkbox"/> | Very Good
<input type="checkbox"/> |
| 5. The logical structure, language and layout design of the report are clear and highly readable. | Very Bad
<input type="checkbox"/> | Bad
<input type="checkbox"/> | Average
<input type="checkbox"/> | Good
<input type="checkbox"/> | Very Good
<input type="checkbox"/> |

Please provide a brief answer to the following questions.

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

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

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

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

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2023 年度环境、社会及管治 (ESG) 报告

2023 Landsea Green Management
Environmental, Social and Governance (ESG) Report

